The applicant received approval at the January 2020 OMBA meeting to operate a child daycare facility from the subject property. Additionally, the applicant would also like to operate a therapy clinic from the site as well. This use of a therapy clinic requires the P-1 Professional/Service zoning.

Frederica Street is classified as a principal arterial roadway with a 500’ driveway spacing standard, a 75’ building setback and 60’ roadway buffer. The approved site plan for the property shows a single access point to Frederica Street; no additional access to Frederica Street shall be permitted.

All vehicular use area is required to be paved and appropriate vehicular use area landscaping installed where parking areas adjoin road right-of-way. Due to the proximity to residential structures, all lighting for the subject property shall be directed away from the residential structures to reduce the impact of the commercial light and glare onto the residential property.

Prior to any construction activity on the property the applicant must obtain approval of a site plan or development plan to demonstrate compliance with zoning ordinance requirements including, but not limited to, parking, landscaping, building setbacks, access management and signage. The OMPC Building, Electrical & HVAC department shall be contacted before any construction activity takes place on the property.

SPECIFIC LAND USE CRITERIA

(a) Building and lot patterns - Building and lot patterns should conform to the criteria for “Nonresidential Development” (D7).

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GENERAL LAND USE CRITERIA

Environment
- It appears that the subject property is not located in a wetlands area per the US Department of Agriculture Soil Conservation Service dated March 6, 1990.
- The subject property is partially located in a special flood hazard area per FIRM Map 21059CO138D.
- It appears that the subject property is not located within the Owensboro Wellhead Protection area per the OMU map dated 2015.
- The developer is responsible for obtaining permits from the Division of Water, The Army Corp of Engineers, FEMA, the EPA, the OMPC building/electrical/HVAC division or other state and federal agencies as may be applicable.

Urban Services
All urban services, including sanitary sewers, are available to the site.

Development Patterns
The subject property is a 0.98+/- acre tract with an existing approved childcare center. The properties to the north and south in this block of Frederica Street are a mix of R-4DT Inner City Residential and P-1 Professional/Service zoning. The properties to east, across Frederica Street are zoned P-1 Professional Service. Properties to west of the subject property, that front on Miller Court, are zoned R-4DT Inner City Residential and appear to be used as such.