

ZONE CHANGE STAFF REPORT

City-County Planning Commission
1141 State Street
Bowling Green, Kentucky 42101
(270) 842-1953

Summary: The applicants are proposing to rezone a tract of land containing a total of 0.3472 acres (15,124 square feet) from **RS-1A** (Single Family Residential) to **RS-1D** (Single Family Residential) in order to subdivide an existing residential lot. The applicants have also agreed to certain site restrictions as outlined in the Binding Elements.

Docket Number: 2010-08-Z-BG
Public Hearing Date: April 15, 2010
Pre-application Conference: April 4, 2009

Owner: Andrew and Meredith Koon
Address: 1824 Normal Street
 Bowling Green, KY 42101

Development Plan: This zoning map amendment request was filed with a general development plan (Binding Elements).

Zone Map Amendment Request:
FROM: RS-1A (Single Family Residential)
TO: RS-1D (Single Family Residential)

Location of Proposed Zone Change:
 1824 Normal Street
Acreage or Square Footage of Tract:
 0.3472 (15,124 Square Feet)
PVA Parcel Number:
 040B-11-054

Site District: Urban Density Development District
Focal Point: 109-4 Cedar Ridge
Development Status: Stable
Infra Status: S (Sanitary sewer available)
Characteristics: Residential. Low density, pre-1960 suburban single family residential. (Adopted 9/1/05)

Existing Land Use: Residential
Zoning History: R1 (Single Family Residential) is the original zoning. Converted to **RS-1A** (Single Family Residential) in 2001.
Surrounding Zoning, Land Use, and Subdivisions: See attached maps.

Soil Analysis:
Approx. 84% CuC: Crider-Urban land complex, 6-12% slopes
Approx. 16% CuB: Crider-Urban land complex, 2-6 % slopes
Flood Plain: The property is **not** located in the 100 year flood area according to FEMA FIRM maps #21227 C0302 E.

Traffic Considerations: The property has frontage on Normal Street, a local City street with fifty feet (50') of right-of-way and twenty feet (20') of pavement width. The subject property also has frontage on Craig Street, a local City street with fifty (50') of right-of-way and sixteen (16') feet of pavement width.

Additional Documentation Required:
N/A Traffic Impact Analysis
N/A Environmental Assessment
N/A Other

Water: A 6" waterline providing over 600 GPM at over 20 PSI is available along Normal Street and Craig Street. This is adequate for domestic uses, and meets the fire control standards of Bowling Green.

Sewer: An 8" sewer line is available along Normal Street and Craig Street.

DEVELOPMENT PLAN REVIEW

Comprehensive Plan Element:	Application:
Intended use of the property and building(s).	The applicants had originally proposed to rezone the entire tract of land containing 0.3472 acres (15,124 Square Feet); however, the latest information given to the Planning Commission staff shows that the applicant is proposing to rezone only 0.2385 acres (10,389 square feet) of property in order to subdivide the existing residential lot. The property has an existing single family residential structure of approximately 1,300 square feet (approximately 1,900 square feet including the basement) according to the records from the Property Valuation Administrator (PVA) office.
Maximum density level, intensity of use, or maximum number of lots.	The latest information given to the Planning Commission staff shows that the applicants are proposing that the existing single family residential structure will be located on an approximate 10,389 square foot lot. The remainder of the original lot – approximately 4,731 square feet – will retain an RS-1A zoning classification and be added to an adjacent property. The applicants have agreed that the property will utilize the RS-1C development standards.
Cedar Ridge Neighborhood Focal Point Plan	<p>The Planning Commission adopted a neighborhood focal point plan on September 1, 2005.</p> <p>The Cedar Ridge Neighborhood (CRN) was identified in the 1990 Comprehensive Plan of Warren County as Focal Point 109-4. Its development status has been established as “Stable” because it contains a substantial amount of existing residential use that has existed for decades. This area has experienced some pressure for redevelopment. The Comprehensive Plan points out that this Focal Point is residential; characterized by low density pre-1960 suburban single family residential uses in the neighborhood.</p> <p>In October 2004, the Cedar Ridge Neighborhood Focal Point Planning Committee was formed. Together with Planning Staff, the Committee conducted a detailed parcel analysis to redefine the existing boundaries of this neighborhood Focal Point.</p> <p>The Cedar Ridge Neighborhood Focal Point Planning Committee first looked at individual parcels outlined in the original Focal Point boundary. It was the consensus of the Committee that those parcels existing west beyond the CSX Railroad be removed from the existing boundary, due to their commercial nature. Parcels to the south fronting along Belmont and Gatewood Avenues were also removed because these parcels belong to a different neighborhood association. In addition, a part of the Crume Woods Park that was left out of the original 1990 boundary is now included in the Cedar Ridge Neighborhood boundary.</p>

Items of Concern:

