

**SEPTEMBER 14, 2017**

**2401-2501 BLKS BARRON DR**

## ZONE CHANGE

<b>From:</b>	B-4 General Business, R-1C Single Family Residential & R-3MF Multi-Family Residential
<b>To:</b>	<b>R-1C Single Family Residential</b>
<b>Proposed Use:</b>	Single Family Residential
<b>Acreage:</b>	81.70
<b>Applicant:</b>	Deer Valley Subdivision, LLC; James C. Ellis Estate (1709.2016)
<b>Surrounding Zoning Classifications:</b>	
<b>North: R-1C</b>	<b>South: A-U, I-1</b>
<b>East: R-1B</b>	<b>West: B-4</b>

## 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 21059C0257 D.
- 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 an approximately 81 acre parcel located on Barron Drive near the Carter Road and Wendell Ford Expressway interchange. The zone and use of the property to the north and east is single-family residential. The property to the west is zoned B-4 and is a vacant tract while the property to the south is zoned A-U and I-1. The

applicant proposes to rezone the property to R-1C Single-Family Residential in order to develop a 306 lot single-family residential subdivision. A Combined Final Development Plan/Major Subdivision Preliminary Plat has been submitted in conjunction with this rezoning application.

The subject property was previously rezoned from A-U Urban Agriculture to B-4 General Business, R-1C Single Family Residential and R-3MF Multi-Family Residential in 2010 for a proposed mixed use development that was never developed.

In the vicinity of the subject property, Barron Drive is classified as a major collector roadway with a 250' spacing standard, a 60' building setback and a 30' roadway buffer. The preliminary development plan also shows four street connections to streets stubbed to the property line from previous development surrounding the subject property. The proposed development will have a single access point to Barron Drive; no other access to Barron Drive shall be granted. No individual lots shall have access to Barron Drive.

A traffic impact study for the development has been completed and submitted to the KYTC for review. The KYTC has determined the installation of a left turn lane from Barron Drive into the development shall be installed by the developer. No other traffic control improvements are recommended at this time. If in the future a traffic signal is warranted at the intersection of Barron Drive and Carter Road, the KYTC will install it.

There are a number of proposed double frontage lots along Barron Drive within this development. Rear yard fences located along a street are not allowed to exceed 4 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 4 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. With access to Barron Drive limited to a single access point and the installation of a left turn lane from Barron Drive into the development the proposal should not overburden the capacity of roadways and other necessary urban services that available in the affected area. 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 Barron Drive shall be limited to a single access point as shown on the Final Development Plan/Major Subdivision Preliminary Plat.
2. No individual lots shall have access to Barron Drive.
3. Installation of a left turn lane on Barron Drive into the development.

**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;
4. With access to Barron Drive limited to a single access point and the installation of a left turn lane from Barron Drive into the development the proposal should not overburden the capacity of roadways and other necessary urban services that available in the affected area; and
5. Sanitary sewer service is available to be extended to the subject property.