

SEPTEMBER 13, 2018

631, 633 TRIPLETT ST

ZONE CHANGE

From:	B-4 General Business
To:	P-1 Professional/Service
Proposed Use:	Wendell Foster Center Campus
Acreage:	0.317
Applicant:	Wendell Foster Campus for Developmental Disabilities (1809.2058)
Surrounding Zoning Classifications:	
North: B-4	South: P-1
East: P-1	West: B-4, R-4DT

Proposed Zone & Land Use Plan

The applicant is seeking a P-1 Professional/Service zone. The subject property is located in a Business/Industrial Plan Area, where professional/service uses are not generally recommended.

Planning Staff Review

GENERAL LAND USE CRITERIA

Environment

- It appears that the subject properties are not located in a wetlands area per the US Department of Agriculture Soil Conservation Service dated March 6, 1990.
- The subject properties are not located in a special flood hazard area per FIRM Map 21059CO138D.
- It appears that the subject properties are partially 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, 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 properties, including sanitary sewer service.

Development Patterns

The subject properties are two tracts totaling 0.317 acres with a single family residence located on each tract. The property to the immediate south and east is the Wendell Foster Campus for Developmental Disabilities, Inc., also owned by the applicant and zoned P-1 Professional/Service. The properties to the immediate west, across Triplett Street, are zoned R-4DT Inner-City Residential and B-4 General Business and appear to be residential and commercial in use. The property to the north is zoned

B-4 General Business and is a screen and window repair shop.

The applicant intends to consolidate the two tracts with the existing Wendell Foster Campus Center property; however, the Wendell Foster Campus property at 815 Triplett Street is zoned P-1 Professional/Service while the subject properties are zoned B-4 General Business. In order to consolidate the subject properties with the existing Wendell Foster Campus the tracts must be rezoned to P-1 Professional Service. There is an approved Final Development Plan for the campus that shall be updated to include the new tracts should the rezoning be approved.

The Wendell Foster Campus has continued to expand through the years, now encompassing all but three tracts of land in the area along Triplett Street to Center Street and from E 6th Street to E 9th Street. This expansion was likely not anticipated by the Comprehensive Plan and has altered the character of the area from a business/industrial area to a professional/service area. Given the intended use of the subject properties the proposed zone is more appropriate than the current zoning classification.

Triplett Street is classified as a principal arterial roadway in this vicinity with a 60 foot building setback, 40 foot roadway buffer and a 500 foot spacing standard. The subject properties currently only have access to the rear of the properties. Access to Triplett Street shall be limited to the existing access points only. No new access to Triplett Street shall be permitted with the redevelopment of the subject properties.

All vehicular use areas shall be screened from 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 final 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.

Since the subject property is located within the Owensboro Wellhead Protection area, according to OMU, if the property will have or produce anything that can contaminate the soil then they must have a wellhead protection plan. OMU should be contacted regarding such a plan.

SPECIFIC LAND USE CRITERIA

The continued expansion of the Wendell Foster Campus was likely not anticipated by the Comprehensive Plan and has altered the character of the area from a business/industrial area to a professional/service area. Given the intended use of the subject properties the proposed zone is more appropriate than the current zoning classification and is an expansion of existing P-1 Professional/Service zoning to the immediate south and east.

Planning Staff Recommendations

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

Conditions:

1. Access to Triplett Street shall be limited to the existing access points only. No new access to Triplett Street shall be permitted; and,
2. Approval of an amended final development plan.

Findings of Fact:

1. Staff recommends approval because there have been changes in the area not anticipated by the comprehensive plan;
2. The continued expansion of the Wendell Foster Campus has change the character of the area from a business/industrial area to a professional/service area;
3. The proposed P-1 zoning classification is more appropriate than the current zoning classification given the intended use of the property; and,
4. The proposed P-1 zoning is a logical expansion of the existing P-1 zoning to the immediate south and east.