

**AUGUST 12, 2004**

**901 BRECKENRIDGE ST**

**ZONE CHANGE**

**From:** B-4 – General Business

**To:** P-1 – Professional/Service

**Acreage:** 0.067 acres

**Applicant:** Owensboro Medical Health System, Inc. (0408.1563)

<b>Property Zone Existing Use</b>	<b>to North</b> B-4 <i>Commercial</i>	
<b>to West</b> B-4 <i>Vacant</i>	<b>Subject</b> B-4 ⇄ P-1 <i>Parking</i>	<b>to East</b> R-4DT <i>Vacant</i>
	<b>to South</b> P-1 <i>Parking</i>	


**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 Business Plan Area, where professional/service uses are considered a subset of business uses.

**SPECIFIC LAND USE CRITERIA**

**(a) Building and lot patterns; outdoor storage yards**  
Building and lot patterns should conform with the criteria for “**Nonresidential Development**” (D7), and outdoor storage yards, with “**Buffers for Outdoor Storage Yards**” (D1).

**Applicant's Findings**

The subject property located at 901 Breckenridge Street is located in a business/industrial plan area where professional/service areas are not in accordance with the Comprehensive Plan. However, the Comprehensive Plan did not anticipate the Hospital expanding to Breckenridge Street. The requested zoning classification is a logical expansion of the existing P-1 Zoning in the area. The subject property is bordered by a P-1 zoning classification to the south; by a B-4 classification to the north and west. The vacant land adjacent to the east, owned by the Applicant for future expansion of the hospital, has a R4DT zoning classification. The subject property is major street oriented to the west by Breckenridge Street.

**Planning Staff Review**

The subject property is located on the southeast corner of the Breckenridge Street and Ninth Street intersection. Land use criteria applicable to this request are reviewed below.

**GENERAL LAND USE CRITERIA**

**Environment**

According to a study prepared by the US Department of Agriculture Soil Conservation Service dated March 6, 1990, it appears that the subject property is not in a wetlands area.

The subject property does not appear to be in a special flood hazard area per FIRM Map 21059CO140 C.

It appears that the subject property is not in the Owensboro Wellhead Protection area according to a map created by the GRADD office dated March 1999.

However, the developer is responsible for obtaining permits as may be required by the Division of Water, The Army Corp of Engineers, FEMA or other state and federal agencies as may be applicable.

### Urban Services

All urban services are available to the site.

### Development Patterns

The subject property is bordered on the south by a P-1 Professional/Service zone and a conditional use has been approved for its use as a parking lot. The subject property is currently used in conjunction with adjacent property zoned P-1 and used as parking for the Owensboro Medical Health System under the conditional use permit approved in May 2004. The small 0.067 acre parcel is a remnant from previous roadway projects along East Ninth Street and it too small for commercial uses considered under a B-4 General Business zoning classification.. Once rezoned, the parcel can be consolidated with the existing P-1 zone.

### Intersection and Driveway Spacing

At this location, E 9<sup>th</sup> Street is classified as a minor arterial roadway with a spacing standard of 500 feet between driveway access points for new development. The existing parking lot utilizes an alley access along the east portion of the site which was improved at the time the parking lot was developed. No new access will be permitted along 9<sup>th</sup> Street.

The subject property also has limited frontage on Breckenridge Street which is classified as a principal arterial with an intersection spacing standard of 1,500 feet for new development. The parking lot has an existing access to Breckenridge Street and no new access will be permitted with this zoning change.

### Roadway Buffer Standards

A 40 foot roadway buffer applies to both East 9<sup>th</sup> Street and Breckenridge Street. No parking or required landscaping can be located within the roadway buffer.

### SPECIFIC LAND USE CRITERIA

The expansion of an adjacent P-1 zoning to include a 0.067 acre parcel is in accordance with the Comprehensive Plan. The property is located in an area where existing professional/service uses exist and are appropriate. The parking lot conforms to the Comprehensive Plan requirement that the lot be non-residential in character.

### Planning Staff Recommendations

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

#### Conditions:

1. No access to 9<sup>th</sup> Street except for the existing alley access shall be permitted; and,
2. No new access to Breckenridge Street shall be permitted.

#### Findings of Fact:

1. The subject property is located in a Business Plan Area, where professional/service uses are considered a subset of business uses;
2. The subject property adjoins a P-1 Professional/Service zone to the south;
3. Parking for the Owensboro Medical Health System is a logical expansion of the existing P-1 Professional/Service zone and use; and,
4. It is appropriate to zone the subject property to P-1 Professional/Service prior to its consolidation to adjacent P-1 zone.