

MAY 14, 2020

805, 807 W 11TH ST

ZONE CHANGE

From: I-1 Light Industrial	
To: R-4DT Inner City Residential	
Proposed Use:	Residential
Acreage:	0.209
Applicant: Woolard Rentals, LLC (2005.2118)	
Surrounding Zoning Classifications:	
North: I-1	South: B-4
East: I-1	West: I-1

Proposed Zone & Land Use Plan

The applicant is seeking an R-4DT Inner City Residential zone. The subject properties are 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 - Building and lot patterns should conform to the criteria for “Urban Residential Development” (D6).

Planning Staff Review

GENERAL LAND USE CRITERIA

Environment

- It appears that the subject properties are not located in a wetlands area per the US Department of Agriculture Soil Conservation Service dated March 6, 1990.
- The subject properties are not located in a special flood hazard area per FIRM Map 21059CO138D.
- It appears that the subject properties are 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 are available to subject properties, including sanitary sewers.

Development Patterns

The subject properties are zoned I-1 Light Industrial and are currently vacant; 805 W 11th Street is 33' x 136' and 807 W 11th Street is 33' x 138'. PVA records indicate the residence on each property was constructed in 1906 and each property has always been used residentially; the residences were

demolished in 2018 and 2014 respectively. The applicant intends to rezone the property to R-4DT Inner City Residential for residential use.

Adjacent properties to the north, east and west are zoned I-1 Light Industrial. To the north is existing railroad right-of-way and to the east and west the properties are vacant but appear to have been used residentially in the past. The property to the south is zoned B-4 General Business and is the cigar Factory Mall complex.

The minimum lot size for a single-family use within an R-4DT zone is 5,000 square feet and the minimum road frontage is 50 feet. Although the subject properties do not meet these minimum requirements, the lots pre-date zoning requirements and the properties have historically been used residentially.

Before any construction activity takes place on the property, the OMPC Building, Electrical and HVAC department shall be contacted regarding any necessary permits, inspections and certificates of occupancy and compliance.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed use of residential conforms to the criteria for urban residential development. The properties have been used residentially since at least 1906.

Planning Staff Recommendations

The planning staff recommends approval subject to the findings of fact that follow:

Findings of Fact:

1. Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
2. The subject properties are located in a Central Residential Plan Area, where urban low-density residential uses are appropriate in general locations;
3. The proposed use of residential conforms to the criteria for Urban Residential Development; and,
4. The properties have been used residentially since at least 1906.