

**SEPTEMBER 9, 2004**

**1411, 1431 CHANDLER AV, 6300  
WATERFIELD DR**

**ZONE CHANGE**

**From:** R-3MF – Multi-Family Residential

**To:** R-1C – Single-Family Residential

**Acreage:** 2.329 acres

**Applicant:** Wright's Acres, LLC (0409.1571)

<b>Property Zone Existing Use</b>	<b>to North</b> B-4 & R-3MF Vacant, RWRA pump station	
	<b>to West</b> A-R Farmland	<b>Subject</b> R-3MF → R-1C Vacant
	<b>to South</b> R-1A Single-Family Residential	


**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 a R-1C Single-Family Residential zone. The subject property is located in a Future Urban Plan Area, where urban low-density residential uses are appropriate in very-limited locations.

**SPECIFIC LAND USE CRITERIA**

**(a) Building lot patterns** should conform with the criteria for “Urban Residential Development.”

**(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.

**(c) Only logical expansions** - In Future Urban, Professional/Service, Business, and Rural Preference plan areas, completely new location of urban low-density residential use should not be established. However, existing areas of this use may be expanded onto contiguous land.

**Applicant's Findings**

The subject property is located in a Future Urban Plan Area where urban low-density residential use is appropriate in very limited locations.

The subject property is located in an undeveloped block of Wrights Acres Subdivision bounded by KY 405, Wrights Landing Road, Waterfield Drive and Chandler Avenue. This block was originally platted in large lots with the intent of future development being a combination of General Business and Multi-Family uses. Zoning within this undeveloped area is a combination of B-4 and R-3MF. A tract in the center of the block with walkways leading to Chandler Avenue and Waterfield Drive was set aside for recreational uses and contained a sanitary sewer treatment plant. RWRA recently constructed a sanitary sewer pump station and dismantled the treatment plant.

The application proposes to rezone the subject parcels to allow development of 13 single-family residential lots compatible with existing single-family development throughout Wrights Acres. All lots front on existing curb and gutter streets and are served by existing sanitary sewer, waterlines, and fire hydrants.

The specific land use criteria that apply to the proposal are as follows:

- (a) Building and lot patterns should conform with “Urban Residential Development”

The proposed single-family residential development is consistent with housing types throughout Wrights Acres and will be more compatible than multi-family development which would be allowed under the present zoning classification.

- (b) Sanitary sewer service.

Sanitary sewer service is available to all lots.

- (c) Logical expansions.

The proposed development is a logical expansion of single-family residential uses existing throughout Wrights Acres.

### Planning Staff Review

The subject property is located in the 1400 block of Chandler Avenue. Land use criteria applicable to this proposal are reviewed below.

#### GENERAL LAND USE CRITERIA

##### Environment

According to a study prepared by the US Department of Agriculture Soil Conservation Service dated March 6, 1990, it appears that the subject property is not in a wetlands area. The subject property does not appear to be in a special flood hazard area per FIRM Map 21059CO140 C. The developer is responsible for obtaining permits as may be required by the Division of Water, The Army Corp of Engineers, FEMA or other state and federal agencies as may be applicable.

It appears that the subject property is outside the Owensboro Wellhead Protection area according to a map created by the GRADD office dated March 1999.

##### Urban Services

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

##### Development Patterns

The subject property is within an undeveloped block of the existing Wright's Acre Subdivision. The proposed single-family residential development will replace the original proposal for multi-family residential development. There is existing R-1A Single-Family Residential zoning existing across both Chandler Avenue and Waterfield Drive.

An additional 5' of right-of-way should be dedicated along KY 405 to provide a total of 30' from centerline. A 30' half right-of-way is typical for new development and the entire roadway buffer will then be contained within the right-of-way. KY 405 is classified as a major collector roadway. No direct access shall be granted to the property fronting KY 405. Access shall be limited to Chandler Avenue and Waterfield Drive only.

#### SPECIFIC LAND USE CRITERIA

The land use of the proposed rezoning is consistent with urban residential development. All urban services, including sanitary sewers, serve the existing site and proposed connections are shown in the preliminary subdivision plat filed in conjunction with this rezoning proposal. The subject property is not a new location of urban low-density residential use. There is significant existing low-density urban residential development within the Wright's Acres Subdivision contiguous to the subject property.

#### Planning Staff Recommendations

Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan. The conditions and findings of fact that support this recommendation include the following:

##### Conditions:

1. Provide an additional 5' of right-of-way along the KY 405 property frontage; and,
2. No direct access to KY 405. Access shall be limited to Chandler Avenue.

##### Findings of Fact:

1. The subject property is located in a Future Urban Plan Area, where urban low-density residential uses are appropriate in very-limited locations;
2. The building lot pattern will be urban residential development;
3. All urban services, including sanitary sewer, already exist on-site; and,
4. The applicant's request is an expansion of existing urban low-density residential use onto contiguous land.