- *Compatibility with existing neighborhood.*

COMPREHENSIVE PLAN COMPLIANCE

Comprehensive Plan Policy:	Application:
<p><u>LU-1A-2</u> In preparing a general development plan, surrounding property owners must be consulted prior to submitting a zone change request.</p>	<p>The Staff recommends to all applicants that they contact adjacent neighbors prior to the public hearing or have a neighborhood meeting, if possible. The applicants did inform the Planning Commission staff that an attempt was made to contact the entire Neighborhood via e-mail and individual discussions were held with adjacent neighbors concerning the proposed re-zoning.</p>
<p><u>LU-4B-2</u> Urban density single family detached residential development must be served by a public water supply capable of 250 GPM at 20 PSI residual pressure (600 GPM within the city limits of Bowling Green).</p>	<p>A 6" waterline providing over 600 GPM at over 20 PSI is available along Normal Street and Craig Street. This is adequate for domestic uses, and meets the fire control standards of Bowling Green.</p>
<p><u>LU-4B-4</u> All urban density residential development shall be served by public sanitary sewer.</p>	<p>An 8" sewer line is available along Normal Street and Craig Street.</p>
<p><u>LU-4A-4</u> Future growth and development must not jeopardize existing neighborhoods. Therefore, future growth and development shall be compatible with adjacent properties and neighborhoods with respect to (but not limited to) scale, identity, bulk, and site planning.</p> <p><u>LU-4A-8</u> Infill residential uses should reflect the overall density and style of the neighborhood.</p> <p><u>LU-4A-9</u> Residential development should not exceed density of surrounding developments by more than 50 percent.</p> <p><u>LU-9-CRN-1</u> All new development within the Cedar Ridge Neighborhood shall be single family residential or public and shall be planned to contribute to the maintenance and enhancement of the overall quality of life in the neighborhood.</p> <p><u>LU-9-CRN-2</u> All new residential or public development should reflect the character of the neighborhood with regard to size, scale, setbacks, and architecture.</p> <p><u>LU-9-CRN-3</u> All new residential development should have sidewalks, curb, gutter, and underground utilities.</p>	<p>The applicants had originally proposed to rezone the entire tract of land containing 0.3472 acres (15,124 Square Feet); however, the latest information given to the Planning Commission staff shows that the applicant is proposing to rezone only 0.2385 acres (10,389 square feet) of property in order to subdivide the existing residential lot. The property shall be limited to single family residential use. (Binding Element I)</p> <p>The staff did review the surrounding developed areas to determine the average lot areas and density using the Property Valuation Administrator (PVA) data. The proposed development - consisting of 0.2385 acres (10,386 square feet) - provides for a density of 4.19 units per acre. Within the block that contains the proposed zone change request, there are 10 residential lots containing 2.66 total acres for an average lot size of 11,587 square feet and a density of 3.76 units per acre. Within the block and including all adjacent properties to the block, there are 20 residential lots containing 8.00 total acres for an average lot size of 17,424 square feet and a density of 2.50 units per acre. Within the Cedar Ridge Focal Point boundary – using only residentially zoned property and not including unit counts of the multi-family dwellings – there are 205 residential lots containing 123.27 acres for an average lot size of 26,136 square feet and a density of 1.66 units per acre.</p> <p>The applicants have agreed that the property will utilize the RS-1C development standards. (Binding Element II) These standards limit the property to a minimum lot area of 8,000 square feet; maximum lot coverage of 60%; a 25 foot front setback; a 7.5 foot side setback and a 10 foot rear setback.</p>

COMPREHENSIVE PLAN COMPLIANCE (Cont'd)

Comprehensive Plan Policy:	Application:
<p>TR-2 Measures must be taken to ensure that all private and public development is undertaken in a manner which minimizes increased traffic congestion on existing streets, roads and intersections.</p> <p>TR-2H Development within the City limits of Bowling Green shall comply with the City's adopted Traffic Access Management Manual.</p>	No new access points are proposed for the site; however, any new future access points must be in accordance with the City's Traffic Access Management Manual.

STAFF REVIEW AND RECOMMENDATION

The Staff finds that the proposed zoning is in agreement with the adopted Comprehensive Plan and recommends that the Zoning Map Amendment (Zone Change), together with the General Development Plan, be **APPROVED**.

MOTIONS

I make the motion to **approve** the proposed zoning map amendment, together with and conditioned upon the General Development Plan, docket number, **2010-08-Z-BG**. My motion is based on the findings of fact as presented in the staff report, and the testimony presented in this public hearing, that the zoning map amendment is in agreement with the adopted Comprehensive Plan as demonstrated by its compliance with the Comprehensive Plan's following Policies:

LU-1A-2;
LU-4A-4, 8 & 9;
LU-4B-2 & 4;
LU-9-CRN-1, 2 & 3
and
TR-2 & 2H;

Further, I request that the findings of fact and recommendation include a summary of the evidence and testimony presented by the proponents and/or opponents of the proposed amendment.

OR

I make a motion to **deny** the proposed zoning map amendment, docket number **2010-08-Z-BG**. My motion is based on the findings of fact as presented in the staff report, and the testimony presented in this public hearing, that the zoning map amendment is not in agreement with the adopted Comprehensive Plan as demonstrated by its non-compliance with the Comprehensive Plan's following Policies:

State specific policies, such as:

LU-4A-4, 8 or 9

Further, I request that the findings of fact and recommendation include a summary of the evidence and testimony presented by the proponents and/or opponents of the proposed amendment.