



FEBRUARY 11, 2016

**616 E. 22ND ST, 617 E. 23RD ST & A PORTION
OF 601 E. 23RD ST**

ZONE CHANGE

From:	R-4DT Inner City Residential
To:	P-1 Professional/Service
Proposed Use:	Church Parking Lot
Acreage:	0.668 acres
Applicant:	The Roman Catholic Bishop of Owensboro, KY for Blessed Mother Parish of Owensboro, KY (1602.1947)
Surrounding Zoning Classifications:	
North:	R-4DT
South:	R-4DT
East:	P-1 & R-4DT
West:	P-1

Proposed Zone & Land Use Plan

The applicant is seeking a P-1 Professional/Service zone. The subject property is partially located in a Professional/Service Plan Area where professional/service uses are appropriate in general locations and partially 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 properties in this rezoning application include two residential parcels (616 E. 22nd St. & 617 E. 23rd St.) and the easternmost portion of the Blessed Mother Parish parcel (601 E. 23rd St.) totaling 0.668 acres. The applicant intends to rezone the area from R-4DT Inner City Residential to P-1 Professional/Service, which will result in the entirety of the church's property being zoned P-1. The applicant intends to

consolidate the two residential parcels with the larger church parcel and then use this additional area to expand the church parking lot.

To the north of the subject property are residential properties on the north side of E. 22nd Street, zoned R-4DT. To the east is a vacant P-1 zoned property also owned by Blessed Mother and intended to be used in the parking lot expansion, and another privately owned residential property, zoned R-4DT. To the south across E. 23rd Street are residential properties, zoned R-4DT. To the west is the 3.5 acre Blessed Mother Parish property, zoned P-1.

Based on the zoning ordinance, access to E. 22nd Street and E. 23rd Street is limited to a maximum of 40% of the property's street frontage, measured at the building setback line. Perimeter landscaping is not required for P-1 zoned properties, but landscaping surrounding vehicular use areas that are adjacent to public roadways and residential properties will be required. The vehicle use area screening shall consist of a 3' continuous element with one tree every 40 feet.

Zoning ordinance requirements related to parking, landscaping and access will be reviewed by OMPC staff during the required Amended Final Development 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 to the west and east. At 0.668 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 conditions and findings of fact that follow:

Conditions:

- Approval of a plat consolidating 616 E. 22nd Street and 617 E. 23rd Street with 601 E. 23rd Street.
- Approval of an Amended Final Development Plan.

Findings of Fact:

- Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
- The subject property is partially located in a Professional/Service Plan Area where professional/service uses are appropriate in general locations and partially located in a Central Residential Plan Area where professional/service uses are appropriate in limited locations;
- The proposed professional/service use conforms to the criteria for non-residential development;
- This proposal is a logical expansion of existing P-1 to the west and east; and
- At 0.668 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.