



**JANUARY 12, 2017**

**2206 FREDERICA ST**

## ZONE CHANGE

<b>From:</b>	B-4 General Business
<b>To:</b>	P-1 Professional/Service
<b>Proposed Use:</b>	Professional Office Development
<b>Acreage:</b>	0.281 acres
<b>Applicant:</b>	EM Ford & Company, LLC (1701.1984)
<b>Surrounding Zoning Classifications:</b>	
<b>North:</b>	P-1
<b>South:</b>	B-4
<b>East:</b>	B-4
<b>West:</b>	R-1B

## Proposed Zone & Land Use Plan

The applicant is seeking a P-1 Professional/Service zone. The subject property is located in a Business Plan area where Professional/Services uses are appropriate in limited locations.

### SPECIFIC LAND USE CRITERIA

**(a) Building and lot patterns** – 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 existing area of general business zone may be used as criteria to support a Professional/Service use a logical expansion since the general business zone permits all uses within the Professional Service use category. If the contiguous land is located across an intervening street, the expansion should be at least one (1) acre in size, unless it would serve as a “**buffer-use**” (D1). 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 Map 21059C0138 D.
- It appears that the property is not designated as prime agricultural farmland per the US Department of Agriculture Soil Conservation Service map dated March 1980.
- 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 sewer, are available to the site.

## Development Patterns

The subject property is a 0.281 acre parcel currently zoned B-4 General Business. The applicant proposes to rezone the property to P-1 Professional/Service in order to consolidate the subject property with the properties to the north which are zoned P-1, also owned by the applicant.

The subject property is located in an area that includes mostly business and professional/services uses. Adjacent properties to the north, south and east are either B-4 General Business or P-1 Professional/Service. The adjoining property to the west is zoned R-1B Single Family Residential.

In the vicinity of the subject property Frederica Street is classified as a minor arterial roadway with a 500 foot drive spacing standard, 75 foot building setback and 50 foot roadway buffer. The subject property currently shares a driveway with the property to the south at 2212 Frederica Street. There are additional access points on the parcels to the north. As this parcel redevelops with the adjoining properties, access will be reviewed and will likely result in the closure of some of the access points to Frederica Street.

Prior to any redevelopment of the property, the applicant must obtain approval of a site plan or development plan to demonstrate compliance with zoning ordinance requirements including, but not limited to, parking, landscaping, building setbacks, access management and signage.

### SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposal complies with the criteria for nonresidential development. The proposal is a logical expansion of existing P-1 zoning to the north. At 0.281 acres the proposal should not overburden the capacity of roadways and other necessary urban services available in the affected area.

## Planning Staff Recommendations

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

**Condition:** Access to be reviewed for compliance with the Access Management Manual as the property redevelops.

### 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 Business Plan Area where Professional/Services uses are appropriate in limited locations;
3. The proposal complies with the criteria for nonresidential development;
4. The proposal is an expansion of existing P-1 zoning to the north; and,
5. At 0.281 acres the proposal should not overburden the capacity of roadways and other necessary urban services available in the affected area.