

APRIL 13, 2023**5758 LOCUST LANE****ZONE CHANGE**

From: R-1A Single Family Residential	
To: A-U Urban Agriculture	
Proposed Use:	Residential and Agricultural
Acreage:	15.945
Applicant:	Michael Quinn & Lori Quinn (2304.2257)
Surrounding Zoning Classifications:	
North: R-1A	South: A-U
East: A-U	West: R-1A

Proposed Zone & Land Use Plan

The applicant is seeking an A-U Urban Agriculture zone. The subject property is located in an Urban Residential Plan Area, where rural large-lot residential uses are not generally recommended.

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 21059C0145D.
- It appears that the subject property is partially designated as prime agriculture 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 on-site septic system.

Development Patterns

The subject property is an existing 15.945-acre farm with a single family residence that is located at the eastern terminus of Locust Lane. The property is zoned R-1A Single Family Residential, as are all adjoining properties along Locust Lane and Graham Lane. The adjoining properties to the east and south are also large farm tracts that are zoned A-U Urban Agriculture.

The applicant believes that the proposed A-U Urban Agriculture zoning is more appropriate than the existing R-1A Single Family Residential zone due to the size of the property, the current use of the land, and the general character of the area (including existing A-U zoning on the adjoining farms to the east and south).

In addition to the character of the area, the proposed agricultural zone is more appropriate than the existing R-1A zone as the property only has road frontage along the terminus of Locust Lane, which is approximately 50-feet in width and more appropriate to serve agricultural tracts as opposed to R-1A Single Family Residential lots.

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.

SPECIFIC LAND USE CRITERIA

The proposed A-U Urban Agriculture zone is more appropriate than the existing R-1A Single Family Residential zone. The property is 15.954-acres in size with limited road frontage and is an existing farm operation. The proposed A-U zone is a logical expansion of A-U zoning to the east and south.

Planning Staff Recommendations

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

Findings of Fact:

1. The subject property is located in an Urban Residential Plan Area where rural large-lot residential uses are not generally recommended;
2. Staff recommends approval because the proposed A-U Urban Agriculture zone is more appropriate than the existing R-1A Single Family Residential zone;
3. The property is 15.945-acres in size and is an existing farm operation;
4. With only 50-feet of road frontage, the existing site layout is more appropriate in the A-U Urban Agriculture zone as opposed to the existing R-1A Single Family Residential zone; and,
5. The proposed A-U Urban Agriculture zone is a logical expansion of A-U zoning to the east and south.