

NOVEMBER 12, 2020

588 STEAMBOAT ROAD

ZONE CHANGE

From:	R-1A Single Family Residential & A-R Rural Agriculture
To:	A-R Rural Agriculture
Proposed Use:	Rural Residential
Acreage:	4.638
Applicant:	Randall Morris (2011.2135)
Surrounding Zoning Classifications:	
North:	R-1A & A-R
South:	R-1A & A-R
East:	A-R
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 Maintenance Plan Area, where rural large lot residential uses are appropriate in limited locations.

SPECIFIC LAND USE CRITERIA

(a) Separate, large, well-proportioned lots – Each dwelling should be located on its own individual lot that fronts on a public road or street. Lots should be large enough in size and width to avoid the creation of excessive numbers of lots or odd-shaped lots.

(c) Frontage only on existing roads or streets – In Rural Maintenance plan areas, new lots should front upon existing public roads or streets. Public roads or streets should not be created or extended to provide for new lots.

(d) Coal mining advisory – Prospective lot owners should be advised of the potential for coal mining activity in rural areas.

Planning Staff Review

GENERAL LAND USE CRITERIA

Environment

- It appears that the subject property may be located in a wetlands area per the US Department of Agriculture Soil Conservation Service dated March 6, 1990.
- The subject property is located in special flood hazard area per FIRM Map 21059C0085D.
- It appears 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 subject property. Sanitary sewage disposal will be accomplished by an on-site septic system.

Development Patterns

The subject property is a 4.638 acre parcel that is currently split-zoned R-1A Single Family Residential and A-R Rural Agriculture with nearly 400-feet of frontage along Steamboat Road. In order to further subdivide the property, it is a necessity for the subject property to have one uniform zone so as to prevent the creation of additional split-zoned lots.

Any future changes to the property 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. At 4.638 acres, the parcel is a large, well-proportioned lot with frontage on a public road, Steamboat Road, and no new roads proposed. The extension of the A-R Rural Agriculture zone is a logical expansion of the A-R zone in the area and will eliminate the split-zoning on the subject property.

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 a Rural Maintenance Plan Area, where rural large-lot residential uses are appropriate in limited locations;
3. At 4.638 acres in size, the subject property is a well-proportioned lot, large enough in size and width to avoid the creation of excessive numbers of lots or odd-shaped lots;
4. The subject property has access to a public road, Steamboat Road, with no new roads proposed;
5. The proposed A-R Rural Agriculture zone is a logical expansion of existing A-R zones surrounding the subject property, including existing A-R zoning located on the subject property; and,
6. The proposal to extend the A-R Rural Agriculture zone throughout the entirety of the subject property will eliminate the existing split-zoning on the property.