

APRIL 11, 2019**7171 HIGHWAY 762****ZONE CHANGE**

From:	R-1A Single Family Residential & A-R Rural Agriculture
To:	A-R Rural Agriculture
Proposed Use:	Residential
Acreage:	16.570
Applicant:	David Samuel Alsip (1904.2081)
Surrounding Zoning Classifications:	
North: A-R	South: A-R
East: A-R, R-1A	West: A-R, R-1A

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 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 21059CO315D.
- It appears that the subject property is not 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

Electricity, water and gas are available to the subject property. Sanitary sewage disposal would be accomplished by an on-site septic system.

Development Patterns

The subject property is a 16.570 acre parcel that is currently split-zoned R-1A Single Family Residential and A-R Rural Agriculture. All adjoining properties are zoned A-R Rural Agriculture and R-1A Single Family Residential and appear to be agricultural and residential in nature.

The applicant proposes to rezone the entirety of the subject property to A-R Rural Agriculture to create one uniform zoning classification for the parcel and then divide the parcel. The minor subdivision plat for this division has been submitted in conjunction with this rezoning to be heard as a related item.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. Each dwelling will be located on its own individual lot that fronts on a public road, Highway 762; no new roads will be created.

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 Maintenance Plan Area, where rural large-lot residential uses are appropriate in limited locations;
3. Each dwelling will be located on its own individual lot that fronts on a public road, Highway 762; and
4. No new roads will be created.