



FEBRUARY 9, 2006

3300 BLK US 60 E

ZONE CHANGE

From:	R-1A Single-Family Residential P-1 Professional/Service	
To:	P-1 Professional/Service	
Proposed Use:	New Church Building	
Acreage:	2.889 acres	
Applicant:	Owensboro Church of Christ (0602.1627)	
Property Zone Existing Use	to North B-4 Mobile Home Sales	
to West P-1 Church	Subject R-1A, P-1 ➡ P-1 Church/Parking	to East R-1A Residential
	to South R-1A 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 Professional/Service Plan Area where professional/service uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

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

Applicant's Findings

The subject property is located in a professional/service plan area where professional/service uses are appropriate in general locations.

The applicant, Owensboro Church of Christ, proposes to consolidate the existing mixed zone property into a single tract of land in anticipation of a future building expansion on the subject property. The subject property's current and proposed use is for a church. The subject property consists of six individual tracts including a tract which was previously a public alley. In order to consolidate the individual tracts, the subject property must be rezoned to a single zoning classification. The applicant anticipates submittal of a consolidation plan and a final development plan to the OMPC following the attainment of the property zoning classification. Under the subject application, the applicant is seeking a P-1 Professional/Service zoning classification where churches are principally permitted.

Specific Land Criteria that apply:

- (a) **Building and Lot Patterns** should conform to the criteria for “**Nonresidential Development.**”

The proposed rezoning is a limited expansion of existing nonresidential use and zoning and meets logical expansion criteria. The proposed rezoning is a logical expansion of a parcel presently zoned P-1 and owned by the applicant.

Planning Staff Review

The subject property is located in the 3300 block of US 60 East. 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 of mixed professional, commercial and residential land uses. The property to the west of the subject property is zoned P-1 and is occupied by a church. The properties to the south and east are zoned R-1A with residences occupying the tracts. The property to the north is zoned B-4 and is used for mobile home sales.

In the vicinity of the subject property US 60 E is classified as a principal arterial roadway with a 500 foot roadway spacing standard and a 60 foot roadway buffer. The subject property currently has a single access to US 60 E approximately 250 feet from the US 60 E and Isaac Shelby Drive intersection. No new access to US 60 E shall be permitted.

The subject property is currently comprised of six individual lots with mixed residential and professional/service zoning classifications. The applicant proposes to consolidate all the separate parcels into a single tract to be zoned P-1 Professional/Service. The use of the property will be the existing church and accessory parking.

Currently, access along E 6th Street and a portion of Isaac Shelby Drive is completely open with no defined access points. Along E 6th Street the parking lot abuts the street and marked parking spaces require vehicles to back into the street. The applicant has stated that a future building expansion may be requested and that a consolidation plat and final development plan will be submitted at such time.

When submitted, the development plan shall eliminate parking backing into the street and define specific access points along both E 6th Street and Isaac Shelby Drive. Appropriate vehicular use area screening shall be installed and pavement within the right-of-way shall be removed and returned to grass.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The property is located in a Professional/Service Plan Area where professional service uses are appropriate in general locations. The applicant is proposing to rezone and consolidate the entire church property, currently consisting of six parcels zoned R-1A and P-1, to P-1.

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. Submittal and approval of a consolidation plat;
2. With any future building or construction activity on the subject property, a final development plan shall be submitted. The open access along both Isaac Shelby Drive and E 6th Street shall be consolidated into defined access points, pavement within the right-of-way shall be returned to grass, and appropriate vehicular use are screening shall be installed; and,
3. No new access shall be permitted to US 60 E.

Findings of Fact:

1. The subject property is located in a Professional/Service Plan Area where professional/service uses are appropriate in general locations;
2. A portion of the subject property is currently zoned P-1 Professional/Service and once rezoned the entire property will be consolidated into a single tract; and,
3. The use of the subject property as a church will be nonresidential in use and is appropriate in a Professional/Service zone.