

AUGUST 14, 2003

2000 E PARRISH AV

ZONE CHANGE

From: A-U Urban Agriculture		
To: P-1 Professional/Service		
Acreage: 7.047 acres		
Applicant: Southern Star Central, Daviess County Fiscal Court (0308.1528)		
Property Zone Existing Use	to North P-1, A-U Kight Home Center, Ohio Valley 2-Way Radio, undeveloped	
to West P-1, A-U Medical building, school	Subject A-U ➔ P-1 School	to East A-U Residential, undeveloped lot
	to South A-U Cemetery	

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 P-1 Professional/Service zone. The subject property is located in a Professional/Service Plan Area, where professional/service uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

- (a) **Building and lot patterns** should conform to the criteria for “Non-Residential Development” (D7).

Applicant's Findings

Subject property is located in a Professional/Service Plan Area, where professional/service uses are appropriate in general locations.

Applicant proposes to construct an office building containing approximately 45,000 square feet to serve as their corporate headquarters and pipeline operation center and to accommodate a staff of approximately 130 employees.

Specific land use criteria applicable to this rezoning are as follows:

Building and lot patterns should conform to the criteria for “Non-residential Development” (D7). Limited expansions of existing non-residential uses and areas should be accommodated where they reasonable satisfy a set of “logical expansion criteria”. The proposed rezoning is a logical expansion of existing P-1 zoning and use on contiguous property located at 1930 E Parrish Av (Medical Building/Dialysis Center).

The proposed rezoning is in compliance with the comprehensive land use plan.

Planning Staff Review

The subject property is located in the 2000 block of E Parrish Av. Land use criteria applicable to this proposal are reviewed below.

GENERAL LAND USE CRITERIA

Environment

The subject property contains some steep slopes that will be regarded upon development of the site. The county engineer must review drainage calculations prior to a

building permit being issued for the proposed structure. No other important environmental criteria apply to the subject property.

3. Limited expansions of existing non-residential uses should be accommodated.

Urban Services

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

Development Patterns

The subject property lot has been created by a minor subdivision approved in January 2002, being the northern portion of the Greenwood Cemetery tract. The Daviess County Fiscal Court created this lot for sale and the applicant is proposing to construct an office building in this professional/service area.

Intersection & Driveway Spacing

E Parrish Av is classified as a principal arterial street. The minor subdivision that created this 7.047-acre lot limited the vehicular access to this property to one access point onto E Parrish Av. The approved property division stipulates that the existing access point located on the subject property be reconstructed and relocated to align with Windhaven Dr upon development of the subject property.

SPECIFIC LAND USE CRITERIA

Limited expansions of non-residential uses should be accommodated where they satisfy a set of logical criteria.

Planning Staff Recommendations

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

Condition:

1. Access shall be limited to one access point on E Parrish Av. The existing access point shall be reconstructed and relocated to align with Windhaven Dr.

Findings of Fact:

1. The subject property is located in a Professional/Service Plan Area, where professional/service uses are appropriate in general locations;
2. The subject property adjoins P-1 zoning and uses to the west; and,