

**JUNE 13, 2002**

**515 E 22<sup>ND</sup> 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)

<b>Property Zone Existing Use</b>	<b>to North</b> R-4DT Single-family residential	
<b>to West</b> R-4DT Single-family residential	<b>Subject</b> P-1 → R-4DT Church office	<b>to East</b> R-4DT Single-family residential
	<b>to South</b> P-1 Church, school	

## 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 22<sup>nd</sup> 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 22<sup>nd</sup> 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.