

AUGUST 8, 2019**3631 RALPH AVE****ZONE CHANGE**

From: R-1A Single Family Residential
To: B-4 General Business
Proposed Use: Professional Office
Acreage: 0.458
Applicant: Martin & Sarah Walker (1908.2094)
Surrounding Zoning Classifications:
North: B-4 South: R-1A
East: B-4 West: B-4

Proposed Zone & Land Use Plan

The applicant is seeking a B-4 General Business zone. The subject property is located in a Business Plan Area where General Business uses are appropriate in limited locations.

SPECIFIC LAND USE CRITERIA

(a) Building and lot patterns; outdoor storage yards – Building and lot patterns should conform to the criteria for “Nonresidential Development” (D7), and outdoor storage yards, with “Buffers for Outdoor Storage Yards” (D1).

(b) Logical zoning expansions of proportional scope – Existing General Business zones may be expanded onto contiguous land that generally abuts the same street(s). The expansion of a General Business zone should not significantly increase the extent of the zone in the vicinity of the expansion and 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 21059CO143 D.
- 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 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 0.458 acre parcel zoned single family residential that is currently vacant. The subject property adjoins B-4 General Business zoning to the west, across Ralph Avenue, as well as to the east and north on properties along Highway 54. The adjoining property to the south is vacant and zoned R-1A Single Family Residential; meanwhile the next property on the other side of the R-1A parcel is zoned B-4 General Business.

The applicant will be required to provide buffering and screening consisting of a 10 foot wide landscape easement with a 6 foot high solid element and one tree every 40 linear feet along the southern boundary of the subject property where adjoining the residentially zoned property.

Prior to any construction or development, the applicant must obtain approval of a final development plan or site plan to demonstrate compliance with zoning ordinance requirements including, but not limited to, parking, landscaping, building setbacks, access management and signage. The OMPC building and electrical division should be contacted prior to any construction activity or changes.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed B-4 General Business zoning is a logical expansion of B-4 General Business zoning to the west, across Ralph Avenue, as well as to the east and the north. At 0.458 acres, the proposed B-4 General Business zoning would not significantly increase the extent of B-4 zoning in the vicinity and 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 findings of fact that follow:

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 general business uses are appropriate in limited locations;
3. The proposal is a logical expansion of existing B-4 General Business zoning to the west, across Ralph Avenue, as well as to the east and the north; and,
4. At 0.458 acres, the proposal does not significantly increase the extent of the B-4 zoning in the vicinity and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.