

DECEMBER 12, 2019

2523 BROWNS VALLEY RED HILL RD

ZONE CHANGE

From:	A-R Rural Agriculture & B-4 General Business
To:	A-R Rural Agriculture
Proposed Use:	Single Family Residential
Acreage:	9.00
Applicant:	Ken Croft (1912.2105)
Surrounding Zoning Classifications:	
North:	A-R
South:	A-R
East:	A-R
West:	A-R

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 area.

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 21059CO295 D.
- It appears that the subject property is not 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 available to the subject property. Sanitary sewage disposal will be accomplished by an on-site septic system.

Development Patterns

The subject property is a 9-acre tract at the northwest intersection of Red Hill Maxwell Road and Browns Valley Red Hill Road. The property is the site of the old Daviess County Coon Club, thus a small portion of the property, around the existing block building, is currently zoned B-4 General Business while the majority of the property is zoned A-R Rural Agriculture. The applicant intends to convert the block structure to a single family residence. Land uses in the vicinity are rural residential and agricultural.

Any future changes to the property would have to comply with applicable portions of the Owensboro Metropolitan Zoning Ordinance and Subdivision Regulations. Before any construction activity takes place on the property, the OMPC Building, Electrical and HVAC department shall be contacted regarding any necessary permits, inspections and certificates of occupancy and compliance.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The subject property is a 9-acre tract and the applicant proposes residential use on the property. The subject property has road frontage on Red Hill Maxwell Road and Browns Valley Red Hill Road with no new roads proposed.

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. The subject property is a 9-acre tract and the applicant proposes a residential use on the property; and,
4. The subject property has road frontage on Red Hill Maxwell Road and Browns Valley Red Hill Road.