

MARCH 10, 2022

**4513 US HWY 60 W AND PORTIONS OF 4575 US
HWY 60 W AND 280 HARBOR RIDGE DRIVE**

ZONE CHANGE

From: A-U Urban Agriculture	
To: R-1C Single Family Residential	
Proposed Use: Residential Subdivision	
Acreage: 108.893	
Applicant: Jagoe Homes, Inc; Sara Jane McNulty (2203.2202)	
Surrounding Zoning Classifications:	
North: R-1C	South: R-1C, A-U
East: R-1B, R-3MF	West: R-1A, I-1

Proposed Zone & Land Use Plan

The applicant is seeking an R-1C Single Family Residential zone. The subject properties are 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 uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established.

Planning Staff Review

GENERAL LAND USE CRITERIA

Environment

- It appears that the subject properties are partially located in a wetlands area per the US Department of Agriculture Soil Conservation Service maps dated March 6, 1990.
- The subject properties are partially located in a special flood hazard area per FIRM Maps 21059CO116D and 21059CO118D.
- It appears that the subject properties are partially 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 properties.

Development Patterns

The subject properties combine to total approximately 134 acres of existing farmland, all of which are zoned A-U Urban Agriculture. The properties primarily front along US Highway 60 W but also have frontage within the Harbor Hills neighborhood to the north, where Harbor Ridge Drive stubs at the subject properties.

The Harbor Hills development to the north is zoned R-1C Single Family Residential with streets stubbed to the subject properties to provide connectivity throughout neighborhoods in the event that the subject properties are developed for residential uses. Other residential uses in the immediate vicinity include R-1B Single Family Residential and R-3MF Multi-Family Residential, both to the east which includes the existing Bon Harbor development. To the west, along Boothfield Road, is a string of homes zoned R-1A Single Family Residential as well as an industrial operation zoned I-1 Light Industrial, located at the corner of US 60 W and Boothfield Road. Across US 60 W is the Windstone Development zoned R-1C Single Family Residential.

The applicant’s intent is to develop a 333-lot residential subdivision, leaving the remaining 25 acres as agriculturally zoned property. A Combination Final Development Plan/ Major Subdivision Preliminary Plat was submitted in conjunction with this rezoning request as a related item and illustrates a single access point along US Highway 60 W and a connection to the aforementioned Harbor Ridge Drive stub street. Both of these forms of ingress/egress to the site were illustrated on a submitted Traffic Impact Study, which is currently under review by both the City and County Engineering Offices, the Kentucky Transportation Cabinet, and the OMPC Planning Staff.

Although not yet approved, the submitted Traffic Impact Study anticipates that the only required off-site improvements shall be the installation of left and right turn lanes at the entrance on US Highway 60 W. In any event, the preliminary plat for this development shall not be heard until after the Traffic Impact Study has been approved by all necessary entities, and shall illustrate any and all improvements deemed necessary by the approved Traffic Impact Study.

Future changes to the properties shall meet all conditions established within the approved Traffic Impact Study and 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. The proposed single family residential uses conform the criteria for urban residential development and are a logical expansion of existing single family residential uses in the immediate area; specifically those to the north. The subject properties have access to a sanitary sewer system, and compliance with an approved Traffic Impact Study will ensure that the proposed development will not overburden the capacity of roadways and other necessary urban services that area available in the affected area.

Planning Staff Recommendations

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

Conditions:

1. A Traffic Impact Study shall be approved by the City Engineering Office, the County Engineering Office, the Kentucky Transportation Cabinet, and the OMPC Planning Staff prior to the approval of a Major Subdivision Preliminary Plat which shall reflect all necessary improvements; and,
2. The development shall meet all conditions established within the approved Traffic Impact Study.

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 an Urban Residential Plan Area, where urban low-density residential uses are appropriate in limited locations;
3. The proposed single family residential uses conform to the criteria for Urban Residential Development;
4. The subject properties have access to an existing sanitary sewer system;
5. The proposal is a logical expansion of existing single family residential uses in the immediate area, specifically those adjoining to the north; and,
6. Compliance with an approved Traffic Impact Study shall ensure that the proposed development will not overburden the capacity of roadways or other necessary urban services that are available within the affected area.