JANUARY 11, 2018

PORTION OF 3680 KASSINGER LN

ZONE CHANGE

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

Proposed Use: Single Family Residential
Acreage: 0.600

Applicant: Tony Yager; Thomas L. & Donna C. Higdon (1801.2030)

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

Proposed Zone & Land Use Plan
The applicant is seeking an A-U Urban Agriculture zone. The subject property is located in an Urban Residential 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 & 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.

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 partially located in a special flood hazard area per FIRM Map 21059CO165D.
- It does not appear that the subject property is designated as prime agricultural farmland per the US Department of Agriculture Soil Conservation Service map dated March 1980.
- 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
Electricity, water and gas are existing to the subject property. Sanitary sewage disposal is accomplished by an on-site septic system.

Development Patterns
The subject property is a 0.600 acre portion of a 2.188 acre parcel zoned R-1A Single Family Residential with road frontage on Kassinger Lane. The applicant is proposing to divide the 0.600 acre portion from the subject property and consolidate it with an adjoining 7.617 acre parcel at 3696 Limestone Drive, zoned A-U Urban Agriculture. Because of the unlike zones, this division and consolidation cannot take place until the rezoning is approved. Should the rezoning be approved, a minor subdivision plat will be required to divide and consolidate the properties to avoid a new split zoning situation. The resulting properties will be 8.217 acres at 3696 Limestone Drive and 1.588 acres at 3680 Kassinger Lane.

Future changes to the property would have to comply with applicable portions of the Owensboro Metropolitan Zoning Ordinance and Subdivision Regulations, as well as obtain any necessary permits, if required.

SPECIFIC LAND USE CRITERIA
The applicant’s proposal is in compliance with the Comprehensive Plan. The resulting properties will have frontage on public roads, Limestone Drive and Kassinger Lane. At 8.217 acres and 1.588 acres the resulting properties will be large enough to assure satisfactory operation of conventional septic systems. This is a logical expansion of the existing A-U zoning to the north and west.

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

Condition:
1. Approval of a minor subdivision plat consolidating this portion of 3680 Kassinger Lane with the adjoining property at 3696 Limestone Drive.

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 rural small-lot residential uses are appropriate in general locations;
3. At 8.217 acres and 1.588 acres, the resulting parcels will be large enough to ensure satisfactory operation of conventional septic tank systems; and,
4. The resulting properties have frontage on public roads, Limestone Drive and Kassinger Lane;
5. This is a logical expansion of the existing A-U zoning to the north and west.