

SEPTEMBER 9, 2021

5700-5900 BLOCKS OF SAINT LAWRENCE ROAD

ZONE CHANGE

From: EX-1 Coal Mining	
To: A-R Rural Agriculture	
Proposed Use: Agriculture	
Acreage: 61.000	
Applicant: Anthony Lanham; Lanham Family Farms, LLC (2109.2184)	
Surrounding Zoning Classifications:	
North: EX-1	South: EX-1
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 agriculture/forestry uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

(a) Conservation of agricultural 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 Maps 21059CO170D and 21059CO190D.
- 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 not existing but are available and proposed to the subject property. Sanitary sewage disposal will be accomplished by an on-site septic system.

Development Patterns

The subject property is a 61-acre parcel of land along St. Lawrence Road, just east of the road's intersection with St. Lawrence Spur. In the general vicinity, adjoining properties

consist of several large farm tracts; some zoned EX-1 Coal Mining and others zoned A-R Rural Agriculture. Along St. Lawrence Spur, there appears to be a higher density of development with a combination of A-R zoning and R-1A Single Family Residential zoning consisting of a string of residential properties.

There are no structures currently located on the subject property. The perimeter of the property appears to be heavily wooded areas with large amount of timbered land within the interior of the property. According to the applicant's findings, mining activity has ceased and reclamation has been completed. As such, the site is ready to revert back to the original agricultural zoning classification.

Any future changes to the property shall comply with applicable portions of the Owensboro Metropolitan Zoning Ordinance and Subdivision Regulations, as well as obtain any necessary permits, if required.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. With 61-acres, the subject property is large enough in size to conserve agricultural topsoil and sustain existing forested areas. The subject property has access to Saint Lawrence Road with no new roads proposed and the proposal is a logical expansion of existing A-R Rural Agriculture zoning to the west and east. Mining activity has ceased on the property and it is ready to revert back to its original zoning classification.

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 agriculture/forestry uses are appropriate in general locations;
3. At 61.000 acres in size, the subject property is large enough to conserve agricultural topsoil through appropriate farming practices, and sustain existing forested areas through appropriate forestry practices;
4. The subject property has access to a public road, Saint Lawrence Road, with no new roads proposed;
5. The proposed A-R Rural Agriculture zoning is a logical expansion of existing A-R zoning to the west and east;
6. Strip-mining activity on the property has ceased; and,
7. The Owensboro Metropolitan Zoning Ordinance Article 12a.31 requires that property shall revert to its original zoning classification after mining.