

DECEMBER 12, 2019**2860, 2878 SETTLES ROAD****ZONE CHANGE**

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| From: | R-1A Single Family Residential & A-U Urban Agriculture |
| To: | A-U Urban Agriculture |
| Proposed Use: | Single Family Residential |
| Acreage: | 6.517 |
| Applicant: | Martin & Sarah Walker; Anne Walker (1912.2107) |
| Surrounding Zoning Classifications: | |
| North: R-1C | South: A-U |
| East: R-1A & A-U | West: R-1A & A-U |

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 small lot residential uses are appropriate in general 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. New Subdivision streets should be constructed to urban specifications, including curbs and gutters.

(b) **Lot sizes adequate for septic tank systems** – Lots should be large enough in size to assure satisfactory operation of conventional septic tank systems as regulated by state law.

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 21059CO281D.
- It does not appear that the subject property is 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 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 properties. Sanitary sewage disposal is accomplished by existing on-site septic systems.

Development Patterns

The subject properties combine to create 6.517 acres spanned over two tracts that are currently split-zoned R-1A Single Family Residential and A-U Urban Agriculture. Single family residential homes occupy both properties however, 2878 Settles Road is currently a land locked parcel with no road frontage.

Adjacent properties to the east and west consist of R-1A Single Family Residential and A-U Urban Agriculture zoning classifications. Meanwhile all adjoining properties to the south are zoned A-U Urban Agriculture. To the north, across Settles Road, the adjoining properties are zoned R-1C Single Family Residential and are a part of the Lake Forest development.

The applicant proposes to rezone the entirety of the subject properties to A-U Urban Agriculture to create one uniform zoning classification in order to redivide the subject properties giving 2878 Settles Road road frontage on Settles Road.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. Each property is a well-proportioned lot and the proposed division will give each property frontage on a public road, Settles Road. Each property is of adequate size to assure satisfactory operation of conventional septic tank systems as regulated by state law.

Planning Staff Recommendations

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

Condition

Approval of a minor subdivision plat giving 2878 Settles Road road frontage on Settles Road.

Findings of Fact:

- Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
- The subject properties are located in an Urban Residential Plan Area, where rural small lot residential uses are appropriate in general locations;
- Each property is a well-proportioned lot and the proposed division will give each property frontage on a public road, Settles Road; and,
- Each property is of adequate size to assure satisfactory operation of conventional septic tank systems as regulated by state law.