

Background

The Owensboro Daviess County GIS consortium has created a geographic information system that can create and maintain graphic and other data in a standardized form. This effort began in 2000 and is used for many facets of city and county government as well as utility agencies to store, record and maintain data and records. The ODCGIS is an invaluable tool for the OMPC in land use planning.

To date, the zoning designations for all of the property located in Daviess County, the city of Owensboro and the City of Whitesville have been maintained manually on a mylar base map system. This mapping system consists of approximately 180 maps representing different geographical regions in the county. Each of these maps consists of two to three separate maps, a base map that records the property boundaries updated manually as plats are approved, a zoning map overlay that records zoning designations updated manually as zoning changes occur, and an address grid that records all addresses issued. On the maps outside of the urban service area, the zoning is recorded on the base parcel map.

The ODCGIS system contains all of these layers in an electronic format. We have spent a number of years creating a planning parcel layer in the system to identify recorded property boundaries within the county. Since 2005, the OMPC has been recording plats rather than leaving that to the applicant, so that the parcels shown on the system are known to be lots or tracts of record at the Daviess County Courthouse. We have reviewed, corrected and revised address point data that was incorporated into the system in an address point project. Finally, we have reviewed scanned zoning line boundaries and made corrections on the ODCGIS layer relative to property boundaries using the base mylar maps to determine where corrections were necessary.

Every effort has been made to accurately depict zoning boundaries in transferring this information to electronic format from the adopted base maps to the ODCGIS system. One of the goals of the Comprehensive Plan is to provide the citizens with access to efficient and affordable telecommunications systems with an objective to provide the opportunity for citizens to access government and other public information remotely. Adopting the ODCGIS Zoning Map Atlas, which includes the planning parcels and address system, is the first step toward development of a web application that could ultimately allow citizens to access this information remotely. The adoption will also meet the objective of the Comprehensive Plan to accommodate public communication.

There are numerous advantages and benefits in adopting the ODCGIS version of the zoning map atlas. These benefits include:

- Increased efficiency in determining zoning classifications for the general public. Currently, the

official zoning maps on the base map must be pulled to verify a zoning classification. On a phone request, this entails that the caller leave a phone number so the OMPC employee can pull the maps, align the layers, determine the zoning classification and return a call to the person seeking the information. With the ODCGIS zoning layer adoption, the OMPC employee can access an address while the caller is on the phone and determine the zoning classification quickly and efficiently. Additionally, if the property happens to not be wholly contained on one of the base maps sheets, additional maps must be pulled to see the entire boundary of the property in question. With the ODCGIS system, there are no physical map boundaries and properties can be displayed in their entirety on the computer screen.

- Increased accuracy in property lines and zoning boundaries. Because we now require digital submittals from surveyors when a property is divided, the resulting lots or tracts placed in the ODCGIS system is a more accurate representation of the property boundaries than the existing manually scaled and drawn property lines.
- Increased efficiency in determining property characteristics for review of submittals or inquiries regarding a certain property. The ODCGIS system allows us to look graphically at zoning designations, addressing information, land use plan areas, aerial photos which include access, building and parking locations and other characteristics that may impact land use in a particular area. Attribute information also gives us access to acreage information, PVA parcel numbers, and approval dates for subdivision and rezoning applications. The information contained in the system is an invaluable resource for evaluation purposes.

Findings of Fact

1. The current Zoning Map Atlas, consisting of base mylar maps has served its purpose well, but is antiquated with the emergence of newer technology, the ODCGIS system;
2. The ODCGIS system now includes a planning parcel layer, an address grid layer, address points and an accurate zoning layer that is ready for adoption to supersede the antiquated manual base map system;
3. The proposed adoption of the ODCGIS Zoning Map Atlas will increase the efficiency and accuracy of tracking and recording zoning map amendments and corresponding data; and,
4. The proposed adoption of the ODCGIS Zoning Map Atlas is the first step in achieving the Comprehensive Plan objective to provide opportunities for our citizens to access government and other public information and accommodates public communication.