

JULY 14, 2016**231 HIGHWAY 140 W****ZONE CHANGE**

| | |
|---|--------------------------------------|
| From: R-1A Single Family Residential | |
| To: A-U Urban Agriculture | |
| Proposed Use: | Agriculture |
| Acreage: | 7.815 |
| Applicant: | Paul Thompson, Et Al. (1607.1967) |
| Surrounding Zoning Classifications: | |
| North: A-U | South: A-U & R-1A |
| East: A-U & R-1A | West: A-U & R-1A |

Proposed Zone & Land Use Plan

The applicant is seeking an A-U Urban Agriculture zone. The subject property is located in a Rural Community Plan Area where agricultural uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

a) Conservation of agricultural topsoil – Agricultural topsoil should be conserved through appropriate farming practices.

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 21059CO405 D.
- It appears that the subject property is not within the Owensboro Wellhead Protection area per the OMU map dated 2015.
- The property is not 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, the EPA, the OMPC building/electrical/HVAC division 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 will be accomplished by a new on-site private system.

Development Patterns

The subject property is a 7.815 acre tract that was the former Utica Elementary School. The applicant proposes to consolidate the subject property with the 64 acre farm surrounding it. Since the subject property is zoned R-1A Single-Family Residential and the farm is zoned A-U Urban Agriculture, this rezoning request is necessary before the properties can be consolidated together.

Properties in the vicinity mostly consist of R-1A and A-U zoned residential lots as well as large agricultural tracts zoned A-U.

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 farm for agricultural use. This proposal is a logical expansion of existing A-U zoning to the north, south, east and west. Appropriate farming practices should be observed to conserve the topsoil in the area.

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 agricultural uses are appropriate in general locations;
3. The subject property will be consolidated with an existing farm surrounding the subject property;
4. The proposal is a logical expansion of existing A-U zoning to the north, south, east and west; and,
5. Appropriate farming practices should be observed to conserve the topsoil in the area.