

JUNE 12, 2014**5601-5801 BLK GRAHAM LN****ZONE CHANGE**

From:	A-U Urban Agriculture & R-1A Single Family Residential
To:	R-1A Single Family Residential
Proposed Use:	Single Family Residential
Acreage:	20.177
Applicant:	Bill Saalwaechter (1406.1906)
Surrounding Zoning Classifications:	
North: A-U, R-1A	South: R-1A
East: R-1A	West: P-1

Proposed Zone & Land Use Plan

The applicant is seeking an R-1A 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 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 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 21059CO145 D.
- It appears that the subject property is not within the Owensboro Wellhead Protection area per the GRADD map dated March 1999.
- The property is 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 sewer, are available to the site.

Development Patterns

The subject property is situated just off the intersection of Highway 144 and Graham Lane. It is surrounded by single family residential dwellings to the north and east, Yellow Creek Park adjoins the subject property to the west and the property to the south is farmland. There are currently two barns on the subject property that are to be torn down.

In the vicinity of the subject property Graham Lane is classified as a major collector roadway with a 250 foot drive spacing standard, 60 foot building setback and 30 foot roadway buffer. Access to the subject property shall be limited to the single access point on the north end of the property as shown on the Combined Final Development Plan/Major Subdivision Preliminary Plat. Individual lots shall not have direct access to Graham Lane. Based on feedback from the county engineer's review of the proposed development, the need for any roadway improvements is not met at this time.

A Combined Final Development Plan/ Major Subdivision Preliminary Plat has been submitted in conjunction with the rezoning application showing approximately 85 lots with three new streets. The proposed through street shown is stubbed at the property line in two locations to provide for potential connectivity for the adjoining properties should they develop.

Sanitary sewer service is available for extension to the proposed development.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed R-1A Single Family Residential zoning is a logical expansion of residential zoning to the north and east. With only one access to Graham Lane, the proposal should not overburden the capacity of roadways and other necessary urban services that are available in the affected area. Sanitary sewer service is available to be extended to the subject property.

Planning Staff Recommendations

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

Condition:

Access to the subject property shall be limited to the single access point on the north end of the property as shown on the Combined Final Development Plan/Major Subdivision Preliminary Plat. Individual lots shall not have direct access to Graham Lane.

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 an Urban Residential Area where Urban Low-density Residential uses are appropriate in limited locations;
3. The proposal is a logical expansion of existing R-1A Single Family Residential zoning to the north and east;
4. Sanitary sewer service is available to be extended to the subject property; and,
5. With only one access to Graham Lane, the subject property should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.