

**DECEMBER 10, 2015****924, 928, 930 SWEENEY ST****ZONE CHANGE**

<b>From:</b> I-1 Light Industrial	
<b>To:</b> R-4DT Inner City Residential	
<b>Proposed Use:</b>	Residential
<b>Acreage:</b>	0.652
<b>Applicant:</b>	Peter W & Ann Demko (1512.1939)
<b>Surrounding Zoning Classifications:</b>	
<b>North:</b> I-1	<b>South:</b> I-1
<b>East:</b> I-1, R-4DT	<b>West:</b> I-1

**Proposed Zone & Land Use Plan**

The applicant is seeking an R-4DT Inner City Residential zone. The subject property is located in an Industrial Plan Area, where urban low-density residential uses are not generally recommended.

**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 located within the Owensboro Wellhead Protection area according to 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 is 3 parcels totaling 0.652 acre owned by the applicant. On the parcel known as 930 Sweeney Street there is currently a single family residence which was built in 1905. At 928 Sweeney Street a house that was built in 1898 was demolished in 2012 and at 924 Sweeney Street a house built in 1895 was demolished in 2006, according to PVA records.

The property to the north at 920 Sweeney Street is single family residential in nature and the properties at 923 and 925 Sweeney Street, across Sweeney Street to the east are also single family residential in nature. Only the property at 925

Sweeney Street is zoned R-4DT Inner City Residential, the other properties are all zoned I-1 Light Industrial.

Since the subject property adjoins I-1 Light Industrial properties on all sides, perimeter screening and landscaping shall be required in accordance with the zoning ordinance. A 10 foot wide landscaping easement with 1 tree every 40 linear feet plus a 6 foot high wall or fence is required.

**SPECIFIC LAND USE CRITERIA**

The proposed zoning for the subject property is more appropriate than the existing zoning. The property has been used as residential for more than 100 years and has not redeveloped into an industrial use as anticipated when the zoning was established. Additionally, the request is an expansion of existing R-4DT zoning to the east and residential use to the north.

**Planning Staff Recommendations**

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

**Condition** – Install a 10 foot wide landscape easement with a six foot tall solid wall or fence and one tree every 40 linear feet along all property boundaries where adjoining I-1 Light Industrial zoned property.

**Findings of Fact:**

1. Staff recommends approval because the proposed R-4DT Inner City Residential zoning is more appropriate than the current I-1 Light Industrial zone;
2. The subject property has been used as a residence for more than 100 years;
3. The R-4DT zoning is an expansion of residential use to the north and east; and,
4. The proposed zoning change will bring the property use that has existed on the site since 1895 into conformance with the zoning ordinance.