

DECEMBER 14, 2006

290 COLEMAN CHENAULT LA

ZONE CHANGE

From: R-1A Single-Family Residential		
To: A-U Urban Agriculture		
Proposed Use: Residential		
Acreage: 1.480		
Applicant: Stuart Everly (0612.1664)		
Property Zone Existing Use	to North R-1A Agricultural	
to West A-U Residential	Subject R-1A ➔ A-U Vacant	to East A-U Agricultural
	to South A-U, R-1A Residential	

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 rural small-lot residential uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

- (a) Separate lots fronting on public roads or streets -** 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.

Applicant's Findings

The property located at 290 Coleman Chenault Lane has adjoining property to the south, east and west that is zoned A-U. It would compliment the area to match the existing properties.

Planning Staff Review

The subject property is located in the 200 block of Coleman Chenault Lane. Land use criteria applicable to this proposal are reviewed below.

GENERAL LAND USE CRITERIA

Environment

According to a study prepared by the US Department of Agriculture Soil Conservation Service dated March 6, 1990, it appears that the subject property is not located in a wetlands area. The subject property is not located in a special flood hazard area per FIRM Map 21059CO425C. It appears that a portion of the subject property is designated as prime agricultural land according to the "Important Farmlands" map created by the US Department of Agriculture Soil Conservation Service dated March 1980. However, the subject property has been previously divided into two small tracts, thus limiting its use for agricultural production. The developer is responsible for obtaining permits as may be required by the Division of Water, The Army Corp of Engineers, FEMA or other state and federal agencies as may be applicable.

It appears that the subject property is not in the vicinity of the Owensboro Wellhead Protection area according to a map created by the GRADD office dated March 1999.

Urban Services

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

Development Patterns

The subject property is located in a rural setting and it surrounded by several rural-small lot residences and agricultural tracts. The property to the north and east is used primarily for agricultural purposes with scattered residences on the larger tracts. The property to the south and west is typically occupied by rural small-lot residences with some adjacent agricultural activity.

A minor subdivision plat was submitted to the OMPC office to consolidate the two tracts on the subject property and was approved on December 1, 2006. The result of the consolidation is a single lot, 1.480 acres in size which should be sufficient to accommodate a septic system.

SPECIFIC LAND USE CRITERIA

The subject property is located in a rural community plan area where rural small-lot residential uses are appropriate in general locations. The property has recently been consolidated and is sufficient in size to accommodate an on-site septic system. The subject property also has frontage on Coleman Chenault Lane which is currently a publicly maintained roadway.

Planning Staff Recommendations

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

Findings of Fact:

1. The subject property is located in a Rural Community Plan Area, where rural small-lot residential uses are appropriate in general locations;
2. The subject property has road frontage on a publicly maintained roadway; and,
3. At 1.480 acres in size, the subject property should be large enough to accommodate an on-site septic system.