

NOVEMBER 9, 2006

1018-1026 (EVEN) OGLESBY ST

ZONE CHANGE

From: R-4DT Inner-City Residential		
To: P-1 Professional/Service		
Proposed Use: Multi-use church building		
Acreage: 0.499		
Applicant: Melvin J. Smith, Sr.; Tenth Street Baptist Church (0611.1662)		
Property Zone Existing Use	to North P-1 Church	
to West R-4DT Residential	Subject R-4DT ➔ P-1 Vacant	to East I-1, R-4DT Motor Repair, Residential
	to South R-4DT 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 a P-1 Professional/Service zone. The subject property is located in a Central Residential Plan Area, where professional/service uses are appropriate in limited locations.

SPECIFIC LAND USE CRITERIA

- (a) Building and lot patterns; outdoor storage yards -**
Building and lot patterns shall conform to the criteria for "Nonresidential Development" (D7).
- (b) Logical zoning expansions of proportional scope -**
Existing areas of Professional/Service use may be expanded onto contiguous land that abuts the same street(s). 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

The proposed rezoning is in compliance with the existing Comprehensive Plan because it is an expansion of the existing P-1 zone to the north.

Planning Staff Review

The subject property is located in the 1800 block of Oglesby 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 21059CO140C. 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 in the vicinity of 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 in an area of mixed residential, professional/service and industrial uses. The property to the north is zoned P-1 and is occupied by the Tenth Street Baptist Church. The property to the east is zoned I-1 and R-4DT with single-family residences and a motor repair shop. The property to the south and west is all zoned R-4DT with primarily single-family residences.

The proposed expansion of the P-1 Professional/Service zone to the subject property is for construction of a new multi-purpose facility for the Tenth Street Baptist Church. The applicants have submitted a consolidation plat to the OMPC, in order to consolidate the subject properties to the existing church facility which is currently zoned P-1 Professional/Service. A development plan must be submitted to the OMPC office for review and approval prior to any construction activities.

SPECIFIC LAND USE CRITERIA

Limited expansions of non-residential uses and areas should be accommodated where they reasonably satisfy a set lot logical criteria. Existing professional/service zones may be extended onto contiguous land that generally abuts the same streets and the property located immediately north of the subject property is currently zoned P-1 Professional/Service. Expansion of the P-1 zone to the subject property should not overburden existing roadways or other urban services that are available in the affected area.

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: Submission and approval of a consolidation plat to consolidate the subject property with the main church building lot that is currently zoned P-1.

Findings of Fact:

1. The subject property is located in a Central Residential Plan Area, where professional/service uses are appropriate in limited locations;
2. Property to the immediate north of the subject property is zoned P-1 Professional/Service; and,
3. The applicant's proposal is a logical expansion of the P-1 Professional/Service zoning to the north, and it will not significantly increase the extent of general business uses that are located in the vicinity or

overburden the capacity of the roadways or other necessary urban services in the affected area.