

AUGUST 11, 2016**206 W. 17TH STREET****ZONE CHANGE**

From: P-1 Professional/Service	
To: R-4DT Inner City Residential	
Proposed Use: Residential	
Acreage: 0.155	
Applicant: Corey Menzies; The Junior League of Owensboro, Inc. (1608.1970)	
Surrounding Zoning Classifications:	
North: R-4DT	South: R-4DT
East: R-4DT	West: P-1

Proposed Zone & Land Use Plan

The applicant is seeking an R-4DT Inner City Residential zone. The subject property is located in a Central Residential Plan Area, where single-family residential uses are appropriate in general locations.

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 21059CO138 D.
- It appears that the subject property is not within the Owensboro Wellhead Protection area per the OMU map dated 2015.
- The developer is responsible for obtaining permits from the Division of Water, The Army Corp of Engineers, FEMA, the EPA, the OMPC building/electrical/HVAC division 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 a 0.155 acre parcel located at the corner of W. 17th Street and Cruse Drive. The property, which contains a primary structure and an accessory structure that are both residential in design and character, has been used most recently for office purposes. According to PVA records the structure on the subject property was built as a residence in 1928.

A Conditional Use Permit was granted in 1992 by the Owensboro Metropolitan Board of Adjustment to allow the property to be used as a boarding home. In 2004 The Junior League of Owensboro successfully rezoned the property from R-4DT to P-1 and moved their offices to this location.

The applicant, Corey Menzies, desires to use the structure residentially once again and therefore requests the property be rezoned back to R-4DT, which is the predominant residential zoning classification in the vicinity.

Adjacent properties to the north, south and east of the subject property are residentially used and zoned R-4DT Inner City Residential. The adjacent property to the west is an office building, zoned P-1 Professional/Service.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposal conforms to the criteria for urban residential development.

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 located in a Central Residential Plan Area, where single-family residential uses are appropriate in general locations;
3. The proposed use meets the requirements for urban residential development; and
4. Even though this property has most recently been used as an office and a boarding home facility, it has maintained its residential character and blends in well with the adjacent residential neighborhood.