Zoning Map Amendment Staff Report

JUNE 13, 2002

3901 BLOCK OLD HARTFORD RD

ZONE CHANGE

rom:	A-U	Urban Agriculture	

To: R-1C Single-Family Residential

Acreage: 22.121<u>+</u>

Applicant: Pedley Developers, LLC, Jerry &

Betty Yeiser (0206.1484)

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Property Zone Existing Use	to North Z-1 Name Use	
to West Z-1 Name Use	Subject Z-1 ᢒ Z-2 Vacant	to East Z-1 Name Use
	to South Z-2 Name Use	

GENERAL LAND USE CRITERIA Apply, if marked below:

Described in Comprehensive Plan on pages 445-448

Environmental 💥

26	Flood Plains	

E2 Steep Slope

E3 Historical & Archaeological Sites

E4 Soils

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E5 Plant & Animal Life

Urban Services **[♯]**

U2 Electricity Supply

₩ U3 Water Supply

₩ U4 Stormwater Disposal

器 U5 Sanitary Sewage Disposal

Development Patterns �

D1 Land-Use Intensity, Clusters and Buffers

D2 Land Use versus Street Function

D3 Intersection & Driveway Spacing

B D4 Roadway Buffer Standards

D5 Lot Sizes & Proportions

D6 Residential Development

D7 Non-Residential Development

D8 Building Quality

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 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.

Applicant's Findings

The subject property is located within a residential plan area, where urban low-density residential uses are appropriate in limited locations.

The subject property is adjacent to existing residential zones and uses directly across Old Hartford Road.

The property lies within the limits of the Wendell Ford Expressway along Old Hartford Road, which has a minor arterial road classification.

The Land Use Plan/Comprehensive Plan recognizes that some prime farmland will be lost with urbanization; such loss is anticipated in urban plan areas.

All urban services are available to the site including sanitary sewer, which will be extended from the Horse Fork Sewer trunk line.

A small portion of this site is located within a flood hazard area based upon the F.I.R.M. No. 21059C0280 dated March 3, 1997.

A preliminary subdivision plan has been submitted for consideration by the O.M.P.C.

Planning Staff Review

The subject property is located in the 3901 block of Old Hartford Rd, immediately north of the Wendell Ford Expressway. Land use criteria applicable to this proposal are reviewed below.

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GENERAL LAND USE CRITERIA

Environment

A portion of the subject property is located in a special flood hazard area, as indicated on the Flood Insurance Rate Map Panel 21059CO280, with a base flood elevation of 403.5 feet above sea level. The preliminary plat submitted in conjunction with this rezoning depicts approximately 8 lots and a retention area located in the flood plain.

The Map of Important Farmland prepared by the US Department of Agriculture Soil Conservation Service in 1976 shows the subject property to be prime farmland. The Comprehensive Plan recognizes that some prime farmland will be lost to urbanization and that loss will occur within the Urban Service Area.

Urban Services

All urban services are available to the site. Sanitary sewers will be extended from the Horse Creek Fork trunk line to serve the subject property.

Roadway Capacity

Old Hartford Rd is classified as a minor arterial roadway. The addition of 77 lots to be served by Old Hartford Rd will increase the vehicle trips per day by a maximum of 770 vehicles. The count of peak hour vehicles is calculated at 10% of the trips per day, resulting in an increase at the peak hour of about 77 vehicles. The warrants for requiring a left turn lane on an undivided highway, as specified in the Access Management Manual for the Owensboro-Daviess County Urban Area are that main roadway traffic must exceed 10,000 vehicles per day and vehicles making a left turn into the development must exceed 100 vehicles per hour during peak hours and 1000 vehicles per day total. Since the peak hour traffic totals only 77 vehicles and the total vehicles per day generated by the subdivision will be a maximum of 770, no left turn lane is warranted. Similarly no northbound right-turn lane is warranted.

Development Patterns

Property to the north and east of the subject property is zoned A-U Urban Agriculture. The future extension of East Byers Avenue adjoins the subject property along the north boundary. A cell tower lease site is situated to the east of the subject property. To the west across Old Hartford Rd is a residential subdivision with zonings of R-1A Single-Family Residential, R-1B Single-Family Residential, and R-3MF Multi-Family Residential. Property to the south across the Wendell Ford Expressway is also developed with residential zoning and uses.

Intersection & Driveway Spacing

Old Hartford Rd is a minor arterial roadway. Access point spacing for new development is 500 feet. In this case, the new access point serving the development should align with the existing access point at Gunston Place across Old Hartford Rd. The preliminary plat submitted with this rezoning request depicts one access point aligned with Gunston Place. No access to future E Byers Av will be permitted with the exception of a single street intersection spaced a minimum of 1000 feet from the centerline of Old Hartford Rd.

SPECIFIC LAND USE CRITERIA

The subject property is located within an Urban Residential Plan Area and is adjacent to existing residential zoning and development. Sanitary sewers will be extended to the site from the Horse Fork Creek sewer trunk line.

Planning Staff Recommendations

Staff recommends approval because the proposal is in compliance with the adopted Comprehensive Plan. This recommendation is made subject to the conditions and findings of fact that follow:

Conditions:

- Access to Old Hartford Rd shall be limited to one intersection access point aligned with Gunston Place. No additional driveway access will be permitted to Old Hartford Rd; and,
- Access to E Byers Av will be limited to a single street intersection spaced a minimum of 1000 feet from the centerline of Old Hartford Rd.

Findings of Fact:

- The subject property is located within an Urban Residential Plan Area, where urban low-density residential uses are appropriate in limited locations;
- The subject property is contiguous to residentially zoned and developed property; and;
- 3. Sanitary sewers will serve the subject property.