

AUGUST 9, 2018

1203 CENTER STREET

ZONE CHANGE

From: B-4 General Business	
To: R-4DT Inner City Residential	
Proposed Use: Multi-Family Residential	
Acreage: 0.340	
Applicant: Owensboro Health Regional Hospital (1808.2055)	
Surrounding Zoning Classifications:	
North: P-1	South: R-4DT
East: R-4DT	West: R-4DT

Proposed Zone & Land Use Plan

The applicant is seeking an R-4DT Inner City Residential zone. The subject property is located in a Professional/Service Plan Area where Urban Mid-density Residential 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 “**Urban Residential Development**” (D6).

(b) Existing, expanded or new sanitary sewers – Urban Mid-density Residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established.

(c) Only logical expansions – Existing areas of Urban Mid-density Residential uses may be expanded onto contiguous land. 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 21059CO138 D.
- It appears that the subject property is not located 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 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 vacant 0.340 acre parcel at the intersection of E. Parrish Ave. and Center St. that is currently zoned B-4 General Business. The property has been owned by the Owensboro Health Regional Hospital since 2001 and has been a vacant lot since at least 2004. Excluding the subject property, all parcels within this block of Center Street and all parcels within this block on the west side of Hathaway Street are currently zoned R-4DT Inner-City Residential. There are currently 22 parcels of land within this block of Center Street and Hathaway Street; 17 of which are owned by the applicant according to PVA records.

The applicant intends to rezone the subject property to R-4DT Inner-City Residential, consolidate it with the other properties within this block that are owned by the applicant, and construct a multifamily development consisting of 48 1-bedroom units.

Center Street is classified as a local road with a 25 foot building setback and this portion of East Parrish Avenue is considered to be a Principal Arterial street with a 500 foot drive spacing standard, 75 foot building setback and 60 foot roadway buffer. Given the proximity to the intersection, access to the subject property shall be limited to Center Street only as no direct access to E. Parrish Ave. shall be permitted.

Prior to any development of the subject property, a final development plan shall be approved demonstrating compliance with the 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 proposed use conforms to the criteria for Urban Mid-density Residential development. Sanitary sewer service is available to the site and this proposal is a logical expansion of R-4DT Inner-City Residential zoning and Mid-density Residential uses to the south, east, and west. At 0.340 acres, the proposal is not a significant increase in R-4DT zoning within the vicinity and will 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 condition and findings of fact that follow:

Condition:

Access shall be limited to Center Street with no access permitted to East Parrish Avenue.

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 urban mid-density residential uses are appropriate in limited locations;
3. The proposed use, as a multi-family development, conforms to the criteria for urban-residential development;
4. Sanitary sewer service is available to the subject property;
5. The proposal is a logical expansion of R-4DT Inner-City Residential zoning to the south, east, and west;
6. At 0.340 acres, the proposal is not a significant increase in R-4DT Inner-City zoning in the vicinity; and
7. With access limited to Center Street, the proposal should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.