

JANUARY 9, 2025

915, 917 & 919 CEDAR ST & 924 LOCUST ST

ZONE CHANGE

From: R-4DT Inner-City Residential	
To: P-1 Professional/ Service	
Proposed Use: Fire Station	
Acreage: 0.537	
Applicant: City of Owensboro (2501.2308)	
Surrounding Zoning Classifications:	
North: P-1	South: R-4DT
East: R-4DT	West: R-4DT

Proposed Zone & Land Use Plan

The applicant is seeking a P-1 Professional/Service zone. The subject properties are located in a Central Residential plan area, where professional/service uses are appropriate in limited locations.

SPECIFIC LAND USE CRITERIA

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

(b) Logical Expansions – Existing areas of Professional/Service use may be expanded onto contiguous land that abuts the same street(s). An existing area of general business zone may be used as criteria to support a professional/service use as a logical expansion since the general business zone permits all uses within the professional/service category. If the contiguous land is located across an intervening street, the expansion should be at least one (1) acre in size, unless it would serve as a “**buffer-use**” (D1). An expansion of this use should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

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 21059CO138E.
- 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 sewers, are available to the subject properties.

Development Patterns

The subject properties include four residential lots (three on Cedar Street and one on Locust Street) that immediately

adjoin the fire station located at 512 W 9th Street. Three of the subject properties are currently vacant as the homes have recently been demolished; meanwhile the fourth lot (919 Cedar Street) contains an existing residence that does not appear to be currently occupied.

All four properties are zoned R-4DT Inner-City Residential, as are all adjoining properties (including those across streets) with the exception of the aforementioned fire station, zoned P-1 Professional/Service. The applicant proposes to rezone the subject properties to P-1 to consolidate the lots with the existing fire station.

As the sites redevelop the applicant should be aware that these portions of Locust Street and W 9th Street are classified as Major Collector roadways with 250-foot access spacing standards; as well as 60-foot building setbacks and 30-foot roadway buffers, each measured from the centerline of the streets. As the properties redevelop, direct access shall be in compliance with the access management manual. Meanwhile, Cedar Street is a local roadway without access spacing requirements and with a 25-foot building setback measured from the property line.

Prior to any construction activity on the properties the applicant shall obtain approval of a Final Development Plan (or Public Facility Review) 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 properties.

SPECIFIC LAND USE CRITERIA

The applicant’s proposal is in compliance with the Comprehensive Plan. The proposed use of a fire station is non-residential in nature and the proposed P-1 Professional/Service zone is a logical expansion of P-1 zoning to the north. At 0.537-acres, the proposal should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

Planning Staff Recommendations

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

Condition:

1. Direct access to Locust Street shall be in compliance with the Access Management Manual.

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 professional/service uses are appropriate in limited locations;
3. The proposed use, a fire station, is non-residential in nature;
4. The proposed P-1 Professional/Service zone is a logical expansion of P-1 zoning to the north; and,
5. At 0.537-acres, the proposal should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.