



APRIL 15, 2004

**6300 BLK SPRINGWOOD DR, 2000 BLK
NORTHWOOD DR**

ZONE CHANGE

From:	A-U Urban Agriculture, A-R Rural Agriculture	
To:	R-1C Single-Family Residential	
Acreage:	62.625 acres	
Applicant:	Woodland Ridge Development, Inc (0404.1554)	
Property Zone Existing Use	to North A-U Single-Family Residences	
to West R-1A, A-U Single-family residences, cropland	Subject A-U, A-R ➡ R-1C Cropland	to East A-U Cropland
	to South A-R Cropland	

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 zone. The subject property is located in a Rural Community 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 community's Comprehensive Plan. Subject tract is situated within the designated Rural Community of Sorgho. The Land Use Plan Map element of the Comprehensive Plan recommends urban mid-density zoning in limited locations within said plan areas where sanitary sewers are available.

Urban mid-density land use, by definition, allows densities generally up to 25 dwelling units per acre for the approximately 63-acre site. The overall site density for this project calculates to be only 3.4 dwelling units per acre; substantially less than said allowable.

Project developers propose to provide sanitary sewer service for the site. Said developers have sought and been granted approval by the RWRA for expansion of the public agency sewer system beyond the former sewer planning area in order to provide service to the site. The Kentucky Division of Water has acknowledged to RWRA that such an expansion is allowable and encouraged.

All other urban services are available to serve the site.

The building lot pattern is characteristic of urban mid-density residential use. Subdivision lot and street patterns are designed around a theme of neighborhoods within a large overall community. Housing and neighborhood style will be compatible with and compliment the adjacent residential character of the Sorgho community.

The preliminary subdivision plan provided for street continuation and utility continuation into adjoining tracts in accord with the Comprehensive Plan.

Planning Staff Review

The subject property is located in the 2000 block of Northwood Dr and the 6300 block of Springwood Dr immediately south of existing Woodland Ridge Subdivision in the rural community of Sorgho. 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

Water, electricity and gas are available to the subject property. Sanitary sewer is proposed to be extended to the subject property. A preliminary subdivision plat has been submitted in conjunction with this zoning request with sanitary sewer designed. Sanitary sewer plans have been reviewed and approved by RWRA.

Roadway Capacity

The proposed subdivision will add an additional 217 lots placing additional traffic onto KY 56. Currently KY 56 is the only outlet proposed for the subdivision. The Transportation Planner at GRADD conducted a review of the traffic impact to KY 56 and a recommendation was made to provide a separate left-turn lane on westbound KY 56 at the entrance to the Woodland Ridge Subdivision at Northwood Dr. The left turn lane is designed to provide 100 feet of storage with 150 foot taper. Approval of the design by the Kentucky Transportation Cabinet will be required before the Kentucky Transportation Cabinet will issue an encroachment permit to construct the improvements.

Development Patterns

The subject property immediately adjoins a residential subdivision that was developed in the A-U zone with a minimum of ½ acre lots. The applicants propose to extend sanitary sewers to the subject property, which will make the property appropriate for urban residential development with lots that do not need to be large enough to accommodate on-site septic systems. Property to the north is zoned A-U and is being developed as Woodland Ridge Subdivision. The property to the west is zoned R-1A and contains Single-Family Residential homes. Property to the south and east is zoned A-U and A-R and is in agricultural production.

SPECIFIC LAND USE CRITERIA

Extension of sanitary sewer to serve the site makes the subject property appropriate for urban low-density residential development as proposed. A preliminary plat has been submitted in conjunction with this zoning request, which includes the recommended roadway improvements to KY 56.

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. Prior to the occupancy of any buildings, the left-turn lane shall be completed, and;
2. Sanitary sewers shall be extended to the property prior to occupancy of any buildings.

Findings of Fact:

1. The subject property is located in the Rural Community Plan Area of Sorgho, where urban-low density residential uses are appropriate in limited locations;
2. A preliminary subdivision plat has been submitted with an expansion of sanitary sewers to serve the subject property that has been approved by Regional Water Resource Agency; and,
3. The preliminary plat submitted with the zoning request includes designed improvements to KY 56 consisting of a separate left turn lane on westbound KY 56 with 100 foot storage and 150 foot taper, which should serve to maintain adequate traffic capacity on KY 56.