

SEPTEMBER 12, 2024

730 HARVARD DRIVE

ZONE CHANGE

From: B-4 General Business	
To: P-1 Professional/Service	
Proposed Use:	Commercial
Acreage:	0.725
Applicant:	Family Y of Owensboro Daviess County, Inc. (2409.2299)
Surrounding Zoning Classifications:	
North: B-4	South: R-3MF
East: B-4	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 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 map dated March 6, 1990.
- The subject property is not located in a special flood hazard area per FIRM Map 21059CO276 E.
- 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 property is an existing 0.725-acre tract that is zoned B-4 General Business, owned by the Family Y of Owensboro Daviess County, and immediately adjoins the YMCA's main campus (zoned P-1

Professional/Service). The applicant intends to consolidate the two properties to allow for planned improvements and, as a result, is proposing to rezone the subject property from B-4 to P-1 in order to create a uniform zoning classification.

Other adjoining properties include B-4 General Business zoning and uses to the east and to the north (across Harvard Drive), and R-3MF Multi-family Residential zoning to the south consisting of multi-family apartments oriented towards Princeton Parkway.

Prior to any changes to the property, the applicant shall 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 & HVAC department shall be contacted before any construction activity takes place on the property.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the community's adopted Comprehensive Plan. The proposed commercial use conforms to the criteria for nonresidential development and the proposed P-1 Professional/Service zone is a logical expansion of the existing P-1 zoning to the west.

Planning Staff Recommendations

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

Condition:

1. Obtain approval of a Final Development Plan.

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 commercial use conforms to the criteria for nonresidential development; and,
4. The proposed P-1 Professional/Service zoning is a logical expansion of the existing P-1 zoning to the west.