

AUGUST 14, 2003

4560 MILLERS MILL RD

ZONE CHANGE

From: A-U Urban Agriculture

To: R-1C Single-Family Residential

Acreage: 8.376 acres

Applicant: Pagan Enterprises, Inc. (0308.1527)

Property Zone Existing Use	to North R-1A <i>Residential, vacant</i>	
to West A-U <i>Vacant, residential</i>	Subject A-U → R-1C <i>Vacant</i>	to East R-1C <i>Single-Family Residential</i>
	to South R-1B <i>Single-Family Residential</i>	

**GENERAL LAND USE CRITERIA
Apply, if marked below:**

Described in Comprehensive Plan on pages 445-448

Environmental ☒

- E1** Flood Plains
- E2** Steep Slope
- E3** Historical & Archaeological Sites
- E4** Soils
- E5** Plant & Animal Life

Urban Services ☒

- U1** Roadway Capacity
- ☒ **U2** Electricity Supply
- ☒ **U3** Water Supply
- ☒ **U4** Stormwater Disposal
- ☒ **U5** Sanitary Sewage Disposal

Development Patterns ❖

- D1** Land-Use Intensity, Clusters and Buffers
- D2** Land Use versus Street Function
- ❖ **D3** Intersection & Driveway Spacing
- ❖ **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 proposed rezoning is consistent with the Comprehensive Plan. The Comprehensive Plan recommends Urban Residential land use for this site; with urban low-density residential uses recommended in limited locations.

All urban services, including sanitary sewers, are immediately available to serve the site. All lots will front on internal streets with no direct access to Millers Mill Road.

Development will promote a sense of community with a separate identity and unique neighborhood designation for this subdivision area. The site will be developed in a “regular subdivision” layout with lots conforming to a residential character. The proposed neighborhood will be compatible with other area residential development patterns and characteristics.

The overall density of the proposed development will be substantially less than the nine (9) dwelling units per acre allowed by the Comprehensive Plan.

Planning Staff Review

The subject property is located in the 4500 block of Millers Mill Rd. Land use criteria applicable to this proposal are reviewed below.

GENERAL LAND USE CRITERIA

Environment

No important environmental criteria apply to the subject property.

Urban Services

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

Development Patterns

The subject property adjoins R-1B Single-Family zoning to the south (Steeplechase Subdivision). To the east across Millers Mill Rd from the subject property is the Old Mill Subdivision, which is zoned R-1C Single-Family Residential. Property to the north of the subject property is zoned R-1A and property to the west of the subject property is zoned A-U.

The applicant wishes to zone the subject property to R-1C, which is consistent with the Old Mill Subdivision zoning and would maintain the density of that neighborhood. Steeplechase Subdivision is zoned R-1B, but will not be connected to the subject property by an internal street. A preliminary subdivision plan has been submitted in conjunction with this rezoning request. The preliminary plat extends Water Wheel Way to the west property boundary to provide for connection to future development.

Intersection & Driveway Spacing

Millers Mill Rd is classified as a major collector with intersection and driveway spacing standard of 250 feet. The preliminary plat submitted in conjunction with this request depicts an intersection access point directly across from the existing Water Wheel Way. The plan also notes that no lots shall have direct access to Millers Mill Rd. Access to individual lots will be provided from an extension of Water Wheel Way and another proposed internal street.

Roadway Buffer Standards

Reservation of right-of-way is recommended as an important way to facilitate the implementation of planned roadway improvements. A preliminary subdivision plat has been submitted in conjunction with this rezoning request that reserves a designated area for the planned Outer Blvd. This reservation is in accordance with the recommended 80 feet of right-of-way for a minor arterial roadway as specified in the transportation section of the Comprehensive Plan. The preliminary plat contains a note that reserves the area for a temporary period of two years as provided for in KRS 100.281.

SPECIFIC LAND USE CRITERIA

The subject property is located in an area where sanitary sewer is available. RWRA has approved sewer line extension and construction for this proposed subdivision.

Housing densities will be consistent with the character of streets and urban services in the area by continuing the density of the adjacent Old Mill Subdivision.

Planning Staff Recommendations

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

Conditions:

1. Access shall be limited to one access point Millers Mill Rd in alignment with existing Water Wheel Way. No lots shall have direct access to Millers Mill Rd. Access shall be limited to Water Wheel Way
2. A reservation of a strip of land for a period of two years from the date of approval of the preliminary plat for the planned Outer Blvd shall be provided that properly aligns to the south and north and is a minimum of 80 feet wide.

Findings of Fact:

1. The subject property is located in a Urban Residential Plan Area, where urban low-density residential uses are appropriate in limited locations;
2. The subject property adjoin urban low-density residential zoning and uses to the east, south, and north;
3. Sanitary sewer is available to the subject property; and,
4. A preliminary subdivision plat has been submitted that reserves a strip of land for a period of two years to provide for the planned Outer Blvd.