

SEPTEMBER 11, 2003

3925 RONNIE LAKE RD

ZONE CHANGE

From:	EX-1 Coal Mining, A-U Urban Agriculture	
To:	A-U Urban Agriculture	
Acreage:	27.71 acres	
Applicant:	Stephan & Chandra Ray (0309.1533)	
Property Zone Existing Use	to North EX-1, A-R <i>Agriculture/Pasture</i>	
to West EX-1, A-U <i>Agriculture/Pasture</i>	Subject A-U, EX-1 → A-U <i>Wooded/pasture</i>	to East EX-1, A-U <i>Pasture/residential</i>
	to South R-1A, A-U <i>Residential</i>	

**GENERAL LAND USE CRITERIA
Apply, if marked below:**

Described in Comprehensive Plan on pages 445-448

Environmental ☒

- E1** Flood Plains
- ☒ **E2** Steep Slope
- E3** Historical & Archaeological Sites
- E4** Soils
- E5** Plant & Animal Life

Urban Services ⌘

- U1** Roadway Capacity
- U2** Electricity Supply
- U3** Water Supply
- U4** Stormwater Disposal
- U5** Sanitary Sewage Disposal

Development Patterns ♦

- D1** Land-Use Intensity, Clusters and Buffers
- D2** Land Use versus Street Function
- D3** Intersection & Driveway Spacing
- D4** Roadway Buffer Standards
- D5** Lot Sizes & Proportions
- D6** Residential Development
- D7** Non-Residential Development
- D8** Building Quality

Proposed Zone & Land Use Plan

The applicant is seeking an A-U Urban Agriculture zone. The subject property is located in a Rural Community Plan Area, where agricultural uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

- (a) **Conservation of agricultural topsoil** – Agricultural topsoil should be conserved through appropriate farming practices.

Applicant's Findings

The requested rezoning is in compliance with the Comprehensive Plan which recommends rural residential uses in general locations.

This site is located within the fringe area of the rural community of Pleasant Ridge. The rear portion of this property is currently zoned EX-1 for coal mining. The mining and reclamation were completed years ago.

The applicant wishes to construct a single-family home on this agricultural property, but must rezone their property in order to do this. The site consists of rolling pastures and wooded/timber areas.

Planning Staff Review

The subject property is located in the rural community of Pleasant Ridge in the 3901 block of Ronnie Lake Rd. Land use criteria applicable to this request are reviewed below.

GENERAL LAND USE CRITERIA

Environment

The subject property contains some steep slopes. No other important environmental criteria apply to the subject property.

Urban Services

According to the applicant, water, electricity and gas service are available to the subject property.

Development Patterns

The front portion of the subject property is zoned A-U Urban Agriculture. The properties to the east and west adjacent to the front of the subject property are zoned A-U Urban Agriculture, while the adjacent properties to the east and west to the rear of the subject property are zoned EX-1 Coal Mining. Property to the south across Ronnie Lake Rd is zoned A-U Urban Agriculture. The area consists of pasture, woods, agricultural uses and rural residential uses.

Mining activities have ceased on the property and the property should revert to its original zoning classification of A-U Urban Agriculture as required by the Owensboro Metropolitan Zoning Ordinance, Section 12.31a.

SPECIFIC LAND USE CRITERIA

The tract is large enough to support agricultural production under appropriate farming practices that conserve topsoil.

Planning Staff Recommendations

Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan. Findings of fact in support of this recommendation include:

Findings of Fact:

1. The subject property is located in a Rural Community Plan Area, where agricultural uses are appropriate in general locations;
2. Coal mining activities have ceased on the subject property;
3. The Owensboro Metropolitan Zoning Ordinance Article 12a.31 requires property to revert to its original zoning classification when mining is completed; and,
4. The tract is large enough to support agricultural production under appropriate farming practices that conserve topsoil.