FEBRUARY 8, 2018
5027 OLD HARTFORD RD
ZONE CHANGE

From:	A-U Urban Agriculture
To:	**R-1B Single Family Residential**
Proposed Use:	Single Family Residential
Acreage:	0.39
Applicant:	J.R. Acquisitions, LLC; Marvin D. & Kathy Keller (1802.2033)
Surrounding Zoning Classifications:	

North: A-U, R-1B	South: A-U
East: R-1B	West: 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 Map 21059C0277 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 0.39 acre parcel with a single family residential house on it. It is bordered to the north and east by a newly proposed subdivision, Stone Crest.

The applicant proposes to rezone the property to R-1B Single-Family Residential in order to divide and consolidate a portion of the subject property with a proposed lot in Stone Crest, a proposed single-family residential subdivision. An amended Major Subdivision Preliminary Plat has been submitted in conjunction with this rezoning application to add the acreage to the proposed subdivision.

The subject property is located in an area that includes mostly single-family residential and agricultural land uses. Adjacent properties to the west and south are either single-family residential or vacant parcels and are zoned A-U. Stone Crest, a 45-lot single-family residential subdivision, is located to the north and east of the subject property.

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 has a single existing access point to Old Hartford Road. No additional access to Old Hartford Road shall be permitted.

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 the existing single access point

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.

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