

APRIL 12, 2012

8351 WARD RD

ZONE CHANGE

From: I-1 Light Industrial	
To: A-U Urban Agriculture	
Proposed Use: Residential	
Acreage: 1.00	
Applicant: Bruce A. & Sheila J. Poole (1204.1836)	
Surrounding Zoning Classifications:	
North: A-U	South: A-R
East: A-U	West: A-R

Proposed Zone & Land Use Plan

The applicant is seeking an A-U Urban Agriculture zone. The subject property is located in a Future Urban Plan Area where rural small-lot residential uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

(a) Separate lots fronting on public roads or streets –

Each dwelling should be located on its own individual lot that fronts on a public road or street. New subdivision streets should be constructed to urban specifications, including curbs & gutters.

(b) Lot sizes adequate for septic tank systems – Lots should be large enough in size to assure satisfactory operation of conventional septic tank systems as regulated by state law.

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 21059CO320 D.
- It appears that the subject property is not within the Owensboro Wellhead Protection area per the GRADD map dated March 1999.
- 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 is located in an area of primarily small-lot rural residences and is within the Whitesville Service Area of the Comprehensive Plan.

The light industrial zoning was established on the property in 1986 for an automotive repair shop utilizing the large building that is still on the property. Based on a conversation with the applicant and a field visit, it appears as though the automotive repair shop is no longer in existence and the large building is currently being used for storage.

There is also an existing manufactured home on the property that was constructed in 2002 based on PVA records. OMPC building records do not show that any building or electrical permits were issued for the placement of the home. The applicant should be aware that building and electrical permits will be required to bring the site into conformance with current standards.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The subject property has an existing home and the former industrial use has ceased. The one acre parcel has frontage on Ward Road which is a county maintained roadway. There is an existing septic tank on site and at one acre, the parcel exceeds the minimum lots size of 0.75 acres for a septic system.

Planning Staff Recommendations

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

Condition: The applicant must obtain required building and electrical permits for the placement of the home on the property.

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 a Future Urban Plan Area where rural small-lot residential uses are appropriate in general locations;
3. The subject property is an existing lot with frontage on Ward Road which is a county maintained roadway;
4. There is an existing septic system on the property and the site exceeds the 0.75 acre minimum for a residence on a septic system; and,
5. The industrial use on the property has ceased with the existing residence as the principal use on the property.