



MAY 10, 2012

800 TRIPLETT ST

ZONE CHANGE

From: B-4 General Business	
To: R-4DT Inner City Residential	
Proposed Use: Residential	
Acreage: 0.119	
Applicant: Green River Regional Rape Victim Services, Inc. (1205.1838)	
Surrounding Zoning Classifications:	
North: R-4DT	South: R-4DT
East: P-1	West: I-1

Proposed Zone & Land Use Plan

The applicant is seeking an R-4DT Inner City Residential zone. The subject property is located in a Business Plan Area where Urban Low-density Residential uses are appropriate in very-limited locations.

SPECIFIC LAND USE CRITERIA

(a) Building and lot patterns – Building and lot patterns should conform to the criteria for “Urban Residential Development” (D6).

(b) Existing, expanded or new sanitary sewers – Urban Low-density Residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established.

(c) Only logical expansions – In Future Urban, Professional/Service, Business, and Rural Preference plan areas, completely new locations of Urban Low-density Residential use should not be established. However, existing areas of this use may be expanded onto contiguous land.

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 dated March 6, 1990.
- The subject property is not located in a special flood hazard area per FIRM Map 21059CO138 D.
- It appears that the subject property is not within the Owensboro Wellhead Protection area per the GRADD map dated March 1999.
- The developer is responsible for obtaining permits from the Division of Water, The Army Corp of Engineers, FEMA or other state and federal agencies as may be applicable.

Urban Services

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

Development Patterns

The subject property consists of a structure that is residential in appearance but has historically been used for commercial purposes. It is bound on two sides by existing R-4DT zoning with P-1 Professional/Services zoning located across the street at the Wendell Foster Campus. The current B-4 zoning is the only non-residential zoning on the west side of Triplett Street between E 7th Street and E 9th Street.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed use will be residential in nature. The existing structure on the property is residential in appearance with existing urban services, including sanitary sewer service. The subject property is immediately adjacent to R-4DT zoning on the north and south sides.

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 Business Plan Area, where urban low-density residential uses are appropriate in very-limited locations;
3. A connection to the sanitary sewer system exists on the property; and,
4. The proposed zoning change is a logical expansion of existing R-4DT zoning to the north and south.