

APRIL 13, 2006

1600, 1604, 1608 LOCK AV

ZONE CHANGE

From: R-4DT Inner-City Residential		
To: R-1T Townhouse		
Proposed Use: Townhomes		
Acreage: 0.342		
Applicant: Homes by Benny Clark, William C. Mitchell (0604.1636)		
Property Zone Existing Use	to North P-1 English Park	
to West R-4DT Single-Family Residential	Subject R-4DT ⇌ R-1T Vacant	to East P-1 English Park
	to South R-4DT Vacant, 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-1T Townhouse zone. The subject property is located in a Central Residential Plan Area where urban mid-density residential uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

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

Applicant's Findings

The subject property is located in a Central Residential Plan Area where urban mid-density residential land uses are appropriate in general locations. Applicant proposes to rezone the property consisting of 3 lots having a total area of 0.342 acres to R-1T. The property will be developed as five (5) lots with townhouses overlooking English Park and the Ohio River.

The townhouses will front Lock Avenue with rear-loading attached garages with access from the alley at the rear of the lots. The existing 10-foot wide alley will be widened to 18 feet to provide adequate ingress and egress to driveways as well as existing residences and service vehicles. Submitted herewith is a conceptual plan showing proposed lot division and building envelopes. After dedication of eight additional feet to widen the alley, the net area remaining is 0.320 acres. The resulting density will be 15.6 dwelling units per acre which falls within the allowable range for mid-density residential use (up to 25 units per acre).

The subject property has been cleared of existing dilapidated buildings and redevelopment as townhomes will begin immediately upon approval of this application and subsequent submittal and approval of a preliminary subdivision plat by the OMPC.

Applicable specific criteria within the Central Residential Plan Area are as follows:

- (a) **Building and lot patterns** should conform to the criteria for “Urban Residential Development” (D6).

The proposed R-1T zoning classification was created to encourage redevelopment of existing residential areas within the Central Residential Plan Area. The proposed development is consistent with the City’s plan for riverfront improvements and private development such as Sycamore Square. Future redevelopment throughout this

area is anticipated.

The proposed rezoning is in compliance with the Comprehensive Land Use Plan.

Planning Staff Review

The subject property is located in the 1600 block of Lock 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 located in a wetlands area. The subject property is not located in a special flood hazard area and floodway per FIRM Map 21059CO120 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

The property south and west of the subject property is currently zone R-4DT and occupied by residences. The property to the north and east is zoned P-1 and occupied by English Park and related uses to the park.

The proposal is to construct 5 townhomes that front Lock Avenue which will overlook the park and towards the Ohio River. The homes will have rear loading garages that will have access from an existing paved alley. The alley that will be used for access is currently only 10 feet wide. In their findings, the applicant proposed to widen the alley to a standard 18 foot width.

In an R-1T zone, the minimum lot frontage per lot is 18 feet and all access is required from an alley with no direct street access for each individual residence. As previously stated, the applicant has agreed to widen the existing alley to meet the access requirement. Although not a requirement in an R-4DT zone, the utilization of the alley for access, which is required in an R-1T zone, is not uncommon in the vicinity. It appears that the majority of houses within the same block of the subject property have alley access only. Based on the frontage available, the

average lot width for the five proposed townhomes will be approximately 24 feet. The average lot width for the R-4DT homes in the vicinity is approximately 40 feet.

SPECIFIC LAND USE CRITERIA

Within a Central Residential Plan Area, urban mid-density residential uses are appropriate in general locations. The proposal to permit mid-density residential development within built-up areas is in compliance with the Comprehensive Plan.

Additionally, the intent of the R-1T zone is to provide development potential in older sections of the community. The redevelopment of this property will be in accordance with several goals and objectives of the Comprehensive Plan, including providing a variety of housing types, increasing inner-city housing density and aiding in the preservation and redevelopment of a residential neighborhood.

Planning Staff Recommendations

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

Condition: Widen the existing alley to the rear of the property to 18 feet in width.

Findings of Fact:

1. The subject property is located in a Central Residential Plan Area where urban mid-density residential uses are appropriate in general locations;
2. The applicant's request is consistent with the pattern of residential development in the vicinity with the majority of existing residences located on lots less than 50 feet in width with access from rear public alleyways;
3. The applicant's request is consistent with the goal of the Comprehensive Plan to provide a variety of housing types suitable to a wide range of people;
4. The applicant's request is consistent with the objective of the Comprehensive Plan to increase inner-city housing density; and,
5. The applicant's request promotes the Comprehensive Plan's housing goals to preserve neighborhoods and housing within the inner-city.