

JANUARY 9, 2014

131 EWING RD

ZONE CHANGE

From:	R-4DT Inner City Residential B-4 General Business
To:	R-4DT Inner City Residential
Proposed Use:	Residential
Acreage:	2.35
Applicant:	Presley A. & Doris M. Bullington (1401.1891)
Surrounding Zoning Classifications:	
North:	R-4DT
South:	B-4
East:	R-4DT
West:	I-1

Proposed Zone & Land Use Plan

The applicant is seeking an R-4DT Inner City Residential zone. The subject property is partially located in a Central Residential Plan area where Urban Low-density Residential uses are appropriate in general locations and partially located in a Business/Industrial Plan area where Urban Low-density Residential uses are generally not recommended.

SPECIFIC LAND USE CRITERIA

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

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 21059CO119 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 sewer, are available to the site.

Development Patterns

The subject property is located within an area of residential and agricultural uses. Some B-4 zoning does exist along w 2nd Street in the vicinity of the subject property. The subject property is a single parcel that is currently split zoned, as shown on the site identification map. A single family residence is located on a portion of the property that is currently zoned R-4DT and a vacant building that had been in operation as a tavern is located on the portion of the property that is currently zoned B-4. According to the applicant, the tavern has not been in business for many years.

The subject property was recently purchased by the applicant at auction. The applicant is wishing to divide the property into residential lots in the future.

The subject property has access to two streets, Nelson Avenue and Pardon Street, which have been stubbed to the property lines and Ewing Road. Ewing Road is classified as a major collector street in this vicinity and is limited to a 250 access spacing standard, with a 30 foot roadway buffer and 60 foot building setback from the street centerline. When the property is divided, access spacing will have to be addressed.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed R-4DT Inner City Residential zoning is a logical expansion of R-4DT Inner City Residential zoning existing on a portion of the subject property and surrounding the subject property to the north and east. With the business that was located on the subject property no longer in operation, rezoning the property to a single zoning classification of R-4DT Inner City Residential is more appropriate than the split zoning that currently exists on the subject property.

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 partially located in a Central Residential Plan Area where Urban Low-density Residential uses are appropriate in general locations and partially located in a Business/Industrial Plan Area where Urban Low-density Residential uses are not generally recommended;
3. The proposal is a logical expansion of existing R-4DT Inner City Residential zoning existing on a portion of the subject property and on the properties to the north and east; and,
4. With the business located on the subject property no longer in operation, rezoning the property to a single zoning classification of R-4DT Inner City Residential is more appropriate than the split zoning that currently exists.