

APRIL 11, 2019

PORTION OF 27 STONE CREEK PARK

ZONE CHANGE

From: R-1A Single Family Residential	
To: A-U Urban Agriculture	
Proposed Use:	Farm
Acreage:	0.214
Applicant: Kishor Vora (1904.2079)	
Surrounding Zoning Classifications:	
North: A-U	South: A-U, R-1A
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 an Urban Residential Plan Area, where Rural Farm 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 not located in a special flood hazard area per FIRM Map 21059CO277D.
- It appears that the subject property is designated as prime agriculture farmland 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 0.214 acre portion of 27 Stone Creek Park zoned R-1A Single Family Residential. All adjoining properties are zoned A-U Urban Agriculture and R-1A Single Family Residential and appear to be agricultural and residential in nature.

The applicant proposes to rezone the 0.214 acre portion of the subject property in order to consolidate it with the adjoining 171 acre farm to the east. According to the applicant, a lake is situated along the common lot line between 27 Stone Creek Park and the farm. The rezoning and subsequent division and consolidation will place the lake entirely on the farm giving the property owner full access around the lake.

SPECIFIC LAND USE CRITERIA

The proposed zoning for the 0.214 acre portion of the subject property is more appropriate than the existing zoning. The 0.214 acre portion of the subject property will be consolidated with a 171 acre farm zoned A-U allowing the owner of the farm full access around the lake. Additionally, the request is an expansion of existing A-U zoning to the north, south and east.

Planning Staff Recommendations

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

Condition:

The 0.214 acre portion of the subject property shall be consolidated with the 171 acre farm to the east.

Findings of Fact:

1. Staff recommends approval because the proposed A-U Urban Agriculture zoning is more appropriate than the current R-1A Single Family Residential zone;
2. The 0.214 acre portion of the subject property will be consolidated with the adjoining 171 acre farm to the east;
3. The proposed zoning change and subsequent consolidation will allow the property owner of the 171 acre farm to the east full access around the lake on the farm; and,
4. The request is an expansion of existing A-U zoning to the north, south and east.