Development Patterns

The subject property is a 71.368 acre tract that is split zoned. The majority of the property is zoned A-R Rural Agriculture and a small portion is zoned R-1A Single Family Residential. The property is situated at the south east corner of Highway 54 and Jack Hinton Road and has road frontage on Highway 54, Jack Hinton Road and Old Highway 54.

The applicant intends to rezone the entire parcel to A-R to be able to divide the property into large rural residential tracts.

Land uses in the vicinity include residential, agricultural and commercial. The properties to the north and south are zoned R-1A and A-R with rural farm and residential uses. To the west appears to be a residential parcel, zoned B-4 and a larger parcel zoned A-R. To the east is a large farm zoned A-R.

Highway 54 in this area is classified as a minor arterial roadway with a 75 foot building setback and 40 foot roadway buffer. Access to the site must be compliant with applicable sections of the zoning ordinance and will require approval from the KYTC. Jack Hinton Road and Old Highway 54 are local roads with building setbacks 60 feet from the centerline of the road or 25 feet from the property line, whichever is greater.

SPECIFIC LAND USE CRITERIA

The applicant’s proposal is in compliance with the Comprehensive Plan. The subject property is a separate tract fronting on three public roads, Highway 54, Jack Hinton Road and Old Highway 54, with no new roads proposed. The expansion of the existing A-R Rural Agriculture zone is not a significant increase of the extent of the zone and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area. At 71.368 acres, the tract is large enough to ensure satisfactory operation of a conventional septic system.

Planning Staff Recommendations

The planning staff recommends approval subject to the findings of fact that follow:

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 partially located in a Rural Maintenance Plan Area, where rural large-lot residential uses are appropriate in limited locations and partially located in a Rural Preference Plan Area, where Rural Large-Lot Residential uses are appropriate in general locations.
3. The subject property has frontage on three public roads, Highway 54, Jack Hinton Road and Old Highway 54;
4. The expansion of the existing A-R zone is not a significant increase of the zone in the vicinity and it should not overburden the capacity of roadways and other necessary urban services available in the affected area; and,
5. At 71.368 acres the tract is large enough to ensure satisfactory operation of a conventional septic system.