

JANUARY 14, 2010

919 SCHERM RD

## ZONE CHANGE

From: R-1B Single-Family Residential	
To: P-1 Professional/Service	
Proposed Use: Alumni Center	
Acreage: 0.35+/-	
Applicant: Kentucky Wesleyan College; Firethorn, LLC (1001.1771)	
Surrounding Zoning Classifications:	
North: R-1B, P-1	South: R-3MF
East: B-4	West: R-1B

## Proposed Zone &amp; 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 use category. 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 21059CO276 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 an area that contains a variety of commercial, professional/service, and residential zonings. The existing residence is adjacent to an existing residence to the north/west but all other surrounding properties are non-residential in use or part of the Kentucky Wesleyan College campus.

The existing residence is proposed for conversion by Kentucky Wesleyan College to an Alumni Center and will be part of the overall college campus. There is an existing drive to Scherm Road which serves the residence and is proposed for use by the Alumni Center. All vehicular use areas shall be paved and all parking shall be on-site and be able to maneuver on-site without backing into the street. Scherm Road is classified as a major collector roadway with a 250 foot driveway spacing and 30 foot roadway buffer. The existing drive shall serve as the only access to Scherm Road.

## SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The P-1 Professional/Service zoning of the property will be used for a college alumni center and will be non-residential in use. The subject property is immediately adjacent to B-4 General Business zoning to the east which can be used to satisfy the logical expansion criteria for P-1 Professional/Service zoning. The 0.35+/- acre expansion of non-residential use is not significant increase of non-residential use and 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:** Access to Scherm Road shall be limited to the existing access point. No additional access to Scherm Road shall be permitted.

## Findings of Fact:

- Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
- The P-1 zoning is proposed as an alumni center for Kentucky Wesleyan College and will be nonresidential in nature and use;
- The proposal is a logical expansion of existing B-4 zoning east of the subject property;
- The increase in P-1 zoning by 0.35+/- acres is not a significant increase of non-residential zoning; and,
- The expansion should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.