

**MARCH 12, 2020****3160 SETTLES ROAD****ZONE CHANGE**

<b>From:</b> A-U Urban Agriculture	
<b>To:</b> R-1A Single Family Residential	
<b>Proposed Use:</b>	Single Family Residential
<b>Acreage:</b>	24.87
<b>Applicant:</b>	JR Acquisitions, LLC
<b>Surrounding Zoning Classifications:</b>	
<b>North:</b> R-1A	<b>South:</b> A-U
<b>East:</b> R-1A, A-U	<b>West:</b> A-U

**Proposed Zone & Land Use Plan**

The applicant is seeking an R-1A 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 21059C0281 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 24 plus acre agricultural parcel zoned A-U Urban Agriculture. The applicant proposes to rezone the property to R-1A Single-Family Residential in

order to develop 30 single-family residential lots as an expansion of the Bridgewood 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 and agricultural land uses. The adjacent properties to the north are part of the Bridgewood subdivision and zoned R-1A Single Family Residential. Properties to the south and west are zoned A-U Urban Agriculture and are large residential tracts. The property to the east is zoned R-1A Single-Family Residential and A-U Urban Agriculture and is a large residential tract.

The subject property does not have direct access to Settles Road; rather access to the proposed expansion will be through the extension of Bridgewood as shown on the major subdivision preliminary plat submitted in conjunction with the rezoning application. The major subdivision preliminary plat submitted also shows a stub street to the east for future connectivity.

The proposed expansion will increase the total number of lots within the Bridgewood subdivision to 44 with only one access to a major roadway, Settles Road. If the subdivision continues to expand an additional access point to a major roadway will need to be addressed.

**SPECIFIC LAND USE CRITERIA**

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed use as a residential subdivision 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 findings of fact that follow:

**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 proposed use as a residential subdivision complies with the criteria for urban residential development; and
4. Sanitary sewer service is available to be extended to the subject property.