

JANUARY 11, 2007

2402 FRENCH ST

ZONE CHANGE

From: I-1 Light Industrial		
To: R-4DT Inner-City Residential		
Proposed Use: Single-Family Residence		
Acreage: 0.186		
Applicant: Carl W. Kimbley (0701.1668)		
Property Zone Existing Use	to North R-4DT Mobile Home	
to West R-4DT Single-Family Residence	Subject I-1 ➔ R-4DT Vacant	to East I-2 Medley Distillery, CSX Railroad
	to South R-4DT Single-Family Residence	

**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

Property is located in a Central Residential Plan Area where urban low-density residential uses are appropriate in general locations.

Applicant proposes to place a Manufactured Home on the subject property.

Specific criteria that applies to this application is limited to building and lot patterns which should conform with the criteria for “Urban Residential Development.” The proposed rezoning is a logical expansion of existing R-4DT zoning and uses immediately to the north, west and south of the subject property.

The proposed rezoning complies with all the requirements of the Comprehensive Land Use Plan.

Planning Staff Review

The subject property is located in the 2400 block of French 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 21059CO120C. 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 not 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 located in a primarily residential area with some industrial uses to the east across the CSX Railroad. The subject property is the only remaining parcel in the French Street blockfront that is currently zoned industrial. The subject property exceeds the minimum requirements for lot area and road frontage for a single-family residence in an R-4DT zone.

As stated in the applicant's findings, the intended use of the property is for a single-family residence. Depending on the type of manufactured home proposed for the site, a conditional use permit may be necessary. A set of criteria for the installation of a manufactured home, including site design standards, is available at the OMPC office.

SPECIFIC LAND USE CRITERIA

The subject property is located within a Central Residential Plan Area, which supports residential uses. 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 west;
3. The subject property exceeds minimum requirements for lot width and road frontage for a single-family residence in an R-4DT zone; and,
4. The applicant's request promotes the Comprehensive Plan's housing goals to preserve neighborhoods and housing within the inner-city.