

JULY 13, 2006

5150 TODD BRIDGE RD

ZONE CHANGE

From: A-R Rural Agriculture		
To: R-1C Single-Family Residential		
Proposed Use: Residential Subdivision		
Acreage: 114.70 +/-		
Applicant: Thompson Homes, Inc. (0607.1650)		
Property Zone Existing Use	to North R-1C, A-U, A-R Residential, Farmland	
to West A-R, I-1 Farmland, Residential	Subject A-R ↔ R-1C Farmland	to East A-R Farmland, Residential, Football Complex
	to South A-R Farmland, Recreational Sports Complex	

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 a Rural Preference Plan Area where urban low-density residential uses are appropriate in very-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 use should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be property established.
- (c) **Only logical expansions** - In Rural Preference plan areas, completely new locations of Urban Low-density Residential use should not be established. However, existing areas of this use may be expanded onto contiguous land.
- (d) **Expansions of limited scope** - In Rural Preference plan areas, an expansion of Urban Low-density Residential uses should not significantly increase the extent of such uses in the vicinity, and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.
- (e) **Coal mining advisory** - In Rural Preference plan areas, prospective lot owners should be advised of the potential for coal mining activity in rural areas.

Applicant's Findings

The proposed rezoning is in compliance with the community’s Comprehensive Plan. The proposed residential community will be developed at an overall density substantially less than the nine dwelling units per acre allowable under urban low-density residential uses defined by the Comprehensive Plan.

Major urban development has occurred in the area recently:

- Martin Luther King Blvd. completion
- Waymond Morris Football Complex construction
- Brescia University Sports Complex development

Subject property lies between the Brescia complex and the Morris Park development; the site is immediately south of and adjacent to the Twin Lakes residential development on the western side.

Additional proposed urban development for the area includes accelerated implementation of the Southtown

Boulevard thoroughfare improvements and proposed upgrades to Todd Bridge Road.

Building and lot patterns conform to residential development criteria as shown on the Preliminary Subdivision Plan.

All urban services, including sanitary sewers, are available for extension into the site.

The proposed rezoning provides a logical expansion of existing residential land use and is compatible with the current trend of urbanization within the area.

Expansion of the residential land use will not overburden the scheduled roadway improvements. Primary access to the site will be via Carter Road.

Planning Staff Review

The subject property is located in the 5100 block of Todd Bridge Road. 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 located in a special flood hazard area and partially located in a floodway per FIRM Map 21059CO260C. It appears that 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 located in an area of mixed residential, agricultural and recreational uses. The Twin Lakes subdivision and the Waymond Morris City Park are located north of the subject property. The new Brescia sports complex and agricultural uses are located south of the subject property. The property to the east and west is primarily agricultural with scatter rural, large-lot residential uses.

In conjunction with the rezoning application, the applicant has submitted a preliminary plat/final development plan for review and approval. The subdivision design as presented includes 428 single-family residential lots with one access proposed on Carter Road and one access proposed on Todd Bridge Road. In the vicinity of the subject property Carter Road is classified as a minor arterial roadway with a 500 foot drive spacing requirement while Todd Bridge Road is classified as a local roadway with no spacing requirements. Both roads are state maintained facilities. The subdivision design includes several large detention basins to accommodate drainage generated by the site and stubbed streets to the north and south to provide interconnectivity with any future development.

Carter Road has been widened to Keller Road but Todd Bridge Road is rather narrow. At present, the City of Owensboro is working on plans to widen Todd Bridge Road to the new Waymond Morris Park located immediately north of the subject property. The improvements will include a three lane cross section with an additional separated, shared use bicycle/pedestrian Greenbelt connector. The shared use path is shown to terminate on the north side of the park property into the existing bicycle/pedestrian trail within the park.

In order to determine what roadway improvements might be required from the proposed city improvements to the subdivision access on Todd Bridge Road and on Carter Road as well, copies of the proposed development were given to Keith Harpole with the GRADD office and Kenny Potts with the Kentucky Transportation Cabinet. Based on the review of the plans, as part of this development, the applicant will be required to widen Todd Bridge Road from the terminus of the city road project to the proposed access point to include two 11' travel lanes. The taper to the existing 9.5' lanes should begin beyond the entrance to the subdivision. The roadway widening should take place at the same time that the city project to widen Todd Bridge Road is being completed. A separate southbound right-turn deceleration and storage lane should also be installed on Todd Bridge Road at the subdivision access point. A separate southbound left-turn lane should be installed on Carter Road at the subdivision access point. In addition, the Kentucky Transportation Cabinet office has requested

that a traffic impact study be submitted by the applicant prior to or in conjunction with the applicant's request for ingress/egress permits from the state. When submitted, if the study requires additional roadway improvements not included as conditions with this rezoning request, the preliminary plat/final development plan must be revised to reflect those additions.

SPECIFIC LAND USE CRITERIA

The applicant's request to rezone the subject property to R-1C Single-Family Residential meets the specific criteria of the Comprehensive Plan. The urban, small-lot residential development has sanitary sewer service currently available to the subject property. The proposal is a logical expansion of an existing R-1C zoning classification located immediately north of the subject property in the previously developed Twin Lakes subdivision. The size of the proposed rezoning is proportional in scope to the Twin Lakes subdivision and with the required roadway improvements; the development should not overburden roadway capacity or other urban services that are available in this area.

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. Widen Todd Bridge Road to include two 11 foot travel lanes. The widening should begin where the city project to widen Todd Bridge Road terminates and taper back to the existing road width beyond the access point for the development;
2. Install a separate southbound right-turn deceleration and storage lane on Todd Bridge Road at the subdivision access point;
3. Install a separate southbound left-turn deceleration and storage lane on Carter Road at the subdivision access point; and,
4. Submit a traffic impact study to the Kentucky Transportation Cabinet prior to or in conjunction with application for ingress/egress permits from the state and complete any additional roadway improvements as required by the transportation cabinet. Any additional required improvements above and beyond the previously stated conditions will require the preliminary plat/final development plan to be amended.

Findings of Fact:

1. The subject property is located in a Rural Preference Plan Area where urban low-density residential uses are appropriate in very-limited locations;
2. Sanitary sewer service is currently available to the site and will be incorporated into the subdivision design;
3. The proposal is a logical expansion of existing R-1C zoning located immediately north of the subject property; and,
4. The proposed development is proportional in scope to the existing Twin Lakes subdivision and should not overburden roadway capacity and other necessary urban services that are available in the affect area once required roadway improvements have been completed.