



**MAY 12, 2005**

**3830 BROADLEAF CT**

## ZONE CHANGE

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

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

**Acreage:** 0.327 acres

**Applicant:** James & Betty Hagman (0505.1593)

<b>Property Zone Existing Use</b>	<b>to North</b> R-3MF Single-Family Residential	
<b>to West</b> R-1C Single-Family Residential	<b>Subject</b> R-3MF ➔ R-1C Single-Family Residential	<b>to East</b> R-3MF Single-Family Residential
	<b>to South</b> R-3MF 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 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 land use plan calls for urban lowest density residential. The requested zone change will bring the subject property in line with the land use plan and the previously-approved plat for Lakewood Subdivision.

## Planning Staff Review

The subject property is located in the 3800 block of Broadleaf Court in Lakewood Subdivision. 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 located in a wetlands area. The subject property does not appear to be in a special flood hazard area per FIRM Map 21059CO120 C. It appears that the subject property is not designated as prime agricultural land according to the “Important Farmlands” map created by the US Department of Agriculture Soil Conservation Service dated March 1980. 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, including sanitary sewers, are available to the site.

**Development Patterns**

The dwelling unit on the subject property is used as a single-family residence. It appears that all the residences located on Broadleaf Court are used as single-family residences as well as the adjoining properties on Raintree Drive. The single-family residences along Broadleaf Court are all zoned R-3MF Multi-Family Residential. The property located immediately west on Raintree Drive is zoned R-1C Single-Family Residential.

All lots in the vicinity of the subject property are currently served by sanitary sewer.

**SPECIFIC LAND USE CRITERIA**

The applicant's proposal is in compliance with the adopted Comprehensive Plan. The immediate area consists of single-family residences which are connected to the RWRA sanitary sewer system.

**Planning Staff Recommendations**

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

**Findings of Fact:**

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 dwelling unit located on the subject property was constructed, and has always been used for single-family residential activities;
3. The existing R-3MF Multi-Family Residential zoning classification is inappropriate and the proposed R-1C Single-Family Residential zoning classification is appropriate; and,
4. Sanitary sewers are available to the site.