

JANUARY 13, 2022

4195 PLEASANT VALLEY ROAD

ZONE CHANGE

From:	R-1A Single Family Residential & A-R Rural Agriculture
To:	A-R Rural Agriculture
Proposed Use:	Residential and Agricultural
Acreage:	11.781
Applicant:	William George Wathen; Kelly Ann Wathen (2201.2196)
Surrounding Zoning Classifications:	
North: A-R, R-1B	South: R-1A, A-R
East: B-4, 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 Preference Plan Area where rural large-lot uses are appropriate in general 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.

(b) Frontage on existing roads or on new streets – In Rural Preference plan areas, new lots may front existing public roads or streets, or may front new subdivision streets that should be constructed to urban specifications including curbs and gutters.

(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 Map dated March 6, 1990.
- The subject property is not located in a special flood hazard area per FIRM Map 21059CO145D.
- It appears that the subject property is designated as additional farmland of statewide importance 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 are available to the subject property. Sanitary sewage disposal is accomplished by an on-site septic system.

Development Patterns

The subject property is an existing 11.781 acre tract located on Pleasant Valley Road, near the intersection of Reid Road. The property is largely zoned A-R Rural Agriculture with R-1A zoning located along the road frontage. The property contains an existing residence, access point, and accessory structures. At this time, the applicant has requested to eliminate the split-zoning on the subject property in order to establish 10+ acres of agricultural zoning.

Similar split-zoning exists in the immediate vicinity as properties to the north and south are zoned residential in the front, meanwhile property further from the road is zoned agriculturally. To the east, across Pleasant Valley Road, is a series of residential uses; one of the adjoining properties contains a B-4 General Business zoning, although no business activity appears to be taking place.

Pleasant Valley Road, in this vicinity, is classified as a local road with a 25-foot building setback measured from the front property line. Any future changes to the property shall 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 that may be required.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. With 11.781 acres and 374.20-feet of road frontage, the subject property is large enough to ensure that the existing dwelling will remain on its own independent lot with adequate road frontage along a public road, Pleasant Valley Road.

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 Preference Plan Area, where rural large-lot residential uses are appropriate in general locations;
3. The subject property has frontage on a public road, Pleasant Valley Road;
4. With 11.781 acres in size and 374.20-feet of road frontage, the subject property is large enough to ensure that the existing dwelling will be remain on its own independent lot with adequate road frontage; and,
5. The proposed A-R Rural Agriculture zoning is a logical expansion of existing A-R zoning to the north, south, east, and west; including A-R zoning already located on the subject property.