

JANUARY 12, 2017

3830 FIELDS RD	
ZONE CHANGE	
From:	R-1A Single Family Residential, A-U Urban Agriculture
To:	R-1C Single Family Residential
Proposed Use:	Single Family Residential
Acreage:	75.320
Applicant:	Thomson Homes, Inc.; Thompson Land Development (1701.1983)
Surrounding Zoning Classifications:	
North: R-1A, A-U	South: R-1A, A-U
East: A-U, A-R	West: R-1A

Proposed Zone & Land Use Plan

The applicant is seeking an R-1C 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 21059C0143 D and 21059C0145 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 is a 75 plus acre parcel with a dilapidated house currently zoned R-1A Single Family Residential and A-U Urban Agriculture. The applicant proposes to rezone the property to R-1C Single-Family Residential in order to develop a 222 lot single-family residential subdivision. A Major Subdivision Preliminary Plat has been submitted in conjunction with this rezoning application.

The subject property is located at the intersection of Thruston Dermont Road and Fields Road in an area that includes mostly single-family residential and agricultural land uses. Adjacent properties to the north, south and east are either single-family residential or agricultural parcels zoned A-U, A-R and R-1A. Locust Hills subdivision is located to the west, directly across Thruston Dermont Road, from the subject property.

In the vicinity of the subject property Thruston Dermont Road is classified as a major collector roadway with a 250 foot drive spacing standard, 60 foot building setback and 30 foot roadway buffer. Fields Road is a local street. The proposed development will have a single access point to the Thruston Dermont Road in alignment with Locust Hill Drive across Thruston Dermont Road and a single access point to Fields Road. No other access to Thruston Dermont Road shall be granted. No individual lots shall have access to either Fields Roads or Thruston Dermont Road.

The applicant's proposed preliminary subdivision plat shows an additional 30 foot strip along Thruston Dermont Road reserved for future right-of-way. The Kentucky Transportation Cabinet has indicated the additional 30 foot strip of right-of-way is adequate for any future improvements along Thruston Dermont Road provided the proposed utility easement can be used to relocate any utilities that may be located within the reserved right-of-way.

There are a number of proposed double frontage lots along Fields Road or Thruston Dermont Road. Rear yard fences located along a street are not allowed to exceed 3 feet tall according to the zoning ordinance. The applicant has applied for a Variance, in conjunction with this rezoning application, asking that the height of all fences along all double frontage lots be increased from 3 feet tall to 6 feet tall.

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 conditions and findings and of fact that follow:

Conditions:

1. Access to Thruston Dermont Road shall be limited to a single access point in alignment with Locust Hill Drive as shown on the Major Subdivision Preliminary Plat.
2. No individual lots shall have access to Fields Road or Thruston Dermont Road.
3. The proposed 20 foot Public Utility Easement located along Thruston Dermont Road shall be available for use to relocate any utilities located within the reserved future right-of-way should improvements take place along Thruston Dermont Road.

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.