

NOVEMBER 10, 2022

1000 SOUTHGATE DRIVE (4 LOTS)

ZONE CHANGE

From:	R-1A Single Family Residential & A-U Urban Agriculture
To:	R-1A Single Family Residential
Proposed Use:	Single Family Residential
Acreage:	3.326
Applicant:	James D. & Julie A. White (2211.2236)
Surrounding Zoning Classifications:	
North: A-U	South: R-1A & A-R
East: A-U	West: A-U

Proposed Zone & Land Use Plan

The applicant is seeking an R-1A Single Family Residential zone. The subject properties are located in a Rural Community Plan Area, where Rural Small-lot Residential uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

(a) Separate lots fronting on public roads or streets –

Each dwelling should be located on its own individual lot that fronts on a public road or street. New subdivision streets should be constructed to urban specifications, including curbs and gutters.

(b) Lot sizes adequate for septic tank systems –

Lots should be large enough in size to assure satisfactory operation of conventional septic tank systems as regulated by state law.

Planning Staff Review

GENERAL LAND USE CRITERIA

Environment

- It appears that the subject properties are not located in a wetlands area per the US Department of Agriculture Soil Conservation Service map dated March 6, 1990.
- The subject properties are partially located in a special flood hazard area per FIRM Map 21059CO155 D.
- It does not appear that the subject properties are 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 and water are available to subject properties. Sanitary sewage disposal is accomplished by an on-site septic system.

Development Patterns

The subject properties are four existing lots of record, all addressed at 1000 Southgate Drive which total 3.326 acres in size, located at the terminus of Southgate Drive. According to Plat Book 39 Page 145, Southgate Drive is a private street that adjoins the first of the four properties. The remaining

three properties are technically land-locked parcels that are accessed by a 30-foot wide private passway located on the subject properties.

It appears that three of the lots are zoned R-1A Single Family Residential and the fourth is zoned A-U Urban Agriculture. The applicant intends to consolidate all four lots and, as a result, is proposing to rezone all lots to R-1A Single Family Residential. Direct access to the resulting property will be limited to the existing terminus of Southgate Drive. Although Southgate Drive is not a public road or street, the four lots are existing lots of record and the proposal to consolidate the lots will lessen the number of existing land-locked parcels.

All adjoining properties along Southgate Drive are zoned R-1A Single Family Residential or A-R Rural Agriculture and appear to be residential in nature. The adjoining property to the west is zoned A-U Urban Agriculture and consists of heavily wooded areas. The subject properties are adjoined to the north by Carpenters Lake which is zoned A-U and owned by the Kentucky Department of Fish and Wildlife.

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 community's adopted Comprehensive Plan. The resulting property shall be located on an individual lot with road frontage along Southgate Drive. Although Southgate Drive is not a public road or street, the proposal will lessen the number of land-locked parcels. At 3.326 acres, the resulting property will be large enough to assure satisfactory operation of a conventional septic tank system. The proposed R-1A Single Family Residential zoning is a logical expansion of existing R-1A zoning.

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 properties are located in a Rural Community Plan Area, where rural small-lot residential uses are appropriate in general locations;
3. Although Southgate Drive is not a public road or street, the proposal will lessen the number of existing land-locked parcels;
4. At 3.326 acres, the resulting property will be large enough to assure satisfactory operation of a conventional septic tank system for single family residential uses; and,
5. The proposed R-1A Single Family Residential zone is a logical expansion of existing R-1A zoning.