

DECEMBER 8, 2005

720 W 10TH ST

ZONE CHANGE

From: I-1 Light Industrial

To: R-4DT Inner-City Residential

Acreage: 0.136 acres

Applicant: Habitat for Humanity (0512.1619)

Property Zone Existing Use	to North R-4DT Residential	
to West I-1 Residential	Subject I-1 ⇄ R-4DT Vacant	to East R-4DT Residential
	to South R-4DT, I-1 Residential, 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 an R-4DT Inner-City Residential zone. The subject property is located in a Central Residential Plan Area where urban low-density residential 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. The subject property has been used as residential for many years and is adjoined by R-4DT (Inner-City Residential) on the north, east and south.

Planning Staff Review

The subject property is located in the 700 block of W 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 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 located in an area comprised of mostly single-family residential uses. The adjoining property to the north, east and south are all currently zoned R-4DT and although the property to the west is zoned I-1 it is also occupied by a single-family residence. The

applicant states in their findings that the subject property has historically been used as a residence.

Screening in accordance with the requirements of the Zoning Ordinance should be provided between the subject property and the adjoining industrially zoned property. Ordinance requirements include a 10 foot easement with a six foot high screening element with one tree every 40 linear feet. Due to the narrow nature of the lot, the landscape easement could either be averaged to meet the minimum regulations or the applicant has the potential to seek a variance to reduce the width of the easement while still providing the required screening elements.

SPECIFIC LAND USE CRITERIA

The subject property is within a Central Residential Plan Area, which supports residential uses. The subject property and surrounding properties have historically been residential in nature. The applicant's request to change the zoning classification on the subject property from I-1 to R-4DT promotes the Comprehensive Plan's housing goals of preserving neighborhoods and housing in inner-city neighborhoods.

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. The subject property is adjacent to residential uses to the north, east and south;
3. The historical use of the subject property is residential, and the R-4DT zoning classification is a more appropriate zone for the subject property than the existing I-1 Light Industrial zone; and,
4. The applicant's request promotes the Comprehensive Plan's housing goals to preserve neighborhoods and housing within the inner-city.