

NOVEMBER 12, 2020

7191 HIGHWAY 762

ZONE CHANGE

From: R-1A Single Family Residential	
To: A-R Rural Agriculture	
Proposed Use: Residential	
Acreage: 0.459	
Applicant: Joshua Michael Alsip; Regina Hite (2011.2142)	
Surrounding Zoning Classifications:	
North: A-R	South: A-R & 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 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 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 21059CO315D.
- It appears that the subject property is not designated as prime agriculture farmland per the US Department of Agriculture Soil Conservation Service map dated March 1980.
- It appears that the subject property is not located within the Owensboro Wellhead Protection area per the OMU map dated 2015.
- 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 would be accomplished by an on-site septic system.

Development Patterns

The subject property is a 0.459 acre parcel that is currently zoned R-1A Single Family Residential. All adjoining properties are zoned A-R Rural Agriculture and/or R-1A Single Family Residential and appear to be agricultural and residential in nature.

The subject property is surrounded to the west and north by a narrow stem of land that provides road frontage along Highway 762 to the residence located behind the subject property. This stem of land and the entirety of the neighboring residential property is zoned A-R Rural Agriculture. Based on the applicant's findings, the OMPC staff believes that the applicant intends to consolidate this 0.459 acre tract of land with the A-R zoned property to the rear. However, prior to doing so, a single uniform zoning classification is a necessity in order to prevent the creation of 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. The desired consolidation of land will create a larger lot with additional road frontage, lessening the extent of odd-shaped lots. Each dwelling will be located on its own individual lot with road frontage along Highway 762.

Planning Staff Recommendations

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

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. Each dwelling will be located on its own individual lot that fronts on a public road, Highway 762; and
4. No new roads will be created.