APRIL 13, 2017

3779 THRUSTON DERMONT RD

ZONE CHANGE

From: R-1A Single Family Residential
To: A-U Urban Agriculture

Proposed Use: Residential

Acreage: 10.0 acres

Applicant: Larry Roberts & Harry Roberts (1704.1996)

Surrounding Zoning Classifications:
North: R-1A & A-U
South: R-1A
East: R-1C
West: A-U

Proposed Zone & Land Use Plan
The applicant is seeking an A-U Urban Agriculture zone. The subject properties are located in an Urban Residential Plan Area, where Urban Low-Density Residential uses are appropriate in limited locations.

SPECIFIC LAND USE CRITERIA
(a) Building and lot patterns – Building and lot patterns should conform to the criteria for “Urban Residential Development” (D6).

(b) Existing, expanded or new sanitary sewers – Urban Low-density Residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established.

Planning Staff Review
GENERAL LAND USE CRITERIA
Environment
- It appears that the subject property is not located in a wetlands area per the US Department of Agriculture Soil Conservation Service dated March 6, 1990.
- The subject property is not located in a special flood hazard area per FIRM Map 21059C0143 D.
- It appears that the property may be designated as prime agricultural farmland per the US Department of Agriculture Soil Conservation Service map dated March 1980.
- It appears that the subject property is not within the Owensboro Wellhead Protection area per the OMU map dated 2015.
- The developer is responsible for obtaining permits from the Division of Water, The Army Corp of Engineers, FEMA, the EPA, the OMPC building/electrical/HVAC division or other state and federal agencies as may be applicable.

Urban Services
All urban services, including sanitary sewer, are available to the site.

Development Patterns
The subject property is a 10.0 acre R-1A Single-Family Residential zoned parcel located at 3779 Thruston Dermont Road. The applicant proposes to rezone the property to A-U Urban Agriculture. The applicant has stated that while they intend to use the property for residential purposes, they also intend to request a Conditional Use Permit for a landscaping business in the future.

The subject property is located in an area that includes single-family residential and agricultural properties. Adjacent properties to the north include large agricultural tracts, zoned A-U, as well as residential properties, zoned R-1A. To the south are residential properties within Locust Hills Subdivision, zoned R-1A. A large agricultural tract, zoned A-U is just west of the subject property. Across Thruston Dermont Road to the east is a large R-1C zoned property that has recently been approved to be developed as a large single-family subdivision.

Thruston Dermont Road in this area is classified as a major collector roadway with a 250 foot drive spacing standard, 60 foot building setback and 30 foot roadway buffer. Access shall be in compliance with the requirements of the Access Management Manual.

If this property is ever proposed for non-residential activity, then a site plan must be submitted to OMPC staff to determine compliance with zoning ordinance requirements including but not limited to building setbacks, parking, landscaping, access, signage, etc.

SPECIFIC LAND USE CRITERIA
The applicant’s proposal is in compliance with the Comprehensive Plan. The proposal complies with the criteria for urban residential development. Sanitary sewer service is available to the subject property.

Planning Staff Recommendations
The planning staff recommends approval subject to the condition and findings of fact that follow:

Condition:
1. Access shall be in compliance with the requirements of the Access Management Manual.

Findings of Fact:
1. Staff recommends approval because the proposal is in compliance with the community’s adopted Comprehensive Plan;
2. The subject property is located in an Urban Residential Plan Area where Urban Low-density Residential uses are appropriate in limited locations;
3. The proposal complies with the criteria for urban residential development; and
4. Sanitary sewer service is available to the subject property.