

AUGUST 13, 2009**1 EXECUTIVE BLVD****ZONE CHANGE**

From:	B-4 General Business B-2 Central Business R-4DT Inner-City Residential
To:	B-2 Central Business
Proposed Use:	Commercial Development, Sewer Pump Station
Acreage:	15.111+/- acres
Applicant:	City of Owensboro; Regional Water Resource Agency (0908.1758)
Surrounding Zoning Classifications:	
North: N/A	South: B-2, R-4DT
East: B-2	West: R-4DT

Proposed Zone & Land Use Plan

The applicant is seeking a B-2 Central Business zone. The subject property is located in a Business Plan Area, where central business uses are appropriate in very-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) **Only necessary, logical expansions** - The Central Business districts of Owensboro and Whitesville are generally fixed areas, and expansions of their boundaries should be based upon significant findings that a community need exists for these districts to be expanded.
- (c) **To serve the needs of existing establishments** - In Business plan areas, such an expansion should be contiguous to an existing boundary of the Central Business district, and should serve the needs of establishments that are already located within the district.

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 21059CO138 D.
- It appears that the subject property is outside 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 is the former Executive Inn property that has been acquired by the City of Owensboro. The majority of the property in the vicinity is zoned B-2 Central Business with the exception of two residential tracts on the west side of the property.

The subject property is an integral part of the Downtown Owensboro Place Making Initiative Master Illustrative Plan for the downtown area and located within the study boundary of the plan. The City of Owensboro plans to offer the property for development as part of the implementation of the Downtown Master Plan. A portion of the subject property is currently zone B-2 Central Business and an overall B-2 zoning for the entire tract will provide more flexibility for redevelopment of the site while still meeting the needs of the downtown initiative.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed B-2 Central Business zone and use is to be consistent with the goals of the adopted Downtown Master Plan. A portion of the subject property is currently zoned B-2 Central Business and the majority of surrounding zoning is currently B-2. The expansion of the B-2 zoning is necessary to promote a City of Owensboro initiative for redevelopment of the area. The site is an integral part of the Downtown Owensboro Place Making Initiative Master Illustrative Plan and this request is in accordance with the design concept for this area.

Planning Staff Recommendations

Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan. This recommendation is made subject to the findings of fact that follow:

Findings of Fact:

- The subject property is located in a Business Plan Area, where central business uses are appropriate in very-limited locations;
- The subject property is a component of the Downtown Owensboro Place Making Initiative Master Illustrative Plan adopted by the OMPC in March 2009 and the request is consistent with the concepts of the plan;

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3. The use of the property is to be consistent with the goals of the adopted Downtown Master Plan;
 4. A portion of the subject property is currently zoned B-2 and the majority of all surrounding property is currently zoned B-2;
 5. The B-2 zoning classification will promote the redevelopment of the site; and,
 6. The proposed rezoning is an integral part of a City of Owensboro initiative to provide new business opportunities and jobs that will serve the area and is a necessary logical expansion of the existing B-2 zoning to accomplish the goals of the Downtown Master Plan.