



NOVEMBER 11, 2004

2020 E 10TH STREET

ZONE CHANGE

From: I-2 – Heavy Industrial		
To: R-4DT – Inner-city Residential		
Acreage: 0.232 acres		
Applicant: Quince D. Stroud (0411.1577)		
Property Zone Existing Use	to North R-4DT Residence	
to West I-2 Residence	Subject I-2 ➔ R-4DT Single-Family Residence	to East I-2 Residence
	to South I-2 Vacant	

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 R-4DT Inner-city Residential zone. The subject property is located in a Central Residential Plan Area, where urban low-density uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

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

Applicant's Findings

The proposed zoning map amendment is in compliance with the Comprehensive Plan which calls for Central Residential. The existing zoning classification (I-2) is inappropriate for the property. The existing house on the property was constructed in 1956 and has been used as a residence ever since.

Planning Staff Review

The subject property is located in the 2000 block of E 10th 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 21059CO140C. 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 an existing single-family residence constructed in 1956. The applicant requested permits to

construct a new residential garage on the property but could not since a residential use is considered non-conforming under the existing I-2 Heavy Industrial zone. No nonconforming use may be enlarged or extended to occupy a greater area of land than was occupied at the date of the adoption of the zoning ordinance according to Section 4.312 of the Owensboro Metropolitan Zoning Ordinance.

SPECIFIC LAND USE CRITERIA

There is existing R-4DT zone immediately north of the subject property. The subject property is joined to the north, east and west by single-family residential structures and uses. The character of the area is residential as the entire block from Birkhead Avenue to the railroad right-of-way consists of single-family residences. Also, the existing and proposed use of the subject property is single-family residential which is permitted in general locations within a Central Residential Plan Area.

Planning Staff Recommendations

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

Findings of Fact:

1. The subject property is located in a Central Residential Plan Area, where urban low-density residential uses are appropriate in general locations;
2. An urban low-density residential use currently exists on the subject property with access to a public street; and,
3. Properties joining the subject property are residential and the proposed zoning of R-4DT is appropriate for the subject property.