

DECEMBER 9, 2010

500, 506, 510 CEDAR ST

ZONE CHANGE

From: R-4DT Inner-City Residential	
To: R-1T Townhouse	
Proposed Use: Transitional Houses	
Acreage: 0.35 +/-	
Applicant: Daniel Pitino Shelter, Inc. (1012.1791)	
Surrounding Zoning Classifications:	
North: R-4DT	South: P-1
East: R-4DT	West: P-1

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 21059CO138 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 three vacant tracts. The Pitino Shelter is to the west of the subject property and parking for the shelter is to the south. Residences are located to the north and east across W 5th Street and Cedar Street.

The applicant proposes to redivide the three existing lots to create one additional lot and construct a free-standing transitional residence on each of the four lots. There is an existing north/south alley to between the Pitino Shelter and

the subject property and R-1T Townhouse zoning requires that all drive access be from a rear alley so no access to W 5th Street or Cedar Street will be permitted.

The proposed redivision of the subject property to create a total of four lots meets the zoning ordinance minimum requirements for road frontage, lots size and rear alley access. In addition to typical zoning requirements, the subject property is located within the newly created Downtown Overlay Districts that the city adopted in October 2009. The subject property is partially located in a Downtown Transition Overlay District and partially located in a Neighborhood Overlay District. Since the property is located within the Downtown Overlay District, additional approval is required by the downtown design administrator. Based on the review of the downtown design administrator, the rezoning to R-1T Townhouse for the construction of four transitional homes can meet the requirements established within the Downtown Transition and Neighborhood Overlay Districts.

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. The proposal meets the minimum requirements of the zoning ordinance for R-1T zoning and can meet the standards established under Article 21 of the zoning ordinance for Downtown Overlay Districts.

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 meets the minimum site development requirements for R-1T Townhouse zoning and can meet the standards established under Article 21 of the zoning ordinance for Downtown Overlay Districts.