



OCTOBER 13, 2005

**1901, 1921 LEITCHFIELD RD, 2050 E
PARRISH AV**

ZONE CHANGE

From: A-U Urban Agriculture		
To: P-1 Professional/Service		
Acreage: 2.139 acres		
Applicant: Steven M. Block (0510.1611)		
Property Zone Existing Use	to North A-U Business, Residential	
to West A-U, P-1 Cemetery	Subject A-U ➔ P-1 Residential	to East A-U Residential
	to South A-U, 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 an Urban Residential Plan Area where professional/service uses are appropriate in limited locations.

SPECIFIC LAND USE CRITERIA

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

(b) Logical expansions - Existing areas of Professional/Service use may be expanded onto contiguous land that abuts the same street(s). If the contiguous land is located across an intervening street, the expansion should be at least **one (1) acre** in size, unless it would serve as a “buffer-use.” 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

It is requested that the subject property be rezoned for professional/service use to permit the property to be used for the construction and operation of a medical services building by the applicant. The proposed zoning map amendment is in compliance with the land use criteria of the Comprehensive Plan. The subject property is a nonresidential development and would constitute a logical expansion of other professional/service use and zone that abuts the property to the east. If the property were considered a new location it would still meet the land use criteria since the property consists of more than one (1) acre (the subject property consists of approximately 2.1 acres) with frontage on E Parrish Avenue and Leitchfield Road.

Planning Staff Review

The subject property is located in the 1901 block of Leitchfield Road and the 2000 block of E 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 the subject property is not located in a wetlands area. The subject property is not located 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, including sanitary sewers, are available to the site.

Development Patterns

The subject property is comprised of three lots. Two lots front Leitchfield Road and the third fronts East Parrish Avenue. There is one existing home on the three tracts and has an access to Leitchfield Road. A gravel drive does extend to East Parrish Avenue to a small existing curb cut.

West of the subject property is the Greenwood Cemetery which is partially zoned A-U and partially zoned P-1. The property to the south is zoned A-U and R-4DT with some single-family and higher density residential development. The property to the east and north are zoned A-U with primarily single-family residential uses.

Intersection and Driveway Spacing

The subject property has frontage on both Leitchfield Road and East Parrish Avenue. In this location, East Parrish Avenue is classified as a principal arterial roadway with a spacing standard of 500 feet for access points. Leitchfield Road is classified as a collector roadway with a spacing standard of 250 feet. Sight distance along the Leitchfield Road frontage could be a concern based on the curvature of the roadway and existing grades on the subject property. At the time of site approval, calculations should be submitted to demonstrate that adequate sight distance exists at the proposed drive location. Since no development plan or site plan has been submitted in conjunction with this zoning change, approval should be subject to a final development or site plan with one potential access point on Leitchfield Road and one access point on E Parrish Avenue. If the applicant proposes an access point on E Parrish Avenue, the need for a right-turn decel and storage lane should be evaluated to mitigate the impact of the development.

SPECIFIC LAND USE CRITERIA

The subject property is a logical expansion of an existing P-1 Professional/Service zone located immediately west of

the subject property. The proposed rezoning should not overburden roadway capacity and other urban services that are available in the affected area. Although the request meets the logical expansion criteria it would also meet criteria for a new location of P-1 zoning as the subject property is major-street oriented and over one acre in size.

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. Access shall be limited to a maximum of one access point on E Parrish Avenue and one access point on Leitchfield Road to be determined by approval of a final development or site plan.
2. The need for a right-turn decel and storage lane should be evaluated if the application requests access to E Parrish Avenue.

Findings of Fact:

1. The subject property is located in an Urban Residential Plan Area where professional/service uses are appropriate in limited locations;
2. The subject property is a logical expansion of an existing P-1 Professional/Service zone located immediately west of the subject property; and,
3. The proposed rezoning will not significantly increase the extent of the P-1 zoning classification in the vicinity and will not overburden roadway capacity and other urban services that are available in the affected area.