

FEBRUARY 9, 2023

2011 W 10TH STREET (TWO LOTS)

ZONE CHANGE

From: B-4 General Business	
To: R-4DT Inner-City Residential	
Proposed Use: Residential	
Acres: 0.257	
Applicant: Habitat for Humanity (2302.2252)	
Surrounding Zoning Classifications:	
North: B-4	South: I-2
East: B-4	West: R-4DT

Proposed Zone & Land Use Plan

The applicant is seeking an R-4DT Inner-City Residential zone. The subject properties are located in a Business/Industrial Plan Area, where urban low-density residential uses are not generally recommended.

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 21059CO119D.
- 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, including sanitary sewer, are available to the subject property.

Development Patterns

The subject properties are two tracts of land, each addressed as 2011 W 10th Street, that are located near the intersection of W 10th Street and Crabtree Avenue. The applicant intends to rezone both properties to R-4DT Inner-City Residential and construct single family residential homes on both lots.

The adjoining property to the west is zoned R-4DT Inner-City Residential and the applicant is currently constructing a residence on this lot. Adjoining properties to the north and east are both zoned B-4 General Business and are located along Crabtree Avenue. Those to the south, across W 10th Street, are zoned I-2 Heavy Industrial, but appear to be residential uses or are currently small, vacant tracts of land.

Urban low-density residential uses are not generally recommended within a Business/Industrial Plan Area. However, along W 10th Street, between Crabtree Avenue and Pennbrooke Avenue, the subject properties are the only lots that are not currently zoned residentially. Due to the residential character of the area, the proposed R-4DT Inner-City Residential zoning is more appropriate than the existing B-4 General Business zoning.

Additionally, as previously mentioned, the subject properties are immediately adjoined to the north and east by B-4 General Business zoning that is located along Crabtree Avenue. As such, if approved, development of the subject properties shall be required to install a 10-foot wide landscaping easement consisting of a 6-foot tall continuous element and 1 tree per 40-linear feet where adjoining B-4 zoning, unless a variance is obtained.

Future changes to the properties shall comply with applicable portions of the Owensboro Metropolitan Zoning Ordinance and Subdivision Regulations. 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

Although the proposal for urban low-density residential uses is not generally recommended within a Business/Industrial Plan Area, the proposed R-4DT Inner-City Residential is more appropriate than the existing B-4 General Business zone due to the residential character of the area. As such, the proposal is a logical expansion of existing R-4DT zoning to the west and, at 0.257 acres in size, the proposal will not significantly increase the extent of the residential zoning within the Business/Industrial Plan Area.

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 proposed R-4DT Inner-City Residential zoning is more appropriate than the existing B-4 General Business zoning;
2. The subject properties are located in a Business/Industrial Plan Area where urban low-density uses are not generally recommended;
3. The subject properties are located within a long stretch of W 10th Street where all other properties on the north side of the road are zoned for residential uses;
4. The proposed R-4DT Inner-City Residential zoning is a logical expansion of the R-4DT zoning to the west; and,
5. At 0.257 acres of land, the proposal will not significantly increase the extent of the residential zoning within the Business/Industrial Plan Area.