

DECEMBER 12, 2019

1500 W. PARRISH AVENUE

ZONE CHANGE

From: R-1A Single Family Residential	
To: P-1 Professional/ Service	
Proposed Use:	School
Acreage:	0.560
Applicant:	Owensboro Catholic High School; Michael R. & Martha P. Kenney (1912.2106)
Surrounding Zoning Classifications:	
North: P-1	South: R-1A
East: R-1A	West: P-1

Proposed Zone & Land Use Plan

The applicant is seeking a P-1 Professional/ Service zone. The subject property is located in an Urban Residential Plan Area, where professional/service 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 “**Nonresidential Development**” (D7)

(b) Logical Expansions – Existing areas of Professional/ Service use may be expanded onto contiguous land that abuts the same street(s). An existing area of general business zone may be used as criteria to support a professional/service use as a logical expansion since the general business zone permits all uses within the professional/service category. If the contiguous land is located across an intervening street, the expansion should be at least one (1) acre in size, unless it would serve as a “**buffer-use**” (D1). 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 21059CO119 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, the EPA, the OMPC building/electrical/HVAC division or other state and federal agencies as may be applicable.

Urban Services

All urban services, including sanitary sewers, are available to the subject property.

Development Patterns

The subject property is a residential lot that is slightly greater than half-an-acre in size and is located at the southwest corner of the Dean Avenue and W. Parrish Avenue intersection. This property, and much of Dean Avenue, is zoned R-1A Single Family Residential. However, the adjoining property to the west is Owensboro Catholic High School, which is zoned P-1 Professional/Service. The applicant intends to consolidate the subject property with the High School's property.

This portion of W. Parrish Avenue is classified as a Principal Arterial roadway with a 500-foot access spacing standard. Consequentially, future development of this site shall not have access to W. Parrish Avenue; but rather, direct access to the subject property shall be limited to Dean Avenue. Additionally, due to the classification of W. Parrish Avenue in this area, the subject property shall maintain a building setback of 75-feet and a roadway buffer of 60-feet, each measured from the centerline of W. Parrish Avenue.

Any future changes to the property would have to comply with applicable portions of the Owensboro Metropolitan Zoning Ordinance and Subdivision Regulations. 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 a school is non-residential nature and the proposed P-1 Professional/ Service zone is a logical expansion of the P-1 zone to the west. At 0.560 acres, the proposal 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 condition and findings of fact that follow:

Condition:

No access to W. Parrish Avenue shall be permitted. Access shall be limited to Dean Avenue only.

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 an Urban Residential Plan Area, where professional/service uses are appropriate in limited locations;
3. The proposed use, a school, is non-residential in nature;
4. The proposed P-1 Professional/Service zone is a logical expansion of the P-1 zone on the adjoining property to the west; and
5. At 0.560 acres in size, the proposal should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.