

MARCH 8, 2018**7650 HIGHWAY 81****ZONE CHANGE**

From: I-1 Light Industrial	
To: A-U Urban Agriculture	
Proposed Use:	Residential
Acreage:	10.593
Applicant: Russell E. Coomes (1803.2038)	
Surrounding Zoning Classifications:	
North: A-U	South: R-1A, I-1
East: A-U	West: 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 rural large-lot residential uses are not generally recommended.

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 21059CO265D.
- It does not appear 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 is accomplished by an on-site septic system.

Development Patterns

The subject property is a 10.593 acre tract with road frontage on Highway 81. There is an existing single family residential structure on the property and an accessory building. Land uses in the vicinity are rural residential, agricultural and industrial. According to the applicant's findings, the property has been used as residential for many years; PVA records indicate the home was constructed in 1958.

The applicant has stated they wish to use this property residentially in the future.

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 proposed zoning for the subject property is more appropriate than the existing zoning. The property has been used as residential for nearly 60 years and has not redeveloped into an industrial use as anticipated when the zoning was established. Additionally, the request is an expansion of existing A-U zoning to the north and east and residential use to the south.

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 proposed A-U Urban Agriculture zoning is more appropriate than the current I-1 Light Industrial zone;
2. The subject property has been used as a residence for nearly 60 years;
3. The A-U zoning is an expansion of residential and agriculture use to the north, south and east; and,
4. The proposed zoning change will bring the property use that has existed on the site since 1958 into conformance with the zoning ordinance.