

DECEMBER 8, 2016

**5043, 5059, 5091 OLD HARTFORD RD &  
4900 BLOCK OF JESSICA LN****ZONE CHANGE**

<b>From:</b> A-U Urban Agriculture	
<b>To:</b> R-1B Single Family Residential	
<b>Proposed Use:</b> Single Family Residential	
<b>Acreage:</b> 30.656 acres	
<b>Applicant:</b> J.R. Acquisitions, LLC; Martin G. Wilson (1612.1981)	
<b>Surrounding Zoning Classifications:</b>	
<b>North:</b> A-U	<b>South:</b> A-U
<b>East:</b> R-1A	<b>West:</b> A-U

**Proposed Zone & Land Use Plan**

The applicant is seeking an R-1B Single Family Residential zone. The subject property is located in an Urban Residential Plan area where Urban Low-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 Low-density Residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established.

**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 21059C0277 D and 21059C0281 D.
- It appears that the property is not designated as prime agricultural farmland per the US Department of Agriculture Soil Conservation Service map dated March 1980.
- 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 sewer, are available to the site.

**Development Patterns**

The subject property consists of four vacant A-U zoned parcels that total 30.656 acres in size. The applicant proposes to rezone the properties to R-1B Single-Family Residential in order to develop a 45-lot single-family residential subdivision. A Major Subdivision Preliminary Plat has been submitted in conjunction with this rezoning application.

The subject property is located in an area that includes mostly single-family residential and agricultural land uses. Adjacent properties to the west, north and south are either single-family residential or vacant parcels and are zoned A-U. Stoney Brook, a 44-lot single-family residential subdivision, is located to the east of the subject properties. Large agricultural parcels are located across Old Hartford Road from the subject properties. The subject properties also abut the Natcher Parkway to the northeast.

In the vicinity of the subject property Old Hartford Road is classified as a major collector roadway with a 250 foot drive spacing standard, 60 foot building setback and 30 foot roadway buffer. The subject property will have a single access point to Old Hartford Road as well as a connection to the Jessica Lane stub in Stoney Brook Subdivision.

The only perimeter screening required by the zoning ordinance is adjacent to Natcher Parkway right-of-way where a 10 foot landscaping easement with a 6 foot solid element and one tree every 40 feet shall be required.

**SPECIFIC LAND USE CRITERIA**

The applicant's proposal is in compliance with the Comprehensive Plan. The proposal complies with the criteria for urban residential development. Sanitary sewer service is available to be extended to the subject property.

**Planning Staff Recommendations**

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

**Condition:**

Access to Old Hartford Road shall be limited to a single access point (Stone Crest Lane) as shown on the Major Subdivision Preliminary Plat.

**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 an Urban Residential Plan Area where Urban Low-density Residential uses are appropriate in limited locations;
3. The proposal complies with the criteria for urban residential development; and
4. Sanitary sewer service is available to be extended to the subject property.