

NOVEMBER 13, 2014

301 E 9TH ST

ZONE CHANGE

From:	I-1 Light Industrial
To:	R-3MF Multi-Family Residential
Proposed Use:	Multi-Family Residential
Acreage:	0.397
Applicant:	Cohen-Esrey Affordable Partners, LLC; MPD. Inc. (1411.1915)
Surrounding Zoning Classifications:	
North:	R-4DT
South:	I-1
East:	R-4DT, B-4
West:	I-1

Proposed Zone & Land Use Plan

The applicant is seeking an R-3MF Multi-Family Residential zone. The subject property is located in a Central Residential Plan Area where Urban High-density Residential uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

(a) Yard dimensions in proportion to building height –

For buildings over three stories in height, building setbacks should be greater than normal for yards adjoining other properties; the taller the building, the greater the setback.

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 sewer, are available to the site.

Development Patterns

The subject property is currently vacant; it had been used as part of MPD manufacturing, located across 9th Street to the south. The Owensboro Police Department adjoins the subject property to the south west and a vacant warehouse is located across J R Miller Boulevard to the west. The Germantown Park and parking lot adjoin the subject property to the north and east.

The applicant proposes to repurpose the vacant three story industrial building on the property to create affordable one and two bedroom apartments.

The subject property is located within the Germantown Redevelopment Area where several new single family homes have been constructed within the last 10 years. The proposed development meets the goals of the Germantown Redevelopment Plan and the Comprehensive Plan by revitalizing the area and offering a variety of affordable housing types within the urban area.

The applicant will be required to provide off-street parking on the subject property consisting of 1.5 spaces for one bedroom units and 2 spaces for two bedroom units additionally, spillover parking shall be provided consisting of 0.75 spaces for units over 1,000 square feet and 0.50 spaces for units under 1,000 square feet.

All other site development requirements, including but not limited to landscaping, buffering, building setback, etc. shall be addressed on a Final Development Plan. The Final Development Plan shall be approved before any construction work takes place.

The changes and alterations to the structure and use of the subject property will require building, electrical and HVAC permits. The OMPC building and electrical division should be contacted prior to any construction activity.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed use as multi-family residential conforms to the criteria for urban high-density residential development. The use as an apartment building meets the goals of the Germantown Redevelopment Plan and the Comprehensive Plan to revitalize the Germantown neighborhood and to provide a variety of affordable housing options within the urban area.

Planning Staff Recommendations

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

Condition: Approval of a Development Plan prior to any construction activity to address all site development requirements.

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 Central Residential Plan Area where Urban High-density Residential uses are appropriate in general locations;
3. The proposal meets the goals of the Germantown Redevelopment Plan to revitalize the area; and
4. The proposed use as an apartment building meets the goals of the Comprehensive Plan to provide a wide variety of types of housing suitable to a wide range of people.