

**DECEMBER 12, 2013****11042 ST. JOSEPH LN****ZONE CHANGE**

<b>From:</b> B-4 General Business	
<b>To:</b> R-1A Single Family Residential	
<b>Proposed Use:</b> Parish Hall	
<b>Acreage:</b> 0.839 +/-	
<b>Applicant:</b> St. Alphonsus Parish of St. Joseph, Kentucky, Inc. (1312.1889)	
<b>Surrounding Zoning Classifications:</b>	
<b>North:</b> R-1A	<b>South:</b> R-1A
<b>East:</b> R-1A	<b>West:</b> R-1A

**Proposed Zone & Land Use Plan**

The applicant is seeking an R-1A Single Family Residential zone. The subject property is located in a Rural Community 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 and 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 21059CO230 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 sewer service will be provided by an on-site septic system.

**Development Patterns**

The subject property is located in the rural community of St. Joseph and is currently vacant. The subject property

along with the three contiguous properties to the east are owned by St. Alphonsus Parish.

A minor subdivision plat has been submitted to consolidate the subject property with the 3 contiguous properties to the east which are currently zoned R-1A Single Family Residential. In order for the consolidation plat to be approved, the subject property must be rezoned. However, at 0.839 +/- acres the subject property meets the minimum lot size of 0.75 acres, where sanitary sewers are not available, to remain an individual lot without being consolidated with the contiguous properties. The subject property does have road frontage on St. Joseph Lane.

As indicated in the applicant's findings, a Conditional Use Permit will be required to construct a parish hall on the subject property. The application for church related activities will go to the Owensboro Metropolitan Board of Adjustment for consideration. A Final Development Plan may also be required to tie the existing church and proposed parish hall together.

**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 R-1A Single Family Residential zoning surrounding the subject property. The subject property has frontage on St. Joseph Lane, a public street. At 0.839 +/- acres, the subject property can accommodate an on-site septic system.

**Planning Staff Recommendations**

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

**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 Rural Community Plan Area where Rural Small-lot Residential uses are appropriate in general locations;
3. The proposal is a logical expansion of existing R-1A Single Family Residential zoning surrounding the property;
4. The subject property has road frontage on St. Joseph Lane, a public street; and,
5. At 0.839 +/- acres, the subject property can accommodate an on-site septic system.