



JANUARY 8, 2026

3031 RUSSELL ROAD

ZONE CHANGE

From: EX-1 Coal Mining

To: A-R Rural Agriculture

Proposed Use: Residential

Acreage: 2.69

Applicant: Brooklyn Lanham; Kelsey Smith Barr
(2601.2331)

Surrounding Zoning Classifications:

North: EX-1 **South:** A-R

East: A-R **West:** EX-1

Proposed Zone & Land Use Plan

The applicant is seeking an A-R Rural Agriculture zone. The subject property is 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 may front upon existing public roads or streets. Public roads or streets should not be created or extended to provide for new lots.

(d) Coal mining advisory – Prospective lot owners should be advised of the potential for coal mining activity in rural areas.

Planning Staff Review

GENERAL LAND USE CRITERIA

Environment

- The subject property does not appear to be 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 21059C0410E.
- It appears that the subject property is 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 an on-site septic system.

Development Patterns

The subject property is an existing lot of record located along Russell Road and within a rural maintenance plan area, where rural large-lot residential uses are appropriate in

limited locations. While 2.69-acres may not always appear to be a considered a "rural large-lot," it should be noted that:

- 2.69-acres is more than double the minimum lot size in the proposed A-R Rural Agriculture zone;
- With 308-feet of road frontage along a public road, Russell Road, the subject property is large enough to ensure that all dwellings (existing and future) are located on their own individual lots.

The proposed A-R Rural Agricultural zoning is a logical expansion of existing A-R zoning to the east and south (across Russell Road). The property is also adjoined by a 53-acre site to the north and west, zoned EX-1 Coal Mining.

Additionally, 2.69-acres with an existing residence and no active mining, the proposed A-R Rural Agriculture zoning is more appropriate than the current EX-1 Coal Mining zone.

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 Comprehensive Plan. The subject property is an existing lot of record that is large enough in size to ensure that all proposed dwellings are located on their own individual lots with road frontage along a public road, Russell Road; and, as such, no public roads are proposed with this request. Furthermore, at 2.69-acres with an existing residence and no active mining, the proposed A-R Rural Agriculture zone is more appropriate than the existing EX-1 Coal Mining zone.

Planning Staff Recommendations

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

Findings of Fact:

- Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
- The subject property is located in a Rural Maintenance plan area, where rural large-lot residential uses are appropriate in limited locations;
- The subject property is an existing lot of record, large enough to ensure that all proposed dwellings are located on their own individual lots with frontage along a public road, Russell Road;
- No new roads are proposed with this request;
- Coal mining activity on the property has ceased;
- At 2.69-acres with an existing residence and no active mining, the proposed A-R Rural Agriculture zone is more appropriate than the existing EX-1 Coal Mining zone; and,
- The Owensboro Metropolitan Zoning Ordinance Article 12a.31 requires that the properties shall revert to its original zoning classification after mining.