

**APRIL 14, 2005**

**PORTION OF 3240 W PARISH AV**

## ZONE CHANGE

<b>From:</b> B-4 General Business		
<b>To:</b> R-3MF Multi-Family Residential		
<b>Acreage:</b> 2.062 acres		
<b>Applicant:</b> Rodger D. Connor (0504.1591)		
<b>Property Zone Existing Use</b>	<b>to North</b> B-4 Hotel, vacant	
<b>to West</b> B-4 Church playground, vacant	<b>Subject</b> B-4 ➔ R-3MF Warehouse	<b>to East</b> R-3MF Multi-Family Residential
	<b>to South</b> A-U Church	

## 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 an R-3MF Multi-Family Residential zone. The subject property is located in a Business Plan Area, where Multi-Family Residential uses are appropriate in limited locations.

## SPECIFIC LAND USE CRITERIA

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

**(b) Existing, expanded or new sanitary sewers** – Urban mid-density residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established.

**(c) Logical Expansion** – Urban mid-density residential uses may be expanded onto contiguous land. An expansion of this use should not overburden the capacity of roadway and other necessary urban services that are available in the affected area.

## Applicant's Findings

The requested rezoning is in compliance with the Comprehensive Plan, which allows an Urban Mid-density Residential use within the plan area in limited locations. Specific criteria that apply are building and lot patterns should conform to the criteria for residential development. This site has an existing structure that has been used for storage and will be an accessory use for the applicant's existing multi-family unit at 1830 Parrish Plaza Drive. The 2.062 acres will be consolidated with 1830 Parrish Plaza Drive. The requested rezoning will be a logical expansion of the R-3MF zone to the east. There is sanitary sewer available to the site.

## Planning Staff Review

The subject property is located in the 3200 block of W Parrish Avenue. 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 a portion of the subject property could be in a wetlands area. The subject property does not appear to be in a special flood hazard area per FIRM Map 21059CO120 C. It appears that a portion of the subject property is designated as prime agricultural land according

to the “Important Farmlands” map created by the US Department of Agriculture Soil Conservation Service dated March 1980. However, the Comprehensive Plan recognized the loss of some prime farm land with urban development. 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 sewer.

### Development Patterns

The subject property is currently part of a larger commercial lot that has access to a frontage road along W Parrish Avenue between Parrish Plaza Drive and the Wendell Ford Expressway. The subject property is utilized as storage for the applicant and residents of a multi-family residential unit at 1830 Parrish Plaza Drive. Approximately 2.062 acres of the larger commercial lot will be consolidated with the property located at 1830 Parrish Plaza Drive according to the application materials, with the existing storage building serving the multi-family use located at 1830 Parrish Plaza Drive.

The property is adjacent to R-3MF Multi-Family Residential zoning to the east, B-4 General Business zoning to the north and west and A-U Urban Agriculture zoning to the south.

### SPECIFIC LAND USE CRITERIA

According to the Comprehensive Plan, the subject property is located in a Business Plan Area, where multi-family residential uses are appropriate in limited locations.

The subject property will be used as storage for the applicant and residents of a multi-family residential building on Parrish Plaza Drive. Sanitary sewers currently serve the existing multi-family residential development. Since the property is continuous to an existing R-3MF Multi-Family Residential zone and will not overburden the capacity of roadways and other necessary urban services that are available in the affected area, it qualifies as a logical expansion according to the Comprehensive Plan.

### Planning Staff Recommendations

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

**Condition:** Submittal of a consolidation subdivision plat to consolidate the subject property to the lot located at 1830 Parrish Plaza Drive.

### Findings of Fact:

1. The subject property is located in a Business Plan Area, where Multi-Family Residential uses are appropriate in limited locations;
2. The subject property will be part of an urban residential development;
3. The proposal is a logical expansion of a contiguous R-3MF zone located immediately east of the subject property; and,
4. The expansion of R-3MF zoning onto the subject property will not overburden the capacity of roadways and other necessary urban services that are available in the affected area.