

APRIL 13, 2006

712, 716 POINDEXTER ST

ZONE CHANGE

From: I-2 Heavy Industrial

To: R-4DT Inner-City Residential

Proposed Use: Residential

Acreage: 0.202

Applicant: Phyllis West (0604.1637)

| | | |
|-----------------------------------|--|--|
| Property Zone Existing Use | to North I-2 Residential | |
| to West I-2 Vacant | Subject I-2 ➔ R-4DT Residential | to East R-4DT Residential |
| | to South I-2 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 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 existing I-2 zoning is inappropriate. The subject properties have been used for many years as residences.

Planning Staff Review

The subject property is located in the 700 block of Poindexter 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 and floodway per FIRM Map 21059CO120 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 surrounded by residential properties on all sides although the majority of said properties are currently zoned industrial. The properties across Poindexter Street to the east are currently zoned R-4DT but the properties to the north, south and west are all zoned I-2. It appears that all of the homes in the vicinity

have been used as residences for a long time and there is no significant industrial activity in the area. As the applicant stated in their findings, since the subject property has been historically used for residential purposes, an R-4DT zoning classification is more appropriate.

SPECIFIC LAND USE CRITERIA

Within a Central Residential Plan Area, urban low density residential uses are appropriate in general locations. With the historical use of the subject property residential in nature, the R-4DT zoning is appropriate.

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 historical use of the property has been residential in nature;
3. Properties adjacent to the subject property to the east across Poindexter Street are zoned R-4DT and residential in use;
4. Properties adjacent to the subject property to the west, north and south, although zoned I-2, are residential in use; and,
5. Based on the historical use and the location within a Central Residential Plan Area, a residential zoning classification is more appropriate for the subject property.