

JUNE 11, 2015**507, 601 PLUM ST & 1120, 1122 W. 5TH ST****ZONE CHANGE**

From:	P-1 Professional/Service & R-1T Townhouse
To:	P-1 Professional/Service
Proposed Use:	Church
Acreage:	1.3 acres
Applicant:	Mount Calvary Baptist Church (1506.1928)
Surrounding Zoning Classifications:	
North: P-1	South: R-4DT
East: R-1T	West: R-1T

Proposed Zone & Land Use Plan

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

SPECIFIC LAND USE CRITERIA

(a) Building and lot patterns; outdoor storage yards – Building and lot patterns should conform to the criteria for “Nonresidential Development” (D7).

(b) Logical expansions – Existing areas of Professional/Service use may be expanded onto contiguous land that abuts the same street(s). An expansion of this use should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

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 Maps 21059CO138D.
- 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 in this rezoning application includes four parcels totaling 1.3 acres that make up the Mount Calvary Baptist Church campus located at the intersection of West 5th and Plum Streets. The majority of the church's property is already zoned P-1, while three smaller vacant parcels are zoned R-1T. This rezoning will result in the entirety of the church's property being zoned P-1. The applicant intends to consolidate all four parcels together and this rezoning must occur before the consolidation plat can be approved.

To the north of the subject property is Kendall Perkins Park, zoned P-1. To the east are several residential parcels, zoned R-1T. To the south are apartments, zoned R-4DT. To the west is a variety of residential parcels, zoned R-1T.

Since West 5th Street is classified as a major collector in this location this property will have a minimum building setback of 60' from the street centerline or 25' from the front property line, whichever is greater. A 30' roadway buffer from the street centerline is also required along the W. 5th Street frontage.

Perimeter landscaping is not required for P-1 zoned properties, but landscaping surrounding vehicular use areas that are adjacent to public roadways will be required if any are proposed.

Access to the church is currently through a single access point to Plum Street and access to an adjacent public alley. This access configuration was the result of a condition attached to the original 2006 rezoning for the church. Access for any future development will continue to be limited to the existing Plum Street and alley access points.

If any future expansion of the church facilities is proposed, zoning ordinance requirements related to landscaping, parking, signage and access will be reviewed by OMPC staff during the required site plan review process prior to any permits being issued.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed professional/service use conforms to the criteria for non-residential development. This proposal is a logical expansion of existing P-1 zoning on the subject property. At 1.3 acres, the proposal is not a significant increase in P-1 Professional/Service zoning in the vicinity and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

Planning Staff Recommendations

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

Conditions:

1. No direct access shall be permitted to W. 5th Street. Access shall be limited to the existing Plum Street and alley access points only.

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 professional/service uses are appropriate in limited locations;
3. The proposed professional/service use conforms to the criteria for non-residential development;
4. This proposal is a logical expansion of existing P-1 zoning already on the subject property; and
5. At 1.3 acres, the proposal is not a significant increase in P-1 Professional/Service zoning in the vicinity and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.