

MARCH 14, 2019**5054 VEACH ROAD****ZONE CHANGE**

From:	R-1A Single Family Residential & A-U Urban Agriculture
To:	R-1A Single Family Residential
Proposed Use:	Residential
Acreage:	1.540
Applicant:	Thomas J. Meyer; Stephen T. Meyer (1903.2077)
Surrounding Zoning Classifications:	
North: A-U	South: A-U
East: A-U	West: A-U

Proposed Zone & Land Use Plan

The applicant is seeking an R-1A Single-Family Residential zone. The subject property is located in an Urban Residential Plan Area, where single-family residential uses are appropriate in limited locations.

SPECIFIC LAND USE CRITERIA

(a) Building and lot patterns - Building and lot patterns should conform to the criteria for “Urban Residential Development” (D6).

(b) Existing, expanded or new sanitary sewers - Urban Low-density Residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be property established.

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 21059CO277D.
- It appears that the subject property is designated as Additional Farmland of Statewide Importance per the US Department of Agriculture Soil Conservation Service map dated March 1980.
- It appears that the subject property is not located 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

All urban services, including sanitary sewers, are available to the site.

Development Patterns

The subject property is a 1.540 acre parcel that is currently split-zoned R-1A Single Family Residential and A-U Urban Agriculture. All adjoining properties are zoned A-U Urban Agriculture; however others within the vicinity are zoned R-1A Single Family Residential. All properties within the general vicinity appear to be residential in nature.

The applicant proposes to rezone the entirety of the subject property to R-1A Single-Family Residential to create one uniform zoning classification as the applicant constructs a new home on the property. The new residence will conform to the criteria for Urban Residential Development as the density will be consistent with the character of the streets and urban services in the area.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan and conforms to the criteria for Urban Residential Development. The subject property is currently served by sanitary sewer.

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 an Urban Residential Plan Area, where single-family residential uses are appropriate in limited locations;
3. The proposed use conforms to the criteria for Urban Residential Development;
4. The subject property is served by sanitary sewer.