

MAY 13, 2021

PORTION OF 280 HARBOR RIDGE DRIVE

ZONE CHANGE

From: A-U Urban Agricultural	
To: R-1C Single Family Residential	
Proposed Use: Residential	
Acreage: 0.414	
Applicant: Sara Jane McNulty (2105.2165)	
Surrounding Zoning Classifications:	
North: R-1C	South: A-U
East: R-3MF	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 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 – 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 use should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be property established.

Planning Staff Review

GENERAL LAND USE CRITERIA

Environment

- It appears that the subject property may be 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 21059CO116 D.
- It appears that the subject property is not within the Owensboro Wellhead Protection area per the OMU map dated 2015.
- A portion of the property may be designated as prime agricultural farmland 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 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 portion of a large farm tract that has road frontage at the southern terminus of Harbor Ridge Drive. The subject property adjoins a residential subdivision that is located to the north of the property. Within this residential neighborhood, there are several homes that back up to the subject property.

The subject property and the adjoining properties to the south and west are zoned A-U Urban Agriculture and are existing farms. The adjoining property to the east is zoned R-3MF Multi-family Residential and is largely undeveloped at this time. Meanwhile the residential neighborhood to the north is zoned R-1C Single Family Residential.

The applicant intends to consolidate 50-feet of land from the farm to the rear portions of four adjoining residential properties to the north. As a result, this request is to rezone a 0.414 acre portion of the subject property to R-1C Single Family Residential in order to allow the proposed property divisions and consolidations.

It should be noted that the single family residential neighborhood has been annexed into the limits of the City of Owensboro; however, the subject property has not. In the event that this request is approved, a minor subdivision plat shall not be recorded until the 0.414 acre portion of the subject property has also been annexed into the city limits.

Future changes to the properties shall 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. Sanitary sewer serves the lots which the subject area will be consolidated into and the proposal is a logical expansion of existing R-1C Single Family Residential zoning located immediately north of the subject property.

Planning Staff Recommendations

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

Conditions:

1. Annexation of the 0.414 acre portion of the subject property into the limits of the City of Owensboro; and,
2. Approval of a minor subdivision plat consolidating the project area with the adjoining residential properties to the north.

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 within an Urban Residential Plan Area where urban low-density residential uses are appropriate in limited locations;
3. The proposed residential uses conform to the criteria for urban residential development;
4. The 0.414 acre portion of the subject area will be consolidated with existing lots within the adjoining residential subdivision, which are zoned R-1C Single Family Residential; and,
5. An existing sanitary sewer system serves the residential properties that the subject area shall be consolidated into.