

JUNE 11, 2020

3631 AND 3659 LIMESTONE DR

ZONE CHANGE

From:	R-1A Single Family Residential and A-U Urban Agriculture
To:	A-U Urban Agriculture
Proposed Use:	Single Family Residential
Acreage:	4.631 acres
Applicant:	John T. Yager and Elizabeth Yager / Honeysuckle LLC (2006.2124)
Surrounding Zoning Classifications:	
North: A-U	South: A-U
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 not located in a special flood hazard area per FIRM Map 21059CO143D.
- 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 utilities are available to the subject properties. Sanitary sewage disposal will be accomplished by an on-site septic system

Development Patterns

The subject properties are a 2.89 acre parcel and 1.74 acre parcel located within the Honeysuckle Estates Subdivision. The parcels are currently undeveloped, and the applicant

has indicated that they intend to utilize the subject properties for single family residential development.

Both of the subject parcels are primarily zoned A-U Urban Agriculture, however they do have portions of R-1A Single Family Residential split zoning in the rear of the lots due to a property boundary reconfiguration. All other parcels along Limestone Dr. are strictly zoned A-U.

Future changes to the properties would have to comply with applicable portions of the Owensboro Metropolitan Zoning Ordinance and Subdivision Regulations. Before any construction activity takes place on the property, the OMPC Building, Electrical and HVAC department shall be contacted regarding any necessary permits, inspections and certificates of occupancy and compliance.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The subject properties have frontage on Limestone Drive, a public road. At 2.89 acres and 1.74 acres the subject properties are large enough to assure satisfactory operation of conventional septic systems. The proposed A-U zoning to the north is a logical expansion to the existing zoning to the north, south, and west within the Honeysuckle subdivision.

Planning Staff Recommendations

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

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. The properties have frontage on Limestone Drive, a public road;
4. The subject properties are large enough to ensure satisfactory operation of conventional septic tank systems; and,
5. The proposed A-U zoning is a logical expansion of the existing A-U zoning to the north, south, and west within the Honeysuckle Subdivision.