

JANUARY 12, 2017

4700 US HIGHWAY 60 W

ZONE CHANGE

From: A-U Urban Agriculture	
To: R-1C Single Family Residential	
Proposed Use:	Single Family Residential
Acreage:	28.039 acres
Applicant:	Jagoe Land Corporation; Sara Jane McNulty (1701.1985)
Surrounding Zoning Classifications:	
North: I-1, A-U	South: R-1B
East: R-1B, A-U	West: A-U

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 Map 21059C0118 D.
- It appears that the property is 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 28 plus acre agricultural parcel zoned A-U Urban Agriculture. The applicant proposes to rezone the property to R-1C Single-Family Residential in

order to develop a 90 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 single-family residential, agricultural, industrial and professional/service land uses. Adjacent properties to the north, across US Highway 60 W, are a Light Industrial zoned property and an A-U zoned farm. Properties to the west are A-U zoned farmland. Properties to the south and east are a single-family residential subdivision, Graystone Estates, zoned R-1B and Audubon Elementary School, zoned A-U. The western boundary of the subject property is in alignment with Booth Field Road.

In the vicinity of the subject property US Highway 60 W is classified as a minor arterial roadway with a 500 foot drive spacing standard, 75 foot building setback and 40 foot roadway buffer. Access to the proposed subdivision shall be limited to a single access point along US Highway 60 W in alignment with Booth Field Road. No individual lot shall have direct access to US Highway 60 W.

The proposed preliminary plat has been reviewed by the Kentucky Transportation Cabinet. The applicant has provided a west bound left turn lane from US Highway 60 W into the development in lieu of a traffic impact study. A connection to the west has been provided via an east west bound street off of the main entrance of the development for future expansion to the west.

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 of fact that follow:

Conditions:

1. Access to US Highway 60 W shall be limited to a single access point in alignment with Booth Field Road as shown on the Major Subdivision Preliminary Plat.
2. No individual lots shall have access to US Highway 60 W.

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.