

OCTOBER 9, 2003

1201, 1203 HATHAWAY ST

ZONE CHANGE

From: R-4DT Inner-City Residential		
To: P-1 Professional/Service		
Acreage: 0.278 acres		
Applicant: Owensboro Mercy Health System, Owensboro medical Plaza LLC (0310.1535)		
Property Zone Existing Use	to North P-1 Parking	
to West R-4DT Residences, vacant lots	Subject R-44DT ⇌ P-1 Vacant	to East R-4DT Residence
	to South P-1 Parking	

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 “Nonresidential Development” (D7).

Applicant's Findings

The proposed rezoning to P-1 of the subject properties is in compliance with the Comprehensive Plan established by the Owensboro metropolitan Planning Commission. The generalized land use plan map element of the Comprehensive Plan recommends business/industrial (magenta) for the site area bordering Breckenridge St, professional/services (light blue) for the site are bordering Parrish Av, and central residential (brown) for the site area bordering Hathaway St. Applicants intend to utilize the subject property for additional parking spaces for its existing medical facility located at 1200 Breckenridge St once the properties are rezoned to P-1.

With reference to the Land Use Plan map, the Business/Industrial area designated in magenta bordering the west side of Breckenridge St permits “general business (11)” as a land use appropriate in such general locations. The applicants’ intended use for the property once zoned fits within such general business classification. See Ordinance 8.2(d)(6). In compliance with the Comprehensive Plan, many of the properties designated on the generalized Land Use Map have actually been rezoned to P-1.

Again, with reference to the Land Use Plan Map, a portion of the area bordering on the south side of Parrish Av between Breckenridge St and Triplett St is designated Professional/Service (light blue). This area is thus directly within the proposed use of the site as additional parking for applicants’ medical office building and correspondingly complies with the land uses appropriate and general locations within the Professional/Service Plan Area.

Once again referring to the Land use Plan Map, the Central Residential Plan Area designated in brown on the east side of Hathaway St is r-4DT Inner-City residential, a classification used primarily within the downtown area and which is designated in Section 8.144 of the ordinance as

being the “most flexible residential zone intended for use in redevelopment of older neighborhoods.”

The dominant presence in the area of the subject properties is the Owensboro Mercy Health System complex, which occupies several city blocks to the adjacent north of the properties. Additionally, applicants previously rezoned several of the properties in this block to accommodate the construction of its new medical facility. The rezoning of the subject properties to the P-1 classification will further allow applicant to expand the size of the parking lot to better serve its clientele. Thus, the proposed rezoning of the subject property to P-1 classification is within the Comprehensive Plan, adheres to the recommendations of the land use contained in the Generalized land Use Plan map and further is entirely in keeping with the neighboring areas.

Planning Staff Review

The subject property is located in the 1201 block of Hathaway St at the southeast intersection of E Parrish Av and Hathaway 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.

Development Patterns

The subject property lies immediately north of the existing parking area for the Owensboro Medical Plaza. To the east of the subject property is a residence, zoned R-4DT. To the west of the subject property across Hathaway St is R-4DT zoned property consisting of a residence and a vacant lot. Property across E Parrish Av is owned by the Owensboro Mercy Health System and is zoned P-1 Professional/Service and used for parking. The applicant proposes to use the subject property for additional parking for the medical facility located to the south and east of the subject property. A number of lots in this block have been purchased by the applicant in anticipation of expanding the parking area for the existing medical facility located at 1200 Breckenridge. Use of the property as parking area for the Medical Plaza lot will require consolidation of the lots to the Medical Plaza lot or a conditional use permit

approved by the Board of Adjustment for the use of these lots as parking lots.

Intersection & Driveway Spacing

E Parrish Av is classified as a principal arterial with a spacing standard of 500 feet for new development. No access points should be allowed onto E Parrish Av onto the subject property. Any new proposed access points should be limited to Hathaway St at a location that is a minimum of 50 feet from the intersection of the right-of-way of E Parrish Av and Hathaway.

Roadway Buffer Standards

A 50-foot roadway buffer is applicable to the subject property along E Parrish Av. No parking areas or required vehicular use area landscaping is allowable within the required roadway buffer.

SPECIFIC LAND USE CRITERIA

The applicants' proposal is in compliance with the Comprehensive Plan. P-1 Professional/Service uses are appropriate in general locations in this area. The zoning of the subject property to P-1 Professional/Service expands an existing area of P-1 zoning and is in keeping with the anticipated land use for the area. The criteria for non-residential development anticipate the expansion of non-residential uses onto lots originally developed for residential purposes.

Planning Staff Recommendations

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

Conditions:

1. No direct access to E Parrish shall be permitted; and
2. A roadway buffer measuring 50 feet from the centerline of E Parrish shall be maintained. No parking or required landscaping shall be permitted within the roadway buffer.
3. Consolidation of the subject property to the Medical Center lot at 1200 Breckenridge or a conditional use permit approved by the Board of Adjustment for the use of the subject property as a parking lot.

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 applicant's request is appropriate to the anticipated development in the affected area; and,
3. The applicant's request allows for expansion of the anticipated non-residential development and services in the affected area.