

**AUGUST 12, 2010**

**PORTION OF 4300 HIGHWAY 54**

**ZONE CHANGE**

<b>From:</b>	A-U Urban Agriculture R-1A Single-Family Residential B-4 General Business
<b>To:</b>	<b>R-1C Single-Family Residential</b>
<b>Proposed Use:</b>	Single-Family Residential
<b>Acreage:</b>	15.41
<b>Applicant:</b>	Lake Forest Community, LLC (1008.1785)
<b>Surrounding Zoning Classifications:</b>	
<b>North: A-U, B-4</b>	<b>South: R-1C</b>
<b>East: R-1C</b>	<b>West: R-1C</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 property 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 Springhurst 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.