

**APRIL 10, 2025**

**7739 OLD HIGHWAY 81**

**ZONE CHANGE**

<b>From:</b>	R-1A Single Family Residential & I-1 Light Industrial
<b>To:</b>	<b>R-1A Single Family Residential</b>
<b>Proposed Use:</b>	Single Family Residential
<b>Acreage:</b>	1.16
<b>Applicant:</b>	Derrick & Stacy Thompson (2504.2314)
<b>Surrounding Zoning Classifications:</b>	
<b>North: I-1</b>	<b>South: R-1A</b>
<b>East: I-1</b>	<b>West: I-1</b>

**Proposed Zone & Land Use Plan**

The applicant is seeking an R-1A Single Family Residential zone. The subject property is 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 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 21059CO265 E.
- It appears that the subject property is not 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 property. Sanitary sewage disposal is accomplished by an existing on-site septic system.

**Development Patterns**

The subject property is an existing 1.16-acre residential property, located along Old Highway 81, and split-zoned R-1A Single Family Residential and I-1 Light Industrial. The existing home and detached garage are located within the R-1A portion of the lot; meanwhile, the side yard is zoned I-1 Light Industrial. At this time, the applicant proposes to rezone the entirety of the property to R-1A in order construct a second accessory structure on the property.

The subject property is surrounded to the north, east, and west by an existing operation that is zoned I-1 Light Industrial; however, all other properties along this portion of Old Highway 81 (including those across the street) are zoned R-1A Single Family Residential.

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 proposal is in compliance with the community's adopted Comprehensive Plan. The subject property has road frontage along a public road, Old Highway 81, and is large enough to assure satisfactory operation of a conventional septic tank system. Furthermore, the proposal is a logical expansion of R-1A Single Family Residential zoning to the south, across Old Highway 81.

**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 Community Plan Area, where rural small-lot residential uses are appropriate in general locations;
3. The subject property has road frontage along a public road, Old Highway 81;
4. At 1.16-acres, the subject property is large enough to assure satisfactory operation of a conventional septic tank system; and,
5. The proposal is a logical expansion of R-1A Single Family Residential zoning to the south.