

FEBRUARY 12, 2004

**2901-3101 BLKS, PORTION OF 3135
SETTLES RD
ZONE CHANGE**

From: A-U Urban Agriculture		
To: R-1C Single-Family Residential		
Acreage: 52.122 acres		
Applicant: JMP/ Lake Forest, Inc., George Wallace Thacker (0402.1550)		
Property Zone Existing Use	to North R-1C, A-U Residential/ agriculture pasture	
to West R-1C Residential	Subject A-U ⇄ R-1C Pasture	to East R-1B, A-U, R-1C Residential
	to South R-1A, A-U Residential, pasture	

**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 lots 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 in compliance with the Comprehensive Plan. The specific criteria that supports the rezoning are as follows:

1. The subject property is located within an Urban Residential Plan Area, where urban low-density residential uses are appropriate in limited locations.
2. The subject property adjoins existing low-density residential zones and uses.
3. The proposed rezoning would be a logical expansion of the existing subdivision phase.
4. All urban services, including sanitary sewer are available to the site.
5. The Land Use/Comprehensive Plan recognizes that some prime farmland will be lost with urbanization, such loss is anticipated within the urban plan areas.
6. The site is not located within a flood hazard area based upon the flood insurance study dated March 3, 1997.
7. A concept plan, including this area has previously been reviewed and favorably acknowledged by the planning staff for residential development.

Planning Staff Review

The subject property is located in the 2901 through 3101 blocks of Settles Rd. Land use criteria applicable to this proposal are reviewed below.

GENERAL LAND USE CRITERIA**Environment**

The subject property contains some prime agricultural land, however, the Land Use Plan recognizes that some prime farmland will be lost with urbanization that is anticipated in urban plan areas.

No other important environmental criteria apply to the subject property.

Urban Services

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

Roadway Capacity

Settles Rd is a major collector. Settles Rd has 11-foot-wide driving lanes along the area of the proposed development and there are no shoulders along this section. According to the Transportation Planner at the Green River Area Development District agency, this section of Settles Rd has a situation with vertical and horizontal alignment that reduces sight distance. Settles Rd carries approximately 4500 vehicles per day and is a major short cut for area drivers going to and from Owensboro Community College and Daviess County High School. The Transportation Planner recommends that separate right and left turn lanes be installed on Settles Rd at the new intersection with Lake Forest Dr.

The applicant has submitted a preliminary subdivision plat in conjunction with this rezoning request. The preliminary subdivision plat proposes an eastbound left turn lane on Settles Rd and a westbound right turn pocket lane into the development.

Development Patterns

The subject property is located south of the existing Lake Forest Subdivision and is a proposed extension of that subdivision. Property to the east is zoned R-1C Single-Family Residential and is developed residentially as Steeplechase Subdivision. The right-of-way of Derby Chase, an existing street within the Steeplechase Subdivision terminates at the subject property. The construction of the street to the property boundary has been under bond since 1994, but has not been physically constructed to the property boundary. A preliminary subdivision plat submitted in conjunction with this zoning change proposes continuation of Derby Chase into the subject property for neighborhood and street connection. Properties to the north, east and south of the subject

property are zoned Single-Family Residential and Urban Agriculture and contain dwellings and pastures.

The preliminary plat submitted indicates provisions for sanitary sewers.

Intersection & Driveway Spacing

Settles Rd is a major collector with a 250-foot access spacing standard. The preliminary plat submitted for consideration has a restriction limiting access to the proposed Lake Forest Drive for those proposed lots with frontage on Settles Rd.

SPECIFIC LAND USE CRITERIA

The subject property is adjacent to R-1C zoned property within an Urban Residential Plan Area. Sanitary sewer service is planned to be expanded to the subject property.

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 condition and findings of fact that follow:

Condition:

1. Provide an eastbound left turn lane and a westbound right turn lane at the intersection of Lake Forest Dr and Settles Rd per GRADD Transportation Planner recommendation in accordance with Kentucky Department of Transportation standards.

Findings of Fact:

1. The subject property is located within an Urban Residential Plan Area, where urban low-density residential uses are appropriate in limited locations;
2. The subject property adjoins R-1C zones; and
3. A preliminary subdivision plat has been submitted for consideration indicating sanitary sewers are available to the site and providing for a left and right turn lane at the intersection of proposed Lake Forest Dr and Settles Rd.