JUNE 9, 2011
6701 BLK HIGHWAY 405

ZONE CHANGE
From: B-4 General Business
To: R-1C Single-Family Residential

Proposed Use: Single-Family Residential
Acreage: 1.848
Applicant: Image Builders, LLC (1106.1808)

Surrounding Zoning Classifications:
North: A-R
South: R-1C, R-3MF
East: R-3MF, B-4
West: A-U

Proposed Zone & Land Use Plan
The applicant is seeking an R-1C Single-Family Residential zone. The subject property is located in a Business Plan Area, where urban low-density residential uses are appropriate in very-limited locations.

SPECIFIC LAND USE CRITERIA
(a) Building and lot patterns – Building and lot patterns should conform to the criteria for “Urban Residential Development” (D6).

(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 properly established.

(c) Only logical expansions – In Business 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.

Planning Staff Review
GENERAL LAND USE CRITERIA

Environment
- It appears that the subject property is not located in a wetlands area per the US Department of Agriculture Soil Conservation Service dated March 6, 1990.
- The subject property is not located in a special flood hazard area per FIRM Map 21059CO135 D.
- It appears that the subject property is not within the Owensboro Wellhead Protection area per the GRADD map dated March 1999.
- The developer is responsible for obtaining permits from the Division of Water, The Army Corp of Engineers, FEMA or other state and federal agencies as may be applicable.

Urban Services
All urban services, including sanitary sewers, are available to the site.

Development Patterns
The subject property is a vacant tract located in an area of primarily single-family residential and agricultural uses. Although the subject property, and a portion of the adjoining property to the east, is zoned B-4 General Business, no commercial development has taken place.

The applicant proposes to develop 12 single-family residential lots. Due to the roadway classifications of both Wrights Landing Road and Highway 405, both major collector roadways with a 250 foot access spacing standard, the applicant proposes to construct private alley access for the tracts with a single access point to Wrights Landing Road and a single access point to Highway 405. The homeowner’s association will be required to maintain all private alleys and/or roadways. A major subdivision preliminary plat/final development and final plat will be required as part of the development process.

SPECIFIC LAND USE CRITERIA
The applicant’s proposal is in compliance with the Comprehensive Plan. Sanitary sewer service is available to the subject property and the proposal is a logical expansion of existing R-1C Single-Family Residential located immediately south of the subject property.

Planning Staff Recommendations
The planning staff recommends approval subject to the condition and findings of fact that follow:

Condition: Access to Highway 405 and Wrights Landing Road shall be in compliance with the requirements of the access management manual.

Findings of Fact:
1. Staff recommends approval because the proposal is in compliance with the community’s adopted Comprehensive Plan;
2. The subject property is located in a Business Plan Area, where urban low-density residential uses are appropriate in very-limited locations;
3. Sanitary sewer service is available for extension to the site; and,
4. The proposal is a logical expansion of existing R-1C Single-Family Residential zoning located immediately south of the subject property.