

JULY 10, 2014

8102 MONARCH RD

ZONE CHANGE

From: EX-1 Coal Mining	
To: A-R Rural Agriculture	
Proposed Use: Rural Residential	
Acreage: 65.65+/-	
Applicant: Western Kentucky Minerals, Inc.; Cory & Tonea Scarbrough (1407.1908)	
Surrounding Zoning Classifications:	
North: EX-1	South: A-R
East: EX-1	West: A-R

Proposed Zone & Land Use Plan

The applicant is seeking an A-R Rural Agriculture zone. The subject property is located in a Rural Maintenance Plan Area, where rural farm residential uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

(a) Large tracts with agricultural potential – Each dwelling should be located on a separate, large tract that has potential for productive agricultural use.

(b) Access to existing public road via private drive – Each dwelling/tract should have access to an existing public road; public roads should not be created or extended to provide access. Access should be provided via private drives. No more than two dwelling/tracts should share a single private drive where it connects with a public road.

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 21059CO170 D.
- A portion of 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 is proposed by an on-site septic system.

Development Patterns

The subject property is a large tract that is located in an area of scattered rural residences and agricultural and mining activity. As stated in the applicant's findings, the subject property was previously zoned A-R Rural Agriculture prior to mining activity; mining activity ceased on the subject property in July, 2012. The property has been reclaimed and is currently being row cropped and used for pastureland and hay land. The property owners are now proposing to construct a new dwelling on the property. The subject property has approximately 900 feet of road frontage along Monarch Road.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The subject property is a large farm tract with existing agricultural activity. With approximately 900 feet of road frontage along Monarch Road, the proposed dwelling will have access to a public road; no new streets are proposed.

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 Maintenance Plan Area, where rural farm residential uses are appropriate in limited locations;
3. The subject property has been mined and is currently being row cropped and used for pastureland and hay land. The property owners are proposing to construct a new dwelling;
4. The subject property has access to Monarch Road with no new roads proposed;
5. Strip-mining activity ceased on the property in July, 2012; and,
6. The Owensboro Metropolitan Zoning Ordinance Article 12a.31 requires that property shall revert to its original zoning classification after mining.