

JANUARY 14, 2016

PORTION OF 4906 OLD HARTFORD RD**ZONE CHANGE**

From: A-U Urban Agriculture	
To: R-1A Single Family Residential	
Proposed Use: Residential	
Acreage: 1.126	
Applicant: Terry Ray Dukes; Independence Bank, Trustee of the Marion H. Foor Trust (1601.1943)	
Surrounding Zoning Classifications:	
North: R-1A	South: R-1A
East: A-U	West: R-1A

Proposed Zone & Land Use Plan

The applicant is seeking an R-1A Single-Family Residential zone. The subject property is located in an Urban Residential Plan Area, where single-family residential uses are appropriate in limited locations.

SPECIFIC LAND USE CRITERIA

(a) Building and lot patterns - Building and lot patterns should conform to the criteria for “**Urban Residential Development**” (D6).

(b) Existing, expanded or new sanitary sewers - Urban Low-density Residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be property established.

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 21059CO277 D.
- It appears that the subject property is not within the Owensboro Wellhead Protection area per the GRADD map dated March 1999.

Urban Services

All urban services, including sanitary sewers, are available to the site.

Development Patterns

The subject property is a 1.126 acre portion of a much larger agricultural farm which is adjacent to the Stone Creek Subdivision. Zonings in the vicinity are R-1A Single-Family Residential and A-U Urban Agriculture.

The applicant proposes to consolidate the 1.126 acres with an existing lot in Stone Creek Subdivision. The lot within the subdivision is zoned R-1A Single-Family Residential and the subject property is zoned A-U Urban Agriculture so a rezoning is required before a consolidation plat can be approved.

Three similar rezoning requests in Stone Creek Subdivision were recommended for approval by the Planning Commission in May and July 2009 and February of 2014.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The applicant is proposing to consolidate the subject property with an existing lot located in Stone Creek Subdivision. The residential subdivision is currently served by sanitary sewer.

Planning Staff Recommendations

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

Condition:

1. Approval of a consolidation plat to consolidate the subject property with 24 Stone Creek Park.

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 an Urban Residential Plan Area, where single-family residential uses are appropriate in limited locations;
3. The proposed use meets the requirements for urban residential development;
4. The proposed zoning change is a logical expansion of existing R-1A zoning located to the north, south and west; and,
5. The consolidated lot will be served by sanitary sewer.