JUNE 13, 2002

515 E 22ND ST

ZONE CHANGE

From: P-1 Professional/Service
To: R-4DT Inner-City Residential

Acreage: 0.49 acres
Applicant: Blessed Mother Parish, Inc., Diocese of Owensboro (0206.1481)

<table>
<thead>
<tr>
<th>Property Zone</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>to North</td>
<td>R-4DT</td>
</tr>
<tr>
<td></td>
<td>Single-family residential</td>
</tr>
<tr>
<td>to West</td>
<td>R-4DT</td>
</tr>
<tr>
<td></td>
<td>Single-family residential</td>
</tr>
<tr>
<td>Subject</td>
<td>P-1</td>
</tr>
<tr>
<td></td>
<td>Church office</td>
</tr>
<tr>
<td>to East</td>
<td>R-4DT</td>
</tr>
<tr>
<td></td>
<td>Single-family residential</td>
</tr>
<tr>
<td>to South</td>
<td>P-1</td>
</tr>
<tr>
<td></td>
<td>Church , school</td>
</tr>
</tbody>
</table>

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 an R-DT Inner-City Residential zone. The subject property is located in a Professional/Service Plan Area, where urban low-density residential uses are appropriate in very-limited locations.

SPECIFIC LAND USE CRITERIA

(a) Building and lot patterns should conform to the criteria for “Urban residential Development” (D6).

(b) Existing, expanded or new sanitary sewers - Urban low-density residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established.

(c) Only logical expansions - In Professional/Service Plan Areas, completely new locations of urban low-density residential use should not be established. However, existing areas of this use may be expanded onto contiguous land.

Applicant's Findings

The applicant finds the proposal in compliance with the comprehensive plan due to the fact that the surrounding properties, less the school and church, are all R-4DT. Changing the zoning from P-1 to R-4DT would bring the property into uniformity with the surrounding properties.

Planning Staff Review

The subject property is located in the 501 block of E 22nd St between JR Miller Blvd and Veach Rd. 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 subject property is located within a residential block front, bounded on the east, west and north by residentially zoned properties in use as single-family dwellings. The subject property is occupied by a structure that currently...
houses the church offices. This existing structure is presently served by all urban services. The applicant wishes to remodel and convert the existing structure into a single-family dwelling to provide housing for priests.

SPECIFIC LAND USE CRITERIA

The applicant’s proposal is a logical expansion of the existing R-4DT zone that adjoins the property to the east, west and north. A zoning change to R-4DT would be consistent with the character of the street and urban services within the neighborhood. Where logical expansions of existing uses are deemed acceptable, the zoning of such expansions should be the same as the zoning of the existing uses being expanded. The applicant proposes to extend the existing R-4DT zoning that is predominant on the north side of E 22nd St to encompass this property to be used as a single-family dwelling, consistent with the uses in the neighborhood.

Planning Staff Recommendations

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

1. The subject property is located in a Professional/Service Plan Area, where urban low-density uses are appropriate in very-limited locations;
2. The subject property adjoins R-4DT zoning to the west, east and north;
3. The applicant’s proposal is a logical expansion of the existing adjoining R-4DT zone and uses; and,
4. Sanitary sewers serve the subject property.