

**MARCH 8, 2018**

**1312, 1314, 1320 BRECKENRIDGE ST, 1323  
HATHAWAY ST  
ZONE CHANGE**

<b>From:</b>	R-4DT Inner City Residential
<b>To:</b>	<b>P-1 Professional/Service</b>
<b>Proposed Use:</b>	Medical Building and Parking
<b>Acreage:</b>	0.647
<b>Applicant:</b>	Owensboro Medical Plaza, LLC (1803.2034)
<b>Surrounding Zoning Classifications:</b>	
<b>North:</b>	<b>P-1</b>
<b>South:</b>	<b>R-4DT</b>
<b>East:</b>	<b>R-4DT, B-4</b>
<b>West:</b>	<b>R-4DT, P-1</b>

## Proposed Zone & Land Use Plan

The applicant is seeking a P-1 Professional/Service zone. The subject properties are partially located in a Central Residential Plan Area, where professional/service uses are appropriate in limited locations and partially located in a Business Plan Area where professional/service 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 as a logical expansion since the general business zone permits all the 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 21059CO138D.
- It does not appear that the subject property is designated as prime agricultural farmland per the

US Department of Agriculture Soil Conservation Service map dated March 1980.

- 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 are available to the subject property, including sanitary sewer service.

## Development Patterns

The subject properties consist of 4 contiguous tracts totaling 0.674 acres; they are all vacant. The property to the immediate north is the Owensboro Medical Plaza, owned by the applicant and also zoned P-1 Professional/Service. The properties to the south and west are residential in nature and zoned R-4DT Inner City Residential. The properties to the east, across Breckenridge Street are zoned B-4 General Business and are a music center and a gas station.

The applicant intends to consolidate the subject properties with their existing medical plaza at 1200 Breckenridge Street, giving them space to expand the existing building and parking area.

Breckenridge Street in this vicinity is classified as a principal arterial roadway with a 60 foot building setback, 40 foot roadway buffer and 500 foot access spacing standard; Hathaway Street is not classified. The existing medical plaza at 1200 Breckenridge Street currently has a single access point to Breckenridge Street and 2 access points to Hathaway Street. Access on Hathaway Street shall not exceed 40% of the total frontage along Hathaway Street. No additional access to Breckenridge Street shall be permitted.

All vehicular use areas shall be screened from the neighboring residentially zoned properties as well as the road right-of-way with a 3 foot wide landscaping easement, a 3 foot tall continuous element and 1 tree every 40 feet of the vehicular use area boundary.

Prior to any construction activity on the property the applicant must obtain approval of an amended development plan to demonstrate compliance with zoning ordinance requirements including, but not limited to, parking, landscaping, building setbacks, access management and signage. The OMPC Building, Electrical & HVAC department shall be contacted before any construction activity takes place on the property.

**SPECIFIC LAND USE CRITERIA**

The applicant's proposal is in compliance with the Comprehensive Plan. The redevelopment of the subject properties will be nonresidential in nature. The P-1 Professional/Service zoning is a logical expansion of the P-1 zoning to the immediate north. With access limited to a single access point to Breckenridge Street, the proposal 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:

1. Access to Breckenridge Street shall be limited to the existing single access point at 1200 Breckenridge Street only. No additional access to Breckenridge Street shall be permitted.
2. Access to Hathaway Street shall not exceed 40% of the total lot frontage on Hathaway Street.
3. Approval of an amended final development plan.

**Findings of Fact:**

1. Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
2. The subject properties are partially located in a Central Residential Plan Area, where professional/service uses are appropriate in limited locations and partially located in a Business Plan Area, where professional/service uses are appropriate in limited locations;
3. The proposed use will be nonresidential in nature;
4. The proposed P-1 zoning is a logical expansion of the existing P-1 zoning to the immediate north; and
5. With access limited to a single access point to Breckenridge Street, the proposal should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.