

NOVEMBER 8, 2007

9664 KY 144

ZONE CHANGE

From: R-1A Single-Family Residential		
To: A-U Urban Agriculture		
Proposed Use: Residential, Wooded		
Acreage: 13+/-		
Applicant: Frances T. Ballard (0711.1699)		
Property Zone Existing Use	to North R-1A Residential	
to West R-1A Residential	Subject R-1A ➔ A-U Residential, Wooded	to East B-4, R-1A Residential
	to South A-U Agricultural	

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 and agricultural/forestry 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 specification, including curbs & 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.
- (c) Sustain Forests -** Forested areas should be sustained through appropriate forestry practices.

Applicant's Findings

We feel this proposal is in compliance with the Comprehensive Plan for this area. The land use is farm related and residential which fits with surrounding land uses.

Planning Staff Review

The subject property is located in the 9600 block of KY 144. 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 21059CO170 C. Based on the preliminary FIRM maps dated July 7, 2007, the subject property is not located in a special flood hazard area per map 21059CO170 D. 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 outside 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 the Rural Community of Knottsville. Land uses in the vicinity include rural small-lot residences and agricultural. The subject property has an existing residence on the property that fronts on KY 144 and has an existing drive. The tract also has frontage on Short Station Road. Both are existing roads that are publicly maintained and no new streets are proposed as part of this rezoning. The subject property is also heavily wooded and has a pond that is visible from KY 144.

SPECIFIC LAND USE CRITERIA

The subject property is located in a Rural Community Plan Area, where rural small-lot residential uses and agricultural/forestry uses are appropriate in general locations. The tract is wooded and used for agricultural purposes. There is an existing residence on the tract that has an existing drive to KY 144 and no new streets are proposed with this rezoning. At 13+/- acres in size, there is sufficient room on the subject property to accommodate septic sewage disposal system.

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 and agricultural/forestry uses are appropriate in general locations;
2. The subject property has road frontage on a publicly maintained roadway; and,
3. At 13+/- acres in size, the subject property is large enough to accommodate an on-site septic system.