

DECEMBER 8, 2016

3130 BURLEW BLVD

**ZONE CHANGE**

<b>From:</b> B-4 General Business	
<b>To:</b> R-3MF Multi-Family Residential	
<b>Proposed Use:</b> Multi-Family Residential	
<b>Acreage:</b> 1.64	
<b>Applicant:</b> Stone Street Properties, LLC (1612.1979)	
<b>Surrounding Zoning Classifications:</b>	
<b>North:</b> R-1A, R-3MF	<b>South:</b> R-1B
<b>East:</b> R-3MF	<b>West:</b> R-1A

**Proposed Zone & Land Use Plan**

The applicant is seeking an R-3MF Multi-Family Residential zone. The subject property is located in a Business 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 “Urban 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.

**(c) Logical expansions** – Existing areas of Urban Mid-density Residential uses may be expanded onto contiguous land. An expansion of this use should not overburden the capacity of roadways and other necessary urban services that are available in the affected area

**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 partially located in a special flood hazard area per FIRM Map 21059CO276D.
- It appears that the subject property is not within the Owensboro Wellhead Protection area per the OMU map dated 2015.
- The developer is responsible for obtaining permits from the Division of Water, The Army Corp of Engineers, FEMA, the EPA, the OMPC building/electrical/HVAC division or other state and federal agencies as may be applicable.

**Urban Services**

All urban services, including sanitary sewers, are available to the site.

**Development Patterns**

The subject property is a 1.64 acre undeveloped parcel currently zoned B-4 General Business. Land uses in the vicinity are single family residential, multi-family residential and commercial. R-3MF Multi-Family Residential zoning adjoins the subject property to the north and across Burlew Boulevard to the east. The applicant proposes to construct

a multi-family development on the subject property under a final development plan.

In the vicinity of the subject property Burlew Boulevard is classified as a major collector roadway with a 250 foot drive spacing standard, 60 foot building setback and 30 foot roadway buffer. An access drive for an apartment complex across Burlew Boulevard is located directly across from the subject property. Access for the subject property shall be in alignment with the access for the apartment complex across Burlew Boulevard, no additional access to Burlew Boulevard shall be granted.

Required parking for residents and spillover parking shall be provided in accordance with the zoning ordinance. Appropriate vehicular use area screening shall be installed in accordance with the zoning ordinance as well. All vehicular use areas are to be paved.

If approved, a development plan will be required demonstrating compliance with the zoning ordinance requirements including, but not limited to, parking, landscaping, building setbacks, access management and signage. The plan must be approved before any construction activity can take place on the property.

**SPECIFIC LAND USE CRITERIA**

The applicant's proposal is in compliance with the Comprehensive Plan. Sanitary sewer service is available to the subject property and the proposal is a logical expansion of existing R-3MF Multi-Family Residential located immediately north and east of the subject property. With a single access point in alignment with the access to the apartment complex across Burlew Boulevard, the proposal should not overburden the capacity of roadways and other necessary urban services in the affected area.

**Planning Staff Recommendations**

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

**Condition:** Access shall be in alignment with the existing access for the apartment complex across Burlew Boulevard. No additional access to Burlew Boulevard shall be permitted.

**Findings of Fact:**

1. Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
2. The subject property is located in a Business Plan Area, where urban mid-density residential uses are appropriate in limited locations;
3. Sanitary sewer service is available for extension to the site;
4. The proposal is a logical expansion of existing R-3MF Multi-Family Residential zoning located immediately north and across Burlew Boulevard to the east of the subject property; and,
5. With a single access to Burlew Boulevard in alignment with the access to the apartment complex across Burlew Boulevard, the proposal should not overburden the capacity of roadways and other necessary urban services in the affected area.