

NOVEMBER 12, 2009

627 POPLAR ST

ZONE CHANGE

From: R-1T - Townhouse
To: R-4DT - Inner-City Residential
Proposed Use: Residential
Acreage: 0.155
Applicant: Geoffrey L. Wilson (0911.1767)
Surrounding Zoning Classifications:
North: R-4DT South: R-4DT
East: R-4DT West: R-4DT

Proposed Zone & Land Use Plan

The applicant is seeking a 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 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 located in a residential area. All surrounding properties are either zoned R-1T Townhouse or R-4DT Inner-City Residential. There is an existing residence on the subject property.

The applicant has proposed to rezone the subject property because they wish to construct a garage on the property that will face W 7th Street. In an R-1T Townhouse zone,

access is limited to alleys only. There is an existing drive to W 7th Street which the applicant would like to use as access for a new garage.

Upon site inspection, there is no sidewalk along W 7th Street but sidewalk is installed along Poplar Street. In an effort to improve pedestrian access and connectivity, sidewalk along the W 7th Street road frontage should be installed as part of the building permit application process for the new garage.

SPECIFIC LAND USE CRITERIA

The applicant’s proposal is in compliance with the Comprehensive Plan. The existing lot development is consistent with the criteria for Urban Residential Development. There is an existing dwelling on the subject property which is appropriate within the proposed R-4DT Inner-City Residential zone.

Planning Staff Recommendations

The planning staff recommends approval subject to the findings of fact that follow:

Findings of Fact:

- Staff recommends approval because the proposal is in compliance with the community’s adopted Comprehensive Plan;
- The subject property is located in a Central Residential Plan Area, where urban low-density residential uses are appropriate in general locations;
- The subject property is located in a residential area with all surrounding property zoned R-1T Townhouse or R-4DT Inner-City Residential;
- The proposed rezoning meets the criteria for Urban Residential Development; and,
- The lot size meets minimum requirements for an R-4DT zone.