

APRIL 13, 2006

3100 BLK TRAILS WY

ZONE CHANGE

From: R-3MF Multi-Family Residential		
To: R-1C Single-Family Residential		
Proposed Use: Single-family residential		
Acreage: 12.054		
Applicant: Jagoe Development, LLC, National City Bank of KY (0604.1639)		
Property Zone Existing Use	to North R-1C Residential	
to West R-1C Residential	Subject R-3MF ➔ R-1C Vacant	to East A-U Cropland
	to South R-3MF 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-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.”
- (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 property established.

Applicant's Findings

The proposed rezoning is in compliance with the Comprehensive Plan. The Land Use Plan Map element of the Comprehensive Plan recommends urban residential use for the area. The urban low-density residential use is an appropriate land use within Urban Residential Plan Areas in limited locations. The development is contiguous to existing urban low-density residential development. The site is located inside the Owensboro beltline. Annexation of the site into the city limits is also proposed.

Sanitary sewers exist on the site. All other services and utilities are available to serve the site. Storm water retention is provided for the site as a portion of the previous subdivision development. There is no floodway on site. Some prime farmland existing at the site. Farming has not occurred on the site for at least two years. The Comprehensive Plan anticipates conversion of portions of prime agricultural land, particularly inside the Owensboro beltline, to urban residential uses.

The building and lot patterns will conform to the urban residential lot characteristics. The lot pattern will be typical of a “regular subdivision” as defined under the Specific Land Use Criteria of the Comprehensive Plan. The concept plan for the overall site is specifically oriented toward promoting a sense of community for the district neighborhood units proposed. The anticipated density will be substantially less than the allowable established by the Land Use Plan criteria. The project development will be compatible with and consistent with the adjoining subdivision neighborhoods. The proposed rezoning is a logical expansion of the current R-1C zone.

Planning Staff Review

The subject property is located in the 3100 block of Trails Way. 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 21059CO280 C. It appears that a portion of the subject property is designated as prime agricultural land according to the "Important Farmlands" map created by the US Department of Agriculture Soil Conservation Service dated March 1980. However, the Comprehensive Plan does anticipate the conversion of some prime agricultural land for urban residential development. 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 subject property is another phase of the ongoing Heartland residential subdivision. The property to the north and west are areas that are currently developed as part of the subdivision. An additional vacant tract of ground is located south of the subject property. East of the subject property is the Wendell Ford Expressway.

The developer has submitted in conjunction with the rezoning application a preliminary subdivision plat for the subject property. There are 37 new residential lots proposed within this section of the development.

As previously stated, the subject property abuts the Wendell Ford Expressway to the east. According to zoning regulations any time a residentially zoned property adjoins a free, expressway or railroad, a landscape easement and appropriate screening is required. The landscape easement should be 10 feet in width with one tree per 40 linear feet and a continuous six foot planting, hedge, fence, wall, or earth mound.

SPECIFIC LAND USE CRITERIA

The proposed rezoning is an expansion of the Heartland residential subdivision that is currently being developed. Sanitary sewer service is currently available to the site along with all other urban services.

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: Installation of a 10 foot landscape easement with one tree every 40 linear feet and a continuous six foot high element where the subject property abuts the Wendell Ford Expressway.

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 plans for the subject property are consistent with urban residential developments in character, size and configuration;
3. Sanitary sewer service is available to the site and will be incorporated in the development; and,
4. The subject property is a portion of a large developing subdivision that is zoned R-1C.