

NOVEMBER 14, 2002

612 TRIPLETT ST

ZONE CHANGE

From: R-4DT Inner-City Residential

To: B-4 General Business

Acreage: 0.119 acres

Applicant: Cara May, Brad Hamilton (0211.1499)

Property Zone Existing Use	to North R-4DT Residence w/ beauty shop	
to West R-4DT Residence	Subject R-4DT → B-4 Vacant residence	to East I-1 Electrical Contractor
	to South B-4 Used Car Lot	

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 zoning 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

Subject property is located in existing general business zones. The business to be set up at this location is limited to debt collections and will not interfere with the properties located in the surrounding area. The applicant has determined that the proposal is in compliance with the Comprehensive Plan.

Planning Staff Review

The subject property is located in the 600 block of Triplett Street. Land use criteria applicable to this request 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 sewer.

Development Patterns

The subject property is located in an area of mixed zoning and uses. To the north of the subject property is a residence that also contains a beauty shop that is zoned R-

4DT Inner-City Residential. The property to the west across a public alley is also zoned R-4DT and contains single-family residences. Property to the east across Triplett St is zoned I-1 Light Industrial and is used as an electrical contractor's business. Property to the south is zoned B-4 General Business and is used for a used car lot. The applicant is proposing to use the property for a debt collection business. Off-street parking must be provided in accordance with Zoning Ordinance requirements. Any vehicular use areas that adjoin residentially zoned property must be screened with a 3-foot high continuous element and one tree per 40 feet of linear boundary.

Land-Use Intensity, Clusters and Buffers

The subject property adjoins R-4DT zoning to the north. An average 10-foot buffer must be provided along this property boundary with a 6-foot high continuous element and one tree per 40 linear feet of boundary.

Intersection & Driveway Spacing

Triplett St is a one-way principal arterial roadway with a spacing standard of 500 feet between driveways. The subject property has insufficient frontage to accommodate an access point to Triplett St. Access to the property is available via an alley behind the property. Access should be limited to the alley.

Roadway Buffer Standards

A 40-foot roadway buffer is applicable to the subject property.

SPECIFIC LAND USE CRITERIA

The expansion of the existing B-4 General Business zone to include the subject property is a logical expansion of B-4 General Business zoning and use that will not significantly increase the extent of the zone in the vicinity or overburden existing roadways or other urban services. The property immediately adjoins an existing B-4 General Business zone. Property to the north, while zoned R-4DT, also contains a general business use. All Zoning Ordinance requirements must be met on the subject property prior to occupancy.

Planning Staff Recommendations

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

Conditions:

1. Provide an average 10-foot buffer along the northern property boundary with a 6-foot high continuous element and one tree per 40 linear feet of boundary;

2. Provide paved off-street parking in accordance with requirements of the Owensboro Metropolitan Zoning Ordinance requirements;
3. No direct access shall be allowed to Triplett St. Access shall be limited to the alley at the rear of the property.

Findings of Fact:

1. The subject property is located in a Business Plan Area, where general business uses are appropriate in limited locations;
2. The subject property adjoins B-4 General Business zoning to the south;
3. The subject property adjoins a general business use to the north; and,
4. The applicant's request is a logical expansion of existing B-4 General Business zoning and uses that will not overburden existing roadways or necessary urban services available in the affected area.