



DECEMBER 11, 2003

7372 STEVENS SCHOOL RD

ZONE CHANGE

From: EX-1 Coal Mining		
To: A-R Rural Agriculture		
Acreage: 107.7 acres		
Applicant: A. J. Bickett (0312.1544)		
Property Zone Existing Use	to North A-R Agriculture, cow pasture	
to West A-R Residential, agriculture	Subject EX-1 → A-R Single-family residence, agriculture	to East A-R, EX-1 Agriculture, residential
	to South A-R Agriculture	

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-R Rural Agriculture zone. The subject property is located in a Rural Maintenance 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 proposed rezoning is in compliance with the existing Comprehensive Plan, because it is an extension of the existing zone to the Northeast, North and West.

Planning Staff Review

The subject property is located in the 7300 block of Stevens School Road. Land use criteria applicable to this proposal are reviewed below.

GENERAL LAND USE CRITERIA

Environment

No important environmental criteria apply to the subject property.

Urban Services

Water, electricity and gas are available to the subject property. The residence on the subject property is served by an on-site septic system.

Development Patterns

The subject property is located in an agricultural area with scattered residential uses. Properties to the north, south and west of the subject property are zoned A-R Rural Agriculture and are used for agricultural and residential purposes. Properties to the east of the subject property are zoned A-R and EX-1 and are also used for agricultural and residential uses.

SPECIFIC LAND USE CRITERIA

The property is located in a Rural Maintenance Plan. Agricultural uses are appropriate in general locations. The Owensboro Metropolitan Zoning Ordinance requires that property be zoned back to its original zoning classification once mining activities have ceased and the property has

been reclaimed. Topsoil can be conserved through appropriate farming practices.

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 are as follow:

1. The subject property is located in a Rural Maintenance Plan Area, where agricultural uses are appropriate in general locations;
2. Coal mining activities have ceased on the subject property; and,
3. The Owensboro Metropolitan Zoning Ordinance requires that property revert to its original zoning classification once mining activities have ceased.