AUGUST 12, 2010

PORTION OF 4300 HIGHWAY 54

ZONE CHANGE

From:
- A-U Urban Agriculture
- R-1A Single-Family Residential
- B-4 General Business

To:
- R-1C Single-Family Residential

Proposed Use:
Single-Family Residential
Acreage: 15.41
Applicant:
Lake Forest Community, LLC (1008.1785)

Surrounding Zoning Classifications:
North: A-U, B-4
South: R-1C
East: R-1C
West: R-1C

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 21059CO281 D.
- It appears that the subject property is not within the Owensboro Wellhead Protection area per the GRADD map dated March 1999.
- The developer is responsible for obtaining permits from the Division of Water, The Army Corp of Engineers, FEMA or other state and federal agencies as may be applicable.

Urban Services
All urban services, including sanitary sewers, are available to the site.

Development Patterns
The subject property is a vacant tract south of the commercial zoning along Highway 54 and between the Lake Forest and Tanglewood Park single-family residential subdivisions. All surrounding property is zoned R-1C with the exception of the property to the north that the developer has requested a zoning change to B-4 General Business for the road frontage along Highway 54.

The applicant proposes to extend Springshurst Lane and provide a connection to Water Wheel Way which will allow a connection between Lake Forest Drive and Millers Mill Road. A preliminary plat has been submitted in conjunction with the rezoning request that shows the roadway network and street connections.

The applicant proposes a buffer area along the north side of the development where B-4 General Business zoning is proposed along the Highway 54 road frontage. The greenbelt runs along the south property line and the applicant proposes to provide a pedestrian connection between the development and the trail.

SPECIFIC LAND USE CRITERIA
The applicant’s proposal is in compliance with the Comprehensive Plan. The R-1C Single-Family Residential zoning is a logical expansion of existing R-1C zoning located immediately south, east, and west of the subject property. Sanitary sewer service is available to the site along with all other urban services.

Planning Staff Recommendations
The planning staff recommends approval subject to the condition and findings of fact that follow:

Conditions:
- Provide a pedestrian connection to the greenbelt trail to the south.

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 is in compliance with “Urban Residential Development” as outlined in the Comprehensive Plan;
4. The proposal is a logical expansion of existing R-1C zoning to the east, south and west; and,
5. Sanitary sewer service is available to the subject property along with all other urban services.