

SEPTEMBER 12, 2019**2425 W 5TH ST****ZONE CHANGE**

From: I-1 Light Industrial	
To: R-4DT Inner City Residential	
Proposed Use:	Single Family Residential
Acreage:	0.700
Applicant:	Habitat for Humanity of Owensboro-Daviess County; Jack T. Wells (1909.2097)
Surrounding Zoning Classifications:	
North: I-1	South: R-4DT
East: I-1	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 Central Residential Plan Area where urban low-density residential uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

(a) **Building and lot patterns** - Building and lot patterns should conform to the criteria for “Urban Residential Development” (D6).

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 21059CO119D.
- 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, 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 subject property, including sanitary sewers.

Development Patterns

The subject property is a 0.7-acre tract zoned I-1 Light Industrial that is currently vacant and is situated at the northeast intersection of W 5th Street and Sutton Lane. The applicant intends to rezone the property to R-4DT Inner City Residential for single family residential use.

Adjacent properties to the west across Sutton Lane and to the south across W 5th Street are all zoned R-4DT Inner City Residential and appear to be used as single family residential. The adjacent properties to the north and east are zoned I-1 Light Industrial but appear to be used as single family residential and a nursing home.

In the vicinity of the subject property W 5th Street is classified as a major collector roadway with a 250 foot drive spacing standard, 60 foot building setback and 30 foot roadway buffer. With only 291 feet of road frontage along W 5th Street; access to W 5th Street shall be limited to a single access point only. Additional access shall be from Sutton Lane and the alley to the rear of the property. Any future changes to the property shall comply with applicable portions of the Owensboro Metropolitan Zoning Ordinance, Subdivision Regulations and the access management manual.

Before any construction activity takes place on the property, the OMPC Building, Electrical and HVAC department shall be contacted regarding any necessary permits, inspections and certificates of occupancy and compliance.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed use of single family residential conforms to the criteria for urban residential development. The request is a logical expansion of the R-4DT Inner City Residential zoning to the west and south.

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 Central Residential Plan Area, where urban low-density residential uses are appropriate in general locations;
3. The proposed use of single family residential conforms to the criteria for Urban Residential Development; and,

The request is a logical expansion of the R-4DT Inner City Residential zoning to the west and south.