

MAY 13, 2021

7851 OLD HIGHWAY 54	
ZONE CHANGE	
From:	R-1A Single Family Residential
To:	A-R Rural Agriculture
Proposed Use:	Residential
Acreage:	0.513
Applicant:	Joseph R. Woodward Estate (2105.2170)
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 A-R Rural Agriculture zone. The subject property is located in a Rural Maintenance Plan Area, where rural farm residential uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

(a) Large tracts with agricultural potential – Each dwelling should be located on a separate, large tract that has potential for productive agricultural use.

(b) Access to existing public roads via private drive – Each dwelling/tract should have access to an existing public road; public roads should not be created or extended to provide access. Access should be provided via private drives. No more than two dwellings/tracts should share a single private drive where it connects with a public road.

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 21059CO305D.
- It appears that the subject property may be 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 0.513 acre tract of land that is zoned R-1A Single Family Residential and located along Old Highway 54, near the intersection of Old Highway 54 and Karns Grove Road. All nearby properties on both sides of Old Highway 54 are zoned R-1A Single Family Residential; most of which consist of single family homes and are of similar size as the subject property.

The property owner also owns a land-locked, 5-acre farm located to the rear of the subject property that is zoned A-R Rural Agriculture. The applicant intends to consolidate the subject property to the adjoining farm.

Any future changes to the properties shall comply with applicable portions of the Owensboro Metropolitan Zoning Ordinance and Subdivision Regulations. Before any construction activity takes place on the properties, 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. By consolidating the subject property with the existing farm operation to the rear, the property shall be large enough to provide the potential for productive agricultural uses. The subject property has road frontage along a public road, Old Highway 54. As a result, no new roads are proposed with this request. Consolidating the existing farm operation with the subject property will provide road frontage to land that is currently land-locked.

Planning Staff Recommendations

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

Condition:

1. Approval of a minor subdivision plat consolidating the subject property with the existing, land-locked parcel located to the rear of the subject property.

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 farm residential uses are appropriate in general locations;
3. By consolidating the subject property to the existing farm operation to the rear, the site shall be large enough to provide the potential for productive agricultural uses;
4. The subject property has road frontage along a public road, Old Highway 54;
5. No new roads are proposed with this request; and,
6. Consolidating the subject property to the farm operation to the rear will provide road frontage to land that is currently land-locked.