

DECEMBER 8, 2011

PORTION OF 2760 KELLER RD**ZONE CHANGE**

From: I-1 Light Industrial	
To: A-R Rural	
Proposed Use: Farmstead	
Acreage: 3.682+/-	
Applicant: Miles Enterprises, LLD; Miles Farms, LLC (1112.1822)	
Surrounding Zoning Classifications:	
North: A-R, R-1A	South: A-R
East: A-R	West: A-R

Proposed Zone & Land Use Plan

The applicant is seeking an A-R Rural Agriculture zone. The subject property is located in an Industrial Plan Area where agricultural uses are generally not recommended.

SPECIFIC LAND USE CRITERIA

No criteria exist

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 21059CO258 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

Electricity, water and gas are available to the subject property. Sanitary sewage disposal would be accomplished by an on-site septic system.

Development Patterns

The subject property contains various agricultural buildings that have been used by Miles Farms for years as part of their agricultural operations although they were located on the industrial tract.

The applicant proposes to remove the agricultural structures from the from the industrial site via a division and consolidation plat to include them with the approximately 190 acre tract to the east.

SPECIFIC LAND USE CRITERIA

The proposed zoning for the subject property is more appropriate than the current zoning classification. The approximately 3.862 acres contains various agricultural structures that have been used by Miles Farms for agricultural purposes for many years. A division/consolidation plat has been submitted to the OMPC office to divide the property to consolidate the agricultural building with the 190 acre farm to the east.

Planning Staff Recommendations

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

Condition – Approval of a division consolidation plat to consolidate the subject property with the 190+/- acre tract to the east.

Findings of Fact:

1. Staff recommends approval because the proposed zoning is more appropriate than the current zoning;
2. The subject property is located within an Industrial Plan Area, where agricultural uses are generally not recommended;
3. The subject property contains various agricultural structures that have historically been used by Miles Farms for agricultural purposes; and,
4. With the approval of a division/consolidation plat, the agricultural buildings will be located on a large agricultural tract.