

NOVEMBER 12, 2020

PORTION OF 1524 W. PARRISH AVENUE

ZONE CHANGE

From:	R-1A Single Family Residential
To:	P-1 Professional/Service
Proposed Use:	School
Acreage:	0.220
Applicant:	Owensboro Catholic High School, Inc. (2011.2134)
Surrounding Zoning Classifications:	
North: P-1	South: P-1
East: P-1	West: P-1

Proposed Zone & Land Use Plan

The applicant is seeking a P-1 Professional/ Service zone. The subject property is located in a Professional/Service Plan Area, where professional/service 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 “**Nonresidential Development**” (D7)

Planning Staff Review

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 not located in a special flood hazard area per FIRM Map 21059CO119 D.
- 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 subject property.

Development Patterns

The subject area is a portion of land owned by Owensboro Catholic High School located along the far side of the existing soccer field, adjoined by the parking lot of The Hermitage. By viewing PVA records, it appears as though the subject area is a portion of 1524 W. Parrish Avenue, Owensboro Catholic High School. However, while addressed at 1524 W. Parrish Avenue, the subject area is actually two stand-alone, land-locked tracts of land as illustrated on the most recent subdivision plat for this area that was provided by the applicant's surveyor.

When reviewing the plat provided, it shows that what is known as the Owensboro Catholic High School property is

actually several lots that were never consolidated. Many of these lots, including the two in question, became land-locked parcels of land following the closure of what was known as Southern Avenue which took place per ordinance in 1957.

The entirety of the existing Owensboro Catholic High School development is zoned P-1 Professional/Service with the exception of the two land-locked parcels, which are zoned R-1A Single Family Residential. At this time, the applicant intends to consolidate the Owensboro Catholic High School properties into one tract of land, a process requiring one uniform zoning classification.

Once consolidated to one tract and prior to any future changes to the Owensboro Catholic High School property, the applicant must obtain approval of a final 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 and HVAC Department shall be contacted before any construction activity takes place on the Owensboro Catholic High School property.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed use of a school is non-residential nature and the proposed P-1 Professional/Service zone is a logical expansion of the P-1 zone surrounding the subject area. The consolidation of the subject area to the Owensboro Catholic High School property will eliminate the land-locked parcels within the development.

Planning Staff Recommendations

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

Condition:

Approval of a minor subdivision plat consolidating the 0.220 acre subject area with the main Owensboro Catholic High School campus in order to eliminate the existing land-locked parcels within the development.

Findings of Fact:

1. Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
2. The subject property is located in a Professional/Service Plan Area, where professional/service uses are appropriate in general locations;
3. The proposed use, a school, is non-residential in nature;
4. The proposed P-1 Professional/Service zone is a logical expansion of the P-1 zone surrounding the subject area; and,
5. By creating a uniform zoning classification, the subject area can be consolidated with the remainder of the Owensboro Catholic High School campus, eliminating the existing land-locked parcels within the development.