

FEBRUARY 9, 2006

4619 COUNTRYSIDE DR

ZONE CHANGE

From: R-1B Single-Family Residential		
To: R-2MF Multi-Family Residential		
Proposed Use: Multi-Family Building		
Acreage: 0.556 acres		
Applicant: John M. Wells (0602.1628)		
Property Zone Existing Use	to North R-1B Single-Family Residential	
to West P-1 Daviess Co. Fire Department, School	Subject R-1B → R-2MF Vacant	to East A-R Farmland (Row Crop)
	to South R-2MF Vacant	

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-2MF Multi-Family Residential zone. The subject property is located in an Urban Residential Plan Area where urban mid-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.”
- (b) Existing, expanded or new sanitary sewers** - Urban Mid-density Residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be property established.
- (c) Logical Expansions** - Existing areas of Urban Mid-density Residential uses may be expanded onto contiguous land. An expansion of this use should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

Applicant's Findings

Subject property is located in an Urban Residential Plan Area where urban mid-density residential uses are appropriate in limited locations.

Applicant proposes to construct a 4-unit multi-family building on the subject property which is presently a 0.556 acre undeveloped lot.

Specific criteria that apply to this application:

- (a) Building and lot patterns should conform to the criteria for “Urban Residential Development.”

The subject property is located near the entrance to the Countryside Subdivision in a mixed use area consisting of R-2MF Multi-Family, R-1B Single-Family and P-1 Professional/Service zoning and uses. The new Daviess County Fire Station is located directly across the street at 5005 KY 54. The Countryside Elementary School property located at 4961 KY 54 fronts along the west side of Countryside Drive and Greenvalley Road to the north. Existing residential uses along Countryside Drive are a combination of single-family and multi-family units.

- (b) Existing, expanded or new sanitary sewers.

The subject property is served by RWRA sanitary sewer facilities.

(c) Logical expansions.

The proposed rezoning is a logical expansion of existing R-2MF zoning to the south. The proposed development will not overburden the capacity of roadways and other necessary urban services in the area.

(d) New locations near major streets.

Criteria not applicable to this application.

The proposed rezoning complies with all applicable criteria and is therefore in compliance with the adopted Comprehensive Land Use Plan.

Planning Staff Review

The subject property is located in the 4601 block of Countryside Drive. 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 is not located 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, including sanitary sewers, are available to the site.

Development Patterns

Within the Countryside Subdivision there is a mix of both single and multi-family residential zoning classifications. Agricultural and professional/service uses are also located in the immediate vicinity. The subject property is a vacant lot within the subdivision.

The property to the south is zoned R-2MF and is also currently vacant. The property to the east is zoned A-R and is used for agricultural purposes. The property to the north is zoned R-1B with a single-family residence. The

property to the west is occupied by the new Daviess County Fire Department and the Countryside Elementary School and is zoned P-1.

SPECIFIC LAND USE CRITERIA

The subject property is located in an Urban Residential Plan Area where urban mid-density residential uses are appropriate in limited locations. Therefore, the applicant's proposal is in compliance with the Comprehensive Plan. Sanitary sewer is available at the site. The requested change is a logical expansion since there is an R-2MF zone located immediately south of the subject property.

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 mid-density residential uses are appropriate in limited locations;
2. Sanitary sewer service is currently available to the subject property;
3. There is an R-2MF zoning classification located immediately south of the subject property; and,
4. The expansion of the R-2MF zone should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.