

AUGUST 11, 2005

**310, 314, 316 FORD AV,
2002, 2014, 2016, 2026, 2038 FREDERICA ST**

ZONE CHANGE

From:	P-1 - Professional/Service R-1B - Single-Family Residential	
To:	P-1 - Professional Service	
Acreage:	2.715 acres	
Applicant:	Daviness County Public Library (0508.1604)	
Property Zone Existing Use	to North P-1 School	
to West R-1B Residential	Subject P-1, R-1B ↻ P1 Public Library	to East P-1 & B-4 Professional Office & Commercial
	to South P-1 & R-1B Professional Office & Residential	

**GENERAL LAND USE CRITERIA
Apply, if marked below:**

Described in Comprehensive Plan on pages 445-448

Environmental ☒

- E1** Flood Plains
- E2** Steep Slope
- E3** Historical & Archaeological Sites
- E4** Soils
- E5** Plant & Animal Life

Urban Services ☒

- U1** Roadway Capacity
- ☒ **U2** Electricity Supply
- ☒ **U3** Water Supply
- ☒ **U4** Stormwater Disposal
- ☒ **U5** Sanitary Sewage Disposal

Development Patterns ❖

- D1** Land-Use Intensity, Clusters and Buffers
- D2** Land Use versus Street Function
- ❖ **D3** Intersection & Driveway Spacing
- D4** Roadway Buffer Standards
- D5** Lot Sizes & Proportions
- D6** Residential Development
- ❖ **D7** Non-Residential Development
- D8** Building Quality

Proposed Zone & Land Use Plan

The applicant is seeking a P-1 Professional/Service zone. The subject property is located in a Professional/Service Plan Area, where professional service uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

(a) Building and lot patterns should conform to the criteria for **“Nonresidential Development.”**

Applicant's Findings

The applicant is seeking a P-1 Professional/Service zone. The present zoning classification consists of a mixture of R-1B and P-1. The subject property consists of seven (7) individual property tracts for which the applicant has filed a consolidation plat with Planning and Zoning. The northeastern tract, formerly known as 2002 Frederica Street, located at the intersection of Ford Avenue and Frederica Street is zoned P-1. The tract located directly south of the 2002 Frederica Street tract, formerly known as 2014 Frederica Street, is also presently zoned P-1. The remainder of the property with tracts fronting Frederica Street, Ford Avenue and Maple Avenue is presently zoned R-1B. The subject property is located in a Professional/Service Plan Area, where professional/service uses may be expanded onto contiguous land that abuts the same streets.

The existing land use for the subject property includes single-family residential and professional/service use as an extension of the Owensboro High School Campus. Owensboro High School has recently utilized the northern portion of the subject property for parking and horticulture classes.

Applicant proposes to develop the subject property as the new location for the Daviess County Public Library. The proposed building shall front on Frederica Street and access shall be limited to Maple Avenue and Ford Avenue. No direct access to Frederica Street is proposed.

The subject development will consist of 2.715 acres and the proposed development shall include a 51,200 square foot facility with a building foot print of 22,325 square feet. The proposed parking lot shall house approximately 117 parking spaces.

The proposed rezoning is a logical expansion of existing areas of Professional/Service. The subject property adjoins Owensboro High School and The Anderson Group

(David Hocker and Associates) to the north, Sturgeon Insurance, Van Meter Insurance, EHB Ted Browne Designer, and Livingston Travel to the east, and EM Ford Company to the south. The area in general consists of professional/service and business uses along the Frederica Street frontage to the north, east and south of the subject property and single-family residential to the rear along the St. Elizabeth frontage.

The Comprehensive Plan states that professional service is generally appropriate in the land use plan area and that the specific criteria is that building and lot patterns should conform with the criteria for "Nonresidential Development." In compliance with the Nonresidential Development criteria professional/services is listed as a use that may occur in nonresidential centers.

The proposed development will be serviced by Ford Avenue a major collector and Maple Avenue. Ford and Maple Avenues have sufficient capacity and sight distance to safely accommodate the traffic needs of this development.

In summary, the applicant finds that the proposed zoning change is in compliance with the adopted comprehensive plan. It is a logical expansion of existing P-1 zoning and land use, and the proposed use does not significantly increase the extent of such uses in the vicinity, and will not overburden the capacity of roadways and other necessary urban services that are available in the area.

Planning Staff Review

The subject property is located in the 2000 block of Frederica Street and the 300 Block of Ford Avenue. Land use criteria applicable to this proposal are reviewed below.

GENERAL LAND USE CRITERIA

Environment

According to a study prepared by the US Department of Agriculture Soil Conservation Service dated March 6, 1990, it appears that the subject property is not located in a wetlands area. The subject property does not appear to be in a special flood hazard area per FIRM Map 21059CO140 C. The developer is responsible for obtaining permits as may be required by the Division of Water, The Army Corp of Engineers, FEMA or other state and federal agencies as may be applicable.

It appears that the subject property is outside the Owensboro Wellhead Protection area according to a map created by the GRADD office dated March 1999.

Urban Services

All urban services, including sanitary sewers, are available to the site.

Development Patterns

The site consists of seven individual parcels that the applicant wishes to consolidate prior to the construction of the new library facility. In order to consolidate the lots, the lots must all be zoned the same. The existing uses on the lots include single-family residential structures as well as parking and accessory structures for the Owensboro High School. The existing structures will be razed and the parking for the high school relocated when the proposed new Daviess County Public Library is constructed.

The existing land use to the north of the subject is the Owensboro High School property. To the east across Frederica Street are various office and commercial uses. To the south are professional offices and single-family residences. To the west are single-family residences.

The plan submitted by the applicant during the public facility review process shows a landscape screen along the perimeter of the vehicle use area where it abuts neighboring residentially zoned property. Based on conversations with the applicant, the library intends to install either a fence or landscape element along the parking to provide screening to the adjoining property. The plan submitted also shows trees located near the proposed drives that are in the right-of-way which may reduce sight distance visibility at the intersection and create a safety issue. Sight distance triangle distances per the zoning ordinance should be maintained at both drive locations to ensure the safety of the motoring public.

Based on the building size provided by the applicant, 51,200 square feet, the parking requirement for the library would be 85 spaces. The 115 plus parking spaces proposed for the library facility exceeds the minimum required.

Intersection & Driveway Spacing

As stated in the applicant's findings of fact, no access to Frederica Street is proposed. At this location, Frederica Street is classified as a principal arterial roadway with a spacing standard of 500 feet from existing streets or drives. Since this cannot be accomplished, access from Frederica Street shall not be permitted.

Ford Avenue at this location is classified as a major collector roadway with a spacing standard of 250 feet. The proposed drive location on Ford Avenue is located as far from the Frederica Street intersection as possible while still allowing efficient flow of traffic on-site.

Maple Avenue is classified as a local street which requires a minimum of 50 feet of corner clearance. The drive proposed on Maple Avenue exceeds the minimum requirement.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the adopted Comprehensive Plan. The proposed development will be non-residential in use and meets the requirements of the Comprehensive Plan relating to professional/services uses located in a Professional/Service Plan Area.

Planning Staff Recommendations

Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan. The condition and findings of fact that support this recommendation include the following:

Condition: No direct access shall be permitted to Frederica Street. Access to the subject property shall be limited to Maple Avenue and Ford Avenue only.

Findings of Fact:

1. The subject property is located in a Professional/Service Plan Area, where professional/service uses are appropriate in general locations;
2. The proposed library will be a nonresidential use; and,
3. The request will result in a single zoning classification of P-1 on all tracts within the subject property so consolidation can be approved.