

SEPTEMBER 8, 2011

**2401, 2411, 2413, 2429, 2423, 2425
W 10TH ST**

ZONE CHANGE

From:	B-4 General Business R-4DT Inner-City Residential
To:	R-1T Townhouse
Proposed Use:	Residential
Acreage:	1.001
Applicant:	The City of Owensboro (1109.1818)
Surrounding Zoning Classifications:	
North: R-4DT	South: P-1
East: R-4DT	West: R-4DT

Proposed Zone & Land Use Plan

The applicant is seeking an R-1T Townhouse zone. The subject property is located in a Central Residential Plan Area where urban mid-density residential uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

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

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 within the Owensboro Wellhead Protection area per the GRADD map dated March 1999.
- 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 consists of a three existing residences, one commercial structure and several vacant tracts along W 10th Street. Surrounding land uses are primarily residential north of 10th Street while the property to the south contains a city park, a church, and an auto salvage business.

The City of Owensboro proposes to redevelop this blockfront as part of the Mechanicsville Neighborhood

project. The existing structures will be demolished and new residences will be constructed. The R-1T zoning classification requires that all drive access be from a rear alley so the residential units will utilize the existing alley to the rear with no access points to W 10th Street, Hocker Street or Omega Street.

SPECIFIC LAND USE CRITERIA

The applicant’s proposal is in compliance with the Comprehensive Plan. The R-1T Townhouse zoning is in accordance with several goals and objectives of the Comprehensive Plan, including providing a variety of housing types, increasing inner-city housing density and aiding in the preservation and redevelopment of a residential neighborhood.

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 mid-density residential uses are appropriate in general locations;
3. The proposed use is in compliance with “Urban Residential Development” as outlined in the Comprehensive Plan;
4. The applicant’s request is consistent with the objective of the Comprehensive Plan to increase inner-city housing density; and,
5. The proposal can meet the minimum site development requirements for R-1T Townhouse zoning.