

NOVEMBER 12, 2020

PORTION OF 1686 WRIGHTS LANDING ROAD**ZONE CHANGE**

From: A-R Rural Agriculture	
To: R-1A Single Family Residential	
Proposed Use:	Residential Neighborhood Lot
Acreage:	0.061
Applicant:	Brad Cornell (2011.2038)
Surrounding Zoning Classifications:	
North: A-R	South: R-1A
East: R-1A	West: R-1A

Proposed Zone & Land Use Plan

The applicant is seeking an R-1A Single Family Residential zone. The subject property is located in a Rural Community Plan Area, where urban low-density residential uses are appropriate in limited locations.

SPECIFIC LAND USE CRITERIA

(a) Building and lot patterns – Building and lot patterns should conform to the criteria for “Urban Residential Development” (D6).

(b) Existing, expanded or new sanitary sewers – Urban Low-density Residential uses should occur only when sanitary sewer systems exist or may be expanded, or where new systems may be properly established.

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 and 21059CO145D.
- 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

All urban services, including sanitary sewer, are available to 6651 Summit Drive – the tract of land of which the subject area proposes to be consolidated with.

Development Patterns

The subject property is a 15+ acre farm tract located along Wrights Landing Road and surrounded by parcels of land within The Summit. In conjunction with this application, a request to rezone a portion of 6651 Summit Drive from R-1A Single Family Residential to A-R Rural Agriculture has been submitted for OMPC consideration (2011.2037) in order to grant the farm access to Summit Drive.

In a corresponding move, the applicant for this request proposes to rezone a 0.061-acre portion of 1686 Wrights Landing Road from A-R Rural Agriculture to R-1A Single Family Residential in order to consolidate a portion of the subject property with the property to the east along Summit Drive.

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's intent for this portion of land to be consolidated into The Summit conforms to the criteria for Urban Residential Development. Sewer service is available within The Summit.

Planning Staff Recommendations

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

Condition:

Approval of a minor subdivision plat consolidating the 0.061 acre portion of the subject property with the R-1A Single Family Residential property to the east along Summit 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 a Rural Community Plan Area, where low-density residential uses are appropriate in limited locations;
3. The proposed R-1A Single Family Residential zoning is a logical expansion of the existing R-1A zoning to the east of the subject area;
4. The applicant intends for the subject area to be consolidated into The Summit, conforming to the criteria for Urban Residential Development; and,
5. Once consolidated into the Summit, the subject area will have access to existing sanitary sewer systems.