

MARCH 11, 2004

2300 BLOCK VILLAGE RUN

ZONE CHANGE

From: R-3MF Multi-Family Residential

To: R-1C Single-Family Residential

Acreage: 2.960 acres

Applicant: Jagoe Development, LLC, National City Bank, KY (0403.1553)

Property Zone Existing Use	to North R-1C <i>Proposed residential subdivision</i>	to East A-U <i>Cropland</i>
	to West R-1C <i>Residential Subdivision detention and open space</i>	
	to South R-3MF, A-U <i>Cropland</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 in compliance with the Comprehensive Plan. The Land Use Plan Map element of the Comprehensive Plan recommends urban residential use for the area. The urban low-density residential use is an appropriate land use within Urban Residential Plan Areas in limited locations. The development is contiguous to existing urban low-density residential development. The site is located inside the Owensboro Beltline. Annexation of the site into the city limits is also proposed.

Sanitary sewers exist on the site. All other services and utilities are available to serve the site. Stormwater retention is anticipated for the site as a part of the stormwater system. There is no floodway on site. Some prime farmland exists at the site. The Comprehensive Plan anticipates conversion of portions of prime agricultural land; particularly inside the Owensboro Beltline; to urban residential uses.

The transportation element of the Comprehensive Plan includes the requirement for continuation of a major street through the site for connection to east Parrish Av/Wendell Ford Expressway interchange. The new roadway will conform to local design requirements in order to provide for anticipated traffic patterns and volumes.

The building and lot patterns will conform to the urban residential lot characteristics. The lot pattern will be typical of a “regular subdivision” as defined under the Specific Land Use Criteria of the Comprehensive Plan. The concept plan for the overall site is specifically oriented toward promoting a sense of community for the district neighborhood units proposed. The anticipated density will be substantially less than the allowable established by the Land Use Plan criteria. The project development will be

compatible with and consistent with the adjoining subdivision neighborhoods. The proposed reasoning is a logical expansion of the current R-1C zone.

Planning Staff Review

The subject property is located in the 2300 block of Village Run. A preliminary subdivision plat has been submitted for review, which includes the subject property. Land use criteria applicable to this proposal are reviewed below.

GENERAL LAND USE CRITERIA

Environment

The property contains prime agricultural farmland. 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 sewer.

Development Patterns

The subject property is included within a proposed preliminary subdivision for residential single-family use. The subject property is adjacent to existing R-1C Single-Family Residential zones and is a part of a proposed expansion of an existing developing residential subdivision.

SPECIFIC LAND USE CRITERIA

A preliminary plat submitted for approval meets the criteria for residential development as a regular subdivision.

Planning Staff Recommendations

Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan. Findings of fact in support of this recommendation follow:

1. The subject property is located in an Urban Residential Plan Area, where urban low-density residential uses are appropriate in limited locations;
2. The subject property is adjacent to R-1C Single-Family Residential zoning to the north and to the west across Byers Av; and,
3. Sanitary sewers are immediately available to the site.