

OCTOBER 14, 2004

206 W 17TH STREET

ZONE CHANGE

From: R-4DT – Inner-City Residential		
To: P-1 – Professional/Service		
Acreage: 0.155 acres		
Applicant: The Junior League of Owensboro (0410.1572)		
Property Zone Existing Use	to North R-4DT Residential	
to West P-1 Optometrist Office	Subject R-4DT ➔ P-1 Hospitality House	to East R-4DT Residential
	to South R-4DT Residential	

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 Central Residential Plan Area, where professional/service uses are appropriate in limited locations.

SPECIFIC LAND USE CRITERIA

(a) Building lot patterns should conform to the criteria for “Urban Residential Development.”

(b) Logical Expansion - Existing areas of Professional/Service use may be expanded onto contiguous land that abuts the same street(s). An expansion of this use should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

Applicant's Findings

The subject property is located a mere 60 feet from Frederica Street. Since 1993, Hospitality House, Inc., has used the subject property as a shelter for the support of relatives of patients in local healthcare facilities. Applicant, The Junior League of Owensboro, Inc., seeks to use the property for its administrative offices.

The subject property is designated by the comprehensive plan adopted on February 8, 2001, to be in a Central Residential Plan area. However, the properties located immediately to the west and south of the subject property are designated Professional/Service.

According to the Land Use Plan Map, in Central Residential Plan areas, Professional/Service is appropriate in limited locations.

Because this property is surrounded by Professional/Service uses, it is logical to expand this use to the subject property. In addition, rezoning this property will not significantly impact the other residential properties in the area. Based on the foregoing, the OMPC should rezone this property to P-1 Professional/Service.

Planning Staff Review

The subject property is located in the 200 block of W 17th Street. Land use criteria applicable to this proposal 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. 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.

It appears that the subject property is outside the Owensboro Wellhead Protection area according to a map created by the GRADD office dated March 1999.

Urban Services

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

Development Patterns

The subject property is located in a transition area between non-residential and residential uses along W 17th Street. The property immediately west of the subject property is currently zoned P-1 Professional Service and serves as an optometrist office. All other surrounding zonings are currently R-4DT Inner-city Residential and contain single-family residential uses.

The subject property is currently used as a Hospitality House for relatives of patients in local hospitals. The intended use for the property is administrative offices for the Junior League of Owensboro.

Appropriate screening and landscaping should be installed according to current zoning regulations. Parking for the proposed use should also conform to current zoning regulations based on the intended use and the amount of office space utilized. The subject property currently has a 3 car garage to the side and a paved area behind the existing structure. Per conversations with the applicant, the main floor of the existing house will be used for office space and the second floor will be utilized as storage area. The required parking for this arrangement will be 5 spaces. Based on a site plan submitted in 1992 in conjunction with a conditional use permit by the previous occupant, sufficient room should exist on site to accommodate the required 5 parking spaces.

SPECIFIC LAND USE CRITERIA

The applicant's proposal meets the specific criteria of the Comprehensive Land Use Plan. Limited expansions of

nonresidential uses should be accommodated where they satisfy a set of logical expansion criteria. The applicant's request for the expansion of an existing professional/service zone within a Central Residential Plan area is appropriate as it extends the existing P-1 Professional/Service zone along W 17th Street eastward to Cruise Street and does not overburden the capacity of roadways and other necessary urban services.

Planning Staff Recommendations

Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan. The conditions and findings of fact that support this recommendation include the following:

Conditions:

1. Provide landscaping buffer for parking area adjacent to residential zones; and,
2. Install sufficient parking according to zoning standards.

Findings of Fact:

1. The subject property is located in a Central Residential Plan Area, where professional-service uses are appropriate in limited locations;
2. The subject property adjoins existing P-1 Professional/Service zoning to the west; and,
3. The applicant's request is a logical expansion of existing professional/service use onto contiguous land along the same street that will not overburden the capacity of roadways and other necessary urban services in the affected area.