

MARCH 8, 2018

1014 E PARRISH AVE

ZONE CHANGE

From: R-4DT Inner City Residential	
To: P-1 Professional/Service	
Proposed Use:	Medical Building and Parking
Acreage:	0.106
Applicant:	Owensboro Medical Plaza, LLC (1803.2035)
Surrounding Zoning Classifications:	
North: P-1	South: P-1
East: P-1	West: P-1

Proposed Zone & Land Use Plan

The applicant is seeking a P-1 Professional/Service zone. The subject property is located in a Professional/Service Plan Area, where professional/service uses are appropriate in general.

SPECIFIC LAND USE CRITERIA

(a) Building and lot patterns – Building and lot patterns should conform to the criteria for “Nonresidential Development” (D7).

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 property is a house currently being used to store medical records for the adjoining medical office at 1200 Breckenridge Street. The surrounding properties to the west, east and south are zoned P-1 and owned by the applicant and being used for the Owensboro Medical Plaza facility.

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

E Parrish Avenue in this vicinity is classified as a principal arterial roadway with a 75 foot building setback, 60 foot roadway buffer and 500 foot access spacing standard. The existing medical plaza at 1200 Breckenridge Street currently has a single access point to Breckenridge Street and 2 access points to Hathaway Street. No access shall be permitted to E Parrish Avenue. 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 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 surrounding the subject property on all sides.

Planning Staff Recommendations

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

Conditions:

1. No access to E Parrish Avenue shall be permitted.
2. 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.
3. Access to Hathaway Street shall not exceed 40% of the total lot frontage on Hathaway Street.
4. 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 property is located in a Professional/Service Plan Area, where professional/service uses are appropriate in general locations;
3. The proposed use as a medical office will be nonresidential in nature;
4. The proposed P-1 zoning is a logical expansion of the existing P-1 zoning surrounding the subject property; 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.