

**MARCH 14, 2002**

**1520, 1524, 1528 BRECKENRIDGE ST**

**ZONE CHANGE**

**From:** R-4 DT Inner-City Residential

**To:** **B-4 General Business**

**Acreage:** 0.39 acres

**Applicant:** Daviess County Board of Health  
(0203.1467)

<b>Property Zone</b> <i>Existing Use</i>	<b>to North</b> B-4 <i>Residential</i>	
<b>to West</b> R-4DT <i>Residential</i>	<b>Subject</b> R-4DT ⇌ B-4 <i>Residential</i>	<b>to East</b> B-4 <i>Green River District Health Department</i>
	<b>to South</b> P-1 <i>Daviess County</i>	

**GENERAL LAND USE CRITERIA**

**Apply, if marked below:**

*Described in Comprehensive Plan on pages 445-448*

**Environmental** ☒

- E1** Flood Plains
- E2** Steep Slope
- E3** Historical & Archaeological Sites
- E4** Soils
- E5** Plant & Animal Life

**Urban Services** ⌘

- U1** Roadway Capacity
- ⌘ **U2** Electricity Supply
- ⌘ **U3** Water Supply
- ⌘ **U4** Stormwater Disposal
- ⌘ **U5** Sanitary Sewage Disposal

**Development Patterns** ❖

- ❖ **D1** Land-Use Intensity, Clusters and Buffers
- D2** Land Use versus Street Function
- ❖ **D3** Intersection & Driveway Spacing
- ❖ **D4** Roadway Buffer Standards
- D5** Lot Sizes & Proportions
- D6** Residential Development
- ❖ **D7** Non-Residential Development
- D8** Building Quality

**Proposed Zone & Land Use Plan**

The applicant is seeking a B-4 General Business zone. The subject property is located in a Business Plan Area, where general business uses are appropriate in limited locations.

**SPECIFIC LAND USE CRITERIA**

- (a) Building and lot patterns; outdoor storage yards**  
Building and lot patterns should conform to the criteria for “**Non-Residential Development**” (D7), and outdoor storage yards, with “**Buffers for Outdoor Storage Yards**” (D1).
- (b) Logical expansions of proportional scope**  
Existing General Business zones may be expanded onto contiguous land that generally abuts the same street(s). The expansion of a General Business zone should not significantly increase the extent of the zone in the vicinity of the expansion and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

**Applicant's Findings**

The proposed rezoning is in total conformance with the Comprehensive Plan, said plan recommends business uses for the west side of Breckenridge Street from E 16<sup>th</sup> St. northward to E. Parrish Av.

Adjacent property to the north is currently zoned B-4. The entire block located to the east between E 16<sup>th</sup> St and E 15<sup>th</sup> St was recommended to be rezoned by the OMPC during the September 14, 2000 Planning Commission meeting in conformance with the Comprehensive Plan and was subsequently rezoned accordingly by the City Commission.

No environmental criteria apply to the site. Subject property will be used for spillover parking from the Daviess County Board of Health and the Green River District Health Department operations. Parking at subject site is not required parking under the Zoning Ordinance criteria. This parking will be supplemental to the required parking spaces provided at the respective health center sites.

The three separate lots are proposed to be consolidated into a resulting tract, which will be non-residential in character. Screening between the proposed parking and the existing residential zones will be provided in accordance with the Zoning Ordinance.

## Planning Staff Review

The subject property is located in the 1500 block of Breckenridge St on the northwest corner at the intersection of E 16<sup>th</sup> St and Breckenridge St. Land use criteria applicable to this proposal are reviewed below.

### GENERAL LAND USE CRITERIA

#### Environment

No important environmental criteria apply to the subject property.

#### Urban Services

All urban services are available to the site, including sanitary sewers.

#### Development Patterns

The applicant's findings above adequately address this section.

#### Land-Use Intensity, Clusters and Buffers

Landscape buffers should be located between adjoining land uses that are incompatible with each other. The subject property adjoins R-4DT Inner-City Residential zoning to the west. A landscape easement of 10 feet should be established between the subject property and the residentially zoned property with a 6-foot high planting, hedge, fence, wall or earth mound and one tree per 40 feet of linear boundary. Vehicular use areas should be landscaped to improve the community's appearance and to reduce ambient noise, light glare, and air temperature. A landscape easement of 3 feet with a 3-foot high planting hedge, fence or wall should be installed along Breckenridge St and E 16<sup>th</sup> St.

#### Intersection & Driveway Spacing

Breckenridge St is classified as a principal arterial with one-way traffic. Access spacing for new development is 500 feet between access points. Once consolidated, the subject property will have 145 feet of frontage along Breckenridge. Currently there are three existing access points on the subject property. Typically, access points would be restricted to the side street in a situation where the lot frontage is not sufficient to meet the spacing standards. However, in this case E 16<sup>th</sup> St is a one-way street, which can not be accessed from Breckenridge St. Because access cannot be provided from Breckenridge to E 16<sup>th</sup> St, one access point should be permitted on Breckenridge St to the subject property. The access point should be positioned to avoid conflicts with turning movements from E 16<sup>th</sup> St, a minimum of 50 feet from the

right-of-way at the intersection of Breckenridge and E 16<sup>th</sup> St.

#### Roadway Buffer Standards

A roadway buffer of 40 feet from the street centerline is applicable to the subject property along Breckenridge St. Parking spaces and perimeter landscaping shall not be located within the roadway buffer.

### SPECIFIC LAND USE CRITERIA

The applicant's proposal is a logical extension of B-4 zoning to the north. The expansion of the B-4 zoning will not significantly increase the B-4 zoning in the vicinity or overburden the capacity of the roadway or other urban services. The proposed parking lot will serve a use already established in the vicinity.

## Planning Staff Recommendations

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

#### Conditions:

1. Driveway access shall be limited to one access point onto Breckenridge St, not to exceed 40 feet in width at the property line to be located a minimum of 50 feet from the right-of-way at the intersection of Breckenridge St and E 16<sup>th</sup> St;
2. A roadway buffer of 40 feet from the centerline of Breckenridge St shall be established along Breckenridge St. No parking or required landscaping shall be located within this roadway buffer;
3. Screening shall be provided between the subject property and the adjoining residentially zoned properties. A 6' high continuous planting, hedge, fence, wall or earth mound shall be provided within a 10-foot landscape easement;
4. Perimeter landscaping of VUA area with a 3-foot high continuous planting, hedge, fence or wall within a 3-foot wide landscape easement and one tree for every 40 feet of VUA boundary; and,
5. Submittal and approval of a lot consolidation combining the three lots into one lot.

**Findings of Fact:**

1. The subject property is located within a Business Plan Area, where general business uses are appropriate in limited locations;
2. The subject property adjoins B-4 General Business zones and uses; and,
3. The applicants proposal is a logical expansion of an existing B-4 General Business zone abutting the same street that would not significantly increase the extent of the zone in the vicinity and would not overburden the capacity of roadways and other necessary urban services that are available in the affected area.