



DECEMBER 13, 2018

252 & 270 ST. ANTHONY ROAD

ZONE CHANGE

From:	R-1A Single Family Residential & A-R Rural Agriculture
To:	A-R Rural Agriculture
Proposed Use:	Rural Agriculture
Acreage:	24.805
Applicant:	Michael S. Austin (1812.2072)
Surrounding Zoning Classifications:	
North: A-R	South: R-1A & A-R
East: A-R & R-1A	West: A-R & I-1

Proposed Zone & Land Use Plan

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

(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 partially 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 21059CO290D.
- It appears that the subject property is partially designated as prime agricultural farmland per the US Department of Agriculture Soil Conservation Service map dated March 1980.
- It appears that the subject property is not within the Owensboro Wellhead Protection area per the OMU map dated 2015.
- 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 properties. Sanitary sewage disposal is accomplished by on-site septic systems.

Development Patterns

The subject properties make up a 10.000 acre tract and a 14.805 acre tract. Both are split zoned lots in which the majority of the properties are zoned A-R Rural Agriculture and a small portion on each is zoned R-1A Single Family Residential. The properties are situated along St. Anthony Road just north of St. Anthony Catholic Church and each lot contains one residential dwelling.

The applicant intends to rezone the parcels to A-R to create a one single zoning classification and eliminate the split-zoned nature of the properties. Land uses in the vicinity include a church, residential and agricultural uses, and an industrial location along Highway 431.

St. Anthony Road is a local street with a 25-foot building setback line. A previously approved subdivision plat for the subject properties indicates a shared access easement on 252 St. Anthony Road that provides access to 270 St. Anthony Road, which is an existing land locked property. The access easement begins at 252 St. Anthony Road's 25-foot road frontage along St. Anthony Road. However, access to 270 St. Anthony Road is currently obtained from an existing gravel drive that stems from the St. Anthony Catholic Church property instead of utilizing the aforementioned platted access easement.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The subject properties are separate tracts each with a single dwelling and, while neither has sufficient road frontage, they are existing lots of record with platted access to a public road. Because of the lack of road frontage, no new roads should be created to provide access for new lots.

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 located in a Rural Maintenance Plan Area, where rural large-lot residential uses are appropriate in limited locations;
- The subject properties, while lacking sufficient road frontage, are existing lots of record with platted access to a public road, St. Anthony Road;
- Each dwelling unit within the project area is located on its own individual lot; and,
- Due to the limited road frontage available to the subject properties, no new public roads or streets should be created or extended to provide for new lots.