

OCTOBER 5, 2017**7243 HIGHWAY 56****ZONE CHANGE**

From: B-4 General Business	
To: R-1A Single Family Residential	
Proposed Use: Single Family Residential	
Acreage: 0.868	
Applicant: Bradley and Erin Cecil (1710.2019)	
Surrounding Zoning Classifications:	
North: A-U	South: A-U
East: R-1A	West: B-4

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 land 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 21059C0095D.
- It appears that 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, the EPA, the OMPC building/electrical/HVAC division or other state and federal agencies as may be applicable.

Urban Services

Electricity, water and natural gas are existing to the subject property. Sanitary sewage disposal is accomplished by an onsite septic system.

Development Patterns

The subject property is a 0.868 acre tract with 122.30 feet of frontage on Highway 56. The property contains one structure and was previously used for real estate offices. The real estate business operating from this location is

relocating and wishes to convert this property to residential. Neighboring properties include R-1A zoned residential properties to the east, a church zoned A-U to the south, a residential property zoned B-4 to the west, and residential properties split-zoned A-U and R-1A to the north.

Highway 56 spanning from Hayden Bridge Road to the McLean County line is classified as a major collector roadway with a 60 foot building setback and 30 foot roadway buffer. Access shall be in compliance with the applicable requirements of the Zoning Ordinance.

Any future changes to the property would have to comply with applicable portions of the Owensboro Metropolitan Zoning Ordinance and Subdivision Regulations, as well as obtain any necessary permits, if required.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The subject property is an existing separate lot with frontage on Highway 56 with no new streets proposed. At 0.868 acres the lot is large enough to ensure satisfactory operation of an onsite 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 land uses are appropriate in general locations;
3. The subject property is a separate lot with frontage on Highway 56 with no new roads proposed; and
4. At 0.868 acres the lot is large enough to ensure satisfactory operation of an onsite septic system.