

SEPTEMBER 10, 2020**PORTION OF 6651 SUMMIT DR****ZONE CHANGE**

From: R-1A Single Family Residential	
To: A-R Rural Agriculture	
Proposed Use:	Agriculture
Acreage:	0.147
Applicant:	TPC of Owensboro, LLC (2009.2132)
Surrounding Zoning Classifications:	
North: R-1A , A-R	South: R-1A
East: R-1A	West: A-R

Proposed Zone & Land Use Plan

The applicant is seeking an A-R Rural Agriculture zone. The subject property is located in a Rural Community Plan Area, where agriculture/forestry uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

(a) Conservation of agriculture topsoil – Agricultural topsoil should be conserved through appropriate farming practices.

(b) Sustain forests – Forested areas should be sustained through appropriate forestry practices.

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 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 available to the subject property. Sanitary sewage disposal is accomplished by an on-site septic system.

Development Patterns

The subject property is a 0.147 acre portion in the middle of 6651 Summit Drive which has approximately 70 feet of frontage on Summit Drive. Surrounding properties to the north, east and south are zoned R-1A Single Family Residential. To the north is a single family residence and vacant parcel, to the east is part of The Pearl Club golf course owned by the applicant and to the south are single family homes which are part of the Summit neighborhood.

The property to the west is an approximately 15 acre tract zoned A-R Rural Agriculture.

The applicant proposes to consolidate this 0.147 acre portion of the subject property in order to consolidate it with the 15 acre parcel to the west that is zoned A-R Rural Agriculture. The properties must be of a similar zone in order to consolidate them.

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 applicant intends to consolidate the 0.147 acre portion of the subject property with the property to the west and use it agriculturally. The proposed A-R zone is a logical expansion of the existing A-R zoning to the west.

Planning Staff Recommendations

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

Condition:

Approval of a minor subdivision plat consolidating this 0.147 acre portion of the subject property with the 15 acre property to the west.

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 a Rural Community Plan Area, where agriculture/forestry uses are appropriate in general locations;
3. The applicant intends to consolidate the 0.147 acre portion of the subject property with the 15 acre parcel to the west and use it agriculturally; and,
4. The proposed A-R zoning is a logical expansion of the existing A-R zoning to the west.