



JANUARY 11, 2007

1126 TRIPLETT ST

ZONE CHANGE

From: I-1 Light Industrial		
To: P-1 Professional/Service		
Proposed Use: Sports Rehab Facility		
Acreage: 0.504		
Applicant: Triplett Street Building, Inc. (0701.1669)		
Property Zone <i>Existing Use</i>	to North R-4DT Mobile Home	
to West R-4DT Single-Family Residence	Subject I-1 ➔ P-1 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 a P-1 Professional/Service zone. The subject property is located in a Business Plan Area, where business uses, which would encompass professional/service uses, are appropriate in limited locations.

SPECIFIC LAND USE CRITERIA

- (a) **Building and lot patterns; outdoor storage yards -**
Building and lot patterns should conform to the criteria for “Nonresidential Development” and outdoor storage yards, to “Buffers for Outdoor Storage Yards.”
- (b) **Logical zoning expansions of proportional scope -**
Existing General Business zones may be expanded onto contiguous land that generally abuts the same street(s). The expansion of a General Business zone should not significantly increase the extent of the zone in the vicinity of the expansion and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

Applicant's Findings

This proposal is in compliance with the Comprehensive Plan. The rezoning to P-1 fits with adjoining P-1 zones for the proposed sports rehabilitation facility.

Planning Staff Review

The subject property is located in the 1100 block of Triplett 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 not in the Owensboro Wellhead Protection area, but is in the vicinity of the boundary, 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/service, commercial, industrial and residential uses. The property to the north and east is zoned P-1 Professional/Service and is occupied by a medical office building and the Owensboro Medical Health System hospital. The property to the south is zoned I-1 but is occupied by residential uses. The property to the west is zoned I-1 with commercial and storage uses.

The applicant proposes to construct a medical facility to house a sports rehabilitation office. Depending on the proposed site development plans of the property, either a site plan or development plan must be submitted to the OMPC for approval prior to the issuance of a building permit. The plan should reflect all required parking, access, vehicular use landscaping, drainage and any other necessary site information.

In the vicinity of the subject property, Triplett Street is classified as a principal arterial roadway with a spacing standard of 500 feet. The roadway buffer is 40 feet from the street centerline and should remain free of any signs, parking, required landscaping, fences or any other obstructions.

An existing building on the subject property was razed within that past several months. The building occupied the majority of the site with a parking lot with a single access point to Triplett Street on the southern portion of the property. Since no suitable alternative for access exists, the subject property shall be limited to a single access point to Triplett Street as far south along the property frontage as possible. An access easement should also be provided to the property to the south in the event of future redevelopment to eliminate the need for additional access points to Triplett Street.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposal is a logical expansion of professional/service zone and use immediately north and east of the subject property. The expansion of the professional/service zone and use should not significantly increase the extent of the zone in the vicinity of the expansion and should not overburden the capacity of roadways and other necessary 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: Access to Triplett Street shall be limited to a single access point as far south along the property frontage as possible with an access easement provided to the property to the south.

Findings of Fact:

1. The subject property is located in a Business Plan Area, where business uses, which would encompass professional/service uses, are appropriate in limited locations;
2. The subject property is a logical expansion of professional/service zoning to the north and east; and,
3. The proposed zoning change should not significantly increase the extent of the zone in the vicinity of the expansion and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.