

FEBRUARY 8, 2007

1815 LEITCHFIELD RD

ZONE CHANGE

From:	R-1C Single-Family Residential A-U Urban Agriculture	
To:	R-3MF Multi-Family Residential	
Proposed Use:	Multi-Family Housing, Daycare	
Acreage:	10.95	
Applicant:	Wabuck Development Company, Board of Education of the Owensboro Independent School District (0702.1673)	
Property Zone Existing Use	to North P-1 School, Professional	
to West R-1C, P-1 Single-Family Residential, School	Subject R-1C, A-U ↻ R- 3MF Residence	to East A-U, P-1 Cemetery
	to South B-4, R-4DT Business, Urban Housing	

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-3MF Multi-Family Residential 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 - Building and lot patterns should conform to the criteria for “**Urban Residential Development**” (D6).

Applicant's Findings

The proposed zone change for the development does comply with the Comprehensive Plan.

Planning Staff Review

The subject property is located in the 1801 block of Leitchfield 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 not located in a special flood hazard area per FIRM Map 21059CO140C. 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 not in the vicinity of 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, commercial professional/service and agricultural zoning classifications. The Estes Elementary School is located to the northwest and is zoned P-1. The property to the east is a cemetery and is split zoned A-U Urban Agriculture and P-1 Professional/Service. The property to the south is zoned B-4 and R-4DT and consists

of multi-family residences and a convenience store. The property to the west is zoned R-1C and P-1 with single-family residences and a portion of the elementary school.

Based on a preliminary plat/final development plan submitted in conjunction with the rezoning request, the applicant proposes to construct 56 apartment units in seven building with a daycare on site for the residents. Multi-family housing is permitted within an R-3MF zone but a conditional use permit will be required for the daycare facility.

As part of the development, E 18th Street will be extended from its current terminus to the property line with future extension planned to E Parrish Avenue in alignment with Windhaven Drive. The section of E 18th Street adjacent to the site is classified as a collector roadway so the roadway classification will continue with the new street construction. Based on a collector roadway classification, driveway spacing should be a minimum of 250 feet with a roadway buffer of 30 feet from the street centerline.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposal is an in-fill development of a previously undeveloped lot that will provide a variety of housing types. Sanitary sewer service is available for extension onto the subject property.

The Goals and Objectives of the Comprehensive Plan are supportive of concentrating urban development within the Urban Service Area as exemplified by the examples listed below:

- 4.1.2 Deliver desired urban services efficiently.
- 4.1.3 Protect our rural areas from intrusion by incompatible urban activities by encouraging growth in the Urban Service Area and Rural Communities.
- 4.2.1 Concentrate Daviess County's urban development inside the Urban Service Area to reduce urban sprawl.

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: Access shall be limited to the extended E 18th Street only and shall be in compliance with the standards of the Access Management Manual.

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. Sanitary sewer service is available to the subject property;
3. The proposal meets a goal of the Comprehensive Plan to establish a variety of housing types for a variety of people within a neighborhood; and,
4. The proposal supports the Comprehensive Plan's goals by encouraging the concentration of urban development within the Urban Service Area to limit urban sprawl