



SEPTEMBER 14, 2017

6300-6400 BLKS HIGHWAY 54

ZONE CHANGE

From:	R-1A Single Family Residential & A-R Rural Agriculture
To:	A-R Rural Agriculture
Proposed Use:	Rural Agriculture
Acreage:	71.368 acres
Applicant:	Mary E. Bryant (1709.2017)
Surrounding Zoning Classifications:	
North:	A-R & R-1A
South:	R-1A & A-R
East:	A-R
West:	A-R & B-4

Proposed Zone & Land Use Plan

The applicant is seeking an A-R Rural Agriculture zone. The subject property is partially located in a Rural Maintenance Plan Area, where Rural Large-Lot Residential uses are appropriate in limited locations and partially located in a Rural Preference Plan Area, where Rural Large-Lot Residential uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

(a) Separate, large, well-proportioned lots – Each dwelling should be located on its own individual lot that fronts on a public road or street. Lots should be large enough in size and width to avoid the creation of excessive numbers of lots or odd-shaped lots.

(b) Frontage on existing roads or on new streets – In Rural Preference plan areas, new lots may front existing roads or streets, or may front new subdivision streets that should be constructed to urban specifications, including curbs and gutters.

(c) Frontage only on existing roads or streets – In rural Maintenance plan areas, new lots should front upon existing public roads or streets. Public roads or streets should not be created or extended to provide for new lots.

(d) Coal mining advisory – Prospective lot owners should be advised of the potential for coal mining activity in rural areas.

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 partially located in a special flood hazard area per FIRM Map 21059CO305D.
- It appears that the subject 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, 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 existing to the subject property. Sanitary sewage disposal would be accomplished by an on-site septic system.

Development Patterns

The subject property is a 71.368 acre tract that is split zoned. The majority of the property is zoned A-R Rural Agriculture and a small portion is zoned R-1A Single Family Residential. The property is situated at the south east corner of Highway 54 and Jack Hinton Road and has road frontage on Highway 54, Jack Hinton Road and Old Highway 54.

The applicant intends to rezone the entire parcel to A-R to be able to divide the property into large rural residential tracts.

Land uses in the vicinity include residential, agricultural and commercial. The properties to the north and south are zoned R-1A and A-R with rural farm and residential uses. To the west appears to be a residential parcel, zoned B-4 and a larger parcel zoned A-R. To the east is a large farm zoned A-R.

Highway 54 in this area is classified as a minor arterial roadway with a 75 foot building setback and 40 foot roadway buffer. Access to the site must be compliant with applicable sections of the zoning ordinance and will require approval from the KYTC. Jack Hinton Road and Old Highway 54 are local roads with building setbacks 60 feet from the centerline of the road or 25 feet from the property line, whichever is greater.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The subject property is a separate tract fronting on three public roads, Highway 54, Jack Hinton Road and Old Highway 54, with no new roads proposed. The expansion of the existing A-R Rural Agriculture zone is not a significant increase of the extent of the zone and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area. At 71.368 acres, the tract is large enough to ensure satisfactory operation of a conventional septic system.

Planning Staff Recommendations

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

Findings of Fact:

- Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
- The subject property is partially located in a Rural Maintenance Plan Area, where rural large-lot residential uses are appropriate in limited locations and partially located in a Rural Preference Plan Area, where Rural Large-Lot Residential uses are appropriate in general locations.
- The subject property has frontage on three public roads, Highway 54, Jack Hinton Road and Old Highway 54;
- The expansion of the existing A-R zone is not a significant increase of the zone in the vicinity and it should not overburden the capacity of roadways and other necessary urban services available in the affected area; and,
- At 71.368 acres the tract is large enough to ensure satisfactory operation of a conventional septic system.