

JULY 10, 2025

**5251 US HWY 60 W, 5100 BLOCK OF MEDLEY RD,
5264 MEDLEY RD & 246 BOOTH FIELD RD**

ZONE CHANGE

From:	A-U Urban Agriculture, R-1A Single Family Residential, R-2MF Multi-Family Residential, R-3MF Multi-Family Residential
To:	A-U Urban Agriculture
Proposed Use:	Large Lot, Single Family Residential
Acreage:	157.76
Applicant:	M&W Rentals, LLC, William H. Booth ET AL, Lisa Jean Hayden, and Booth Enterprises (2507.2320)
Surrounding Zoning Classifications:	
North: P-1	South: A-U
East: R-1A & A-U	West: R-1A & A-U

Proposed Zone & Land Use Plan

The applicant is seeking an A-U Urban Agriculture zone. The subject properties are 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 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 Maps 21059C0115E and 21059C0116E.
- It appears that a portion of the subject properties are 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 properties. Sanitary sewage disposal will be accomplished by on-site septic systems. The application states that sanitary sewer systems are available within the general vicinity; however, per the applicant's engineer, they are not expected to be extended to the subject properties in conjunction with this request.

Development Patterns

The subject properties are composed of two existing farms and two separate, undeveloped residential lots.

The four subject properties, totaling 157.76-acres, are as follows:

- The first farm tract is 72-acres and appears to be primarily accessed through US HWY 60 W, although it is a long tract that spans from the highway all the way to Medley Road. This farm is primarily zoned A-U Urban Agriculture; however, the portions nearest Medley Road are zoned R-1A Single Family Residential.
- The second farm, 84-acres along Medley Road, is also split-zoned. This farm is largely zoned R-1A Single Family Residential; meanwhile there are two land-locked portions of this property that are zoned R-2MF Multi-Family Residential and R-3MF Multi-Family Residential. Per staff research, these two pockets of multi-family zoning appear to date back to initial zoning as no previously proposed multi-family developments were discovered throughout staff research.
- Lastly, there are two residential lots within this proposal – both are currently undeveloped. The first, located along Booth Field Road, is 110-feet wide x 180-feet deep and zoned R-1A Single Family Residential. This property is adjoined by single family home on both sides. The second tract is a 1-acre property along Medley Road that is adjoined on three sides by farm #1 previously described.

The four subject properties, in their entirety, adjoin:

- A-U Urban Agriculture zoning along both sides of US HWY 60 W, consisting of single family homes;
- Small-lot residential uses located along both sides of Booth Field Road that are zoned R-1A Single Family Residential;
- Small-lot residential uses to the west that are zoned R-1A Single Family Residential and located within the Fern Hill Woods and Beech Hills Subdivision(s); and,
- P-1 Professional/Service zoning to the north, across Medley Road, in the form of Ben Hawes Park.

At this time, the applicant proposes to rezone all 157.76-acres to A-U Urban Agriculture to create one uniform zoning classification in order to divide the properties into several large agricultural/residential tracts. To date, no proposed property division/consolidation plats have been submitted to the OMPC staff, nor was a conceptual plan provided with the application. However, based on information provided within the application and conversations with the applicant, OMPC staff believes that no new roads are proposed with this request.

As previously mentioned, the subject properties are located within an Urban Residential plan area where rural large-lot residential uses are not generally recommended. However, in this case and specific to this proposal, staff believes that the proposed A-U Urban Agriculture zoning is more appropriate than the existing residential zones because:

- The properties currently contain approximately 50-acres of A-U zoning and the properties are currently utilized in a similar manner as that of the proposal;
- As such, the proposed zoning is a logical expansion of existing agricultural zoning, including (but not limited to) A-U zoning already on the subject properties; and,
- With no new roads proposed, development of the subject properties will result in large farm tracts, which are generally more appropriate in the agricultural zones than the residential zones.

As the lots are divided to create the aforementioned large-lot residential uses, the applicant should be advised that US HWY 60 W and Booth Field Road are both classified roadways with access spacing standards as follows:

- This portion of US HWY 60 W is classified as a Minor Arterial roadway with a 500-foot spacing standard; as well as a 75-foot building setback and a 40-foot roadway buffer, each measured from the centerline of US HWY 60 W. Currently, there are two access points to the farm from US HWY 60 W. The first of which is a gravel drive with a gated entrance leading to the home at 5251 US HWY 60 W. The second is a shared access easement (established in Plat Book 39 Page 42), providing access to the farm and to the neighboring residence at 5371 US HWY 60 W. These two access points are approximately 875-feet apart. As the farm is further divided, direct access to US HWY 60 W shall be limited to these two existing points.
- Booth Field Road is a Major Collector roadway with a 250-foot access spacing standard; as well as a 60-foot building setback and 30-foot roadway buffer, each measured from the centerline of Booth Field Road. The existing property along Booth Field Road (246 Booth Field Road) is undeveloped and 110-feet wide. Although the subdivision regulations would allow this frontage to accommodate two large farm tracts (if consolidated with the farm to the rear), direct access to Booth Field Road shall be limited to a single access point.
- Furthermore, this portion of Medley Road is a local roadway without access spacing standards and without roadway buffers. Development of

the properties shall maintain a 25-foot building setback as measured from the property line.

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

In the case of this specific proposal, the proposed A-U Urban Agriculture zone is more appropriate than the existing residential zones. With no new roads proposed, the proposed development (spanning 157-acres) will result in rural large-lot residential uses, which is generally more appropriate in the proposed A-U zone than the existing residential zones. Furthermore, of the 157-acres within the subject properties, approximately 50-acres are currently zoned A-U, and so the proposal is a logical expansion of existing A-U zoning to the south, east, and west (including A-U zoning already on the subject properties).

Planning Staff Recommendations

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

Conditions:

1. Direct access to US HWY 60 W shall be limited to the two existing access points. No additional access to US HWY 60 W shall be permitted; and,
2. Direct access to Booth Field Road shall be limited to a single access point.

Findings of Fact:

1. The subject properties are located in an Urban Residential plan area where rural large-lot residential uses are not generally recommended. However, staff recommends approval because, for this specific proposal, the proposed A-U Urban Agriculture zoning is more appropriate than the existing residential zones on the subject properties;
2. With no new roads proposed, development of the 157-acres will be limited to primarily rural-large lot residential uses, which are generally more appropriate in an agricultural zone than a residential zone;
3. Of the 157-acres within the subject properties, approximately 50-acres are currently zoned A-U Urban Agriculture, and so the proposed A-U zoning is consistent with the character of the immediate vicinity; and,
4. The proposed A-U Urban Agriculture zoning is a logical expansion of existing A-U zoning to the south, east, and west.