

JUNE 11, 2015

**2935 HIGHWAY 54 & 2100 BLOCK OF
HIGHWAY 603**

ZONE CHANGE

From: A-U Urban Agriculture	
To: R-3MF Multi-Family Residential	
Proposed Use: Multi-Family Residential	
Acreage: 21.143 acres	
Applicant: GW Development, Inc.; Gateway Land, LLC (1506.1929)	
Surrounding Zoning Classifications:	
North: A-U	South: A-U (prop. P-1 & B-4)
East: R-1C	West: A-U (prop. B-4)

Proposed Zone & Land Use Plan

The applicant is seeking a R-3MF Multi-Family Residential zone. The subject property is located in an Urban Residential Plan Area, where urban mid-density residential uses are appropriate in limited locations.

SPECIFIC LAND USE CRITERIA

- (a) **Building and lot patterns** Building and lot patterns should conform to the criteria for “**Residential Development**” (D6).
- (b) **Existing, expanded or new sanitary sewers** Urban Mid-density Residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established.
- (d) **New locations near major streets** In Urban Residential, Professional/Service, Business, and Rural Community plan areas, new locations of Urban Mid-density Residential use should be “**major street oriented**” (D2).

Planning Staff Review

GENERAL LAND USE CRITERIA

Environment

- It appears that the subject property is not located in a wetlands area per the US Department of Agriculture Soil Conservation Service dated March 6, 1990.
- The subject property is not located in a special flood hazard area per FIRM Maps 21059CO139D & 21059CO143D.
- It appears that the subject property is not within the Owensboro Wellhead Protection area per the GRADD map dated March 1999.
- The developer is responsible for obtaining permits from the Division of Water, The Army Corp of Engineers, FEMA or other state and federal agencies as may be applicable.

Urban Services

All urban services will be extended to the site. The site will be served by RWRA, SE Daviess County Water, OMU, Kenergy and Atmos Energy.

Development Patterns

The subject property is a 21.1433 acre portion of a 191.349 mixed-use development to be known as Gateway Commons. This area will be the multi-family residential

portion of the development, which will also have general business and professional/service components.

This portion of the development is surrounded by a wide variety of existing and proposed land uses. To the east is The Downs single-family residential subdivision, zoned R-1C. To the south is an area that is currently vacant and zoned A-U, but is proposed to be rezoned to P-1 and B-4 as office and general business portions of the Gateway Commons development. To the west is an area that is currently vacant and zoned A-U, but is proposed to be rezoned to B-4 as the general business portion of the Gateway Commons development. To the north is a large residential tract zoned A-U.

One of the three proposed access points for the Gateway Commons development is located adjacent to the proposed multi-family residential area as an extension of Calumet Trace which currently stubs into the subject property. An internal street network will be constructed within Gateway Commons that will have an access point on the south end on Highway 54 adjacent to Aldi's as well as an access point on the north end at a redesigned Highway 603/Hayden Road intersection.

As multi-family residential, the proposed use should serve as a buffer between the proposed commercial development to the west and the existing single-family residential subdivision to the east.

Proposed vehicular use areas that are adjacent to residential areas or public rights-of-way will be required to be screened in compliance with the Owensboro Metropolitan Zoning Ordinance.

A preliminary subdivision plat and final development plan will be required to be submitted in the future in order to determine the internal road network, lot configurations, building placement, access, landscaping, and etc. of Gateway Commons.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed urban mid-density residential use conforms to the criteria for residential development and will offer another housing type to choose from for the people in the community. The existing sanitary sewer system in this area will be expanded to serve the proposal. The proposed internal street network within Gateway Commons will make this area major street oriented.

Planning Staff Recommendations

The planning staff recommends approval subject to the condition and findings of fact that follow:

Condition:

1. Written approval from the Kentucky Transportation Cabinet and City/County Engineer accepting this traffic impact study prior to the approval of the initial preliminary plat and fulfillment of all the recommended improvements as outlined in the traffic impact study by the developer.

Findings of Fact:

1. Staff recommends approval because the proposal is in compliance with community's adopted Comprehensive Plan;
2. The subject property is located in an Urban Residential Plan Area, where urban mid-density residential uses are appropriate in limited locations;
3. The use of the subject property as urban mid-density residential will add to the variety of housing types available to the community;
4. The existing sanitary sewer system in this area will be expanded to serve the proposal; and
5. The proposed internal street network within Gateway Commons will make this area major street oriented.