

DECEMBER 8, 2022

7271 & 7229 US HIGHWAY 60 W

ZONE CHANGE

From:	A-R Rural Agriculture R-1A Single Family Residential
To:	A-R Rural Agriculture
Proposed Use:	Single Family Residential
Acreage:	9.505
Applicant:	Joseph C. & Susan L. Truitt (2212.2242)
Surrounding Zoning Classifications:	
North:	A-R
South:	A-R
East:	A-R & R-1A
West:	A-R & R-1A

Proposed Zone & Land Use Plan

The applicant is seeking an A-R Rural Agricultural zone. The subject properties are 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.

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 not located in a special flood hazard area per FIRM Map 21059CO105D.
- It appears that a portion of the subject properties may be designated as prime 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 properties. Sanitary sewage disposal is accomplished by an on-site septic system.

Development Patterns

The subject properties are two tracts which total 9.505 acres. 7271 US Highway 60 W is 9.129 acres with a single family residence and agricultural structures located on it. 7229 US Highway 60 W is a vacant 0.43 acre tract of land.

The subject properties are surrounded by A-R Rural Agriculture zoning and R-1A Single-Family Residential zoning. All surrounding properties appear to be agricultural and single family residential in nature.

At 0.43 acre in size 7229 US Highway 60 W is a nonconforming lot and if the rezoning is approved will become more nonconforming. However, the applicant intends to consolidate the subject properties resulting in a 9.505 acre tract of land.

US Highway 60 W, in this vicinity, is classified as a Minor Arterial roadway with a 75-foot building setback and a 40-foot roadway buffer each measured from the centerline of US Highway 60 W.

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 dwelling will be located on its own individual lot that fronts on a public road, US Highway 60 W. The resulting lot will be large enough in size and width to avoid the creation of excessive numbers of lots or odd-shaped lots. No new roads or streets will be created or extended for the subject properties.

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 to consolidate the properties. Any new divisions shall comply with the Owensboro Metropolitan Zoning Ordinance and Subdivision Regulations.

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 Maintenance Plan Area, where Rural Large-Lot Residential Uses are appropriate in limited locations;
3. The dwelling is located on its own individual lot that fronts on a public road or street, US Highway 60 W; and,
4. No new public roads or streets are proposed.