

MARCH 11, 2021

6320, 6330 & 6340 WATERFIELD DRIVE

ZONE CHANGE

From: R-3MF Multi-Family Residential

To: R-1C Single Family Residential

Proposed Use: Residential

Acreage: 0.807

Applicant: Recommended Management, LLC (2103.2157)

Surrounding Zoning Classifications:

North: A-R	South: R-1C
East: R-1A	West: B-4 & R-3MF

Proposed Zone & Land Use Plan

The applicant is seeking an R-1C Single Family Residential zone. The subject property is located in a Future Urban 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 when sanitary sewer systems exist or may be expanded, or where new systems may be properly established.

(c) Only logical expansions – In Future Urban, Professional/Service, Business, and 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.

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 21059CO135D.
- It does not appear that the subject property is designated as prime agricultural farm land per the US Department of Agriculture Soil Conservation Service map dated March 1980.

- The developer is responsible for obtaining permits from the Division of Water, The Army Corp of Engineers, FEMA, the EPA, the OMPC building/electrical/HVAC division or other state and federal agencies as may be applicable.

Urban Services

All urban services, including sanitary sewer, are available to the subject property.

Development Patterns

The subject properties are made up of three lots located at the northwest intersection of Wrights Landing Road and Waterfield Drive. These three properties, zoned R-3MF Multi-Family Residential, are the only buildable lots located within this residential subdivision that are not zoned for single family residential uses.

The adjoining properties to the east, across Waterfield Drive, are zoned R-1A Single Family Residential, and the adjoining properties to the south are zoned R-1C Single Family Residential. The adjoining properties to the west are zoned B-4 General Business and R-3MF Multi-Family Residential. However, the General Business lot is undeveloped and located along Wrights Landing Road, and the R-3MF property (located to the rear of the subject properties) is currently a non-buildable tract that is reserved as a recreation area.

The applicant proposes to rezone the subject properties to R-1C Single Family Residential in order to construct single family homes. Waterfield Drive is a local roadway with a 25-foot building setback, measured from the property line. Wrights Landing Road is classified as a Major Collector roadway with a 60-foot building setback and a 30-foot roadway buffer, each measured from the centerline of the road. Additionally, Wrights Landing Road has a spacing standard of 250-feet. Because the subject property that adjoins Wrights Landing Road is not deep enough to comply with this spacing standard, direct access to the subject properties shall be limited to Waterfield Drive.

Future changes to the properties would have to comply with applicable portions of the Owensboro Metropolitan Zoning Ordinance and Subdivision Regulations. Before any construction activity takes place on the properties, the OMPC Building, Electrical and HVAC department shall be contacted regarding any necessary permits, inspections and certificates of occupancy and compliance.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed single family residential uses conform the criteria for urban residential development and is a logical expansion of the R-1C Single Family Residential zoning to the south. Additionally, the subject properties have access to an existing sewer system.

Planning Staff Recommendations

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

Condition: Direct access to the subject properties shall be limited to Waterfield Drive. No direct access to Wrights Landing Road shall be permitted.

Findings of Fact:

1. Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
2. The subject properties are located in a Future Urban Plan Area, where urban low-density residential uses are appropriate in very limited locations;
3. The proposed R-1C Single Family Residential zoning is a logical expansion of the existing R-1C zoning to the south;
4. The proposed single family residential uses conform to the criteria for Urban Residential Development; and,
5. The subject properties have access to the existing sanitary sewer system.