

APRIL 13, 2017

100 BLOCK HILL POINTE CROSSING

ZONE CHANGE

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| From: A-U Urban Agriculture | |
| To: R-1C Single Family Residential | |
| Proposed Use: | Single Family Residential |
| Acreage: | 6.803 acres |
| Applicant: | Brekk Properties, LLC (1704.1994) |
| Surrounding Zoning Classifications: | |
| North: A-U | South: R-1C |
| East: A-U | West: R-1A & 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 21059C0116 D.
- It appears that the property may be 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 6.803 acre A-U Urban Agriculture zoned parcel located at the terminus of Hill Pointe Crossing in Harbor Hills Subdivision. The applicant proposes to

rezone the property to R-1C Single-Family Residential. Although a Major Subdivision Preliminary Plat has not been submitted in conjunction with this rezoning application, if rezoned to R-1C this property could potentially be developed in a similar fashion as the previously developed sections of Harbor Hills Subdivision.

The subject property is located in an area that includes single-family residential and large tract agricultural properties. Adjacent properties to the north and east include large residential lots and undeveloped tracts, all zoned A-U. To the west are multiple residential properties that front on Booth Field Road, zoned R-1A. To the south are single-family residential lots within Harbor Hills Subdivision, also zoned R-1C.

In order for any portion of this tract to be further divided into multiple R-1C zoned residential parcels, a Major Subdivision Preliminary Plat showing an extension of Hill Pointe Crossing must be submitted for approval.

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 of fact that follow:

Conditions:

1. A Major Subdivision Preliminary Plat showing an extension of Hill Pointe Crossing must be submitted prior to any further residential development of the subject property.

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.