

APRIL 10, 2025

1220 CENTER STREET

ZONE CHANGE

From: R-4DT Inner City Residential	
To: P-1 Professional/Service	
Proposed Use: Church Facilities	
Acreage: 1.35	
Applicant: Christ Community Church of Owensboro, Inc. (2504.2312)	
Surrounding Zoning Classifications:	
North: R-4DT	South: R-4DT
East: R-4DT	West: P-1 & R-4DT

Proposed Zone & Land Use Plan

The applicant is seeking a P-1 Professional/Service zone. The subject property is partially located in a Professional/Service plan area where professional/service uses are appropriate in general locations, and partially 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 the uses within the Professional/Service use 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 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 21059CO138E.
- 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, located along Center Street, has long been the site of Christ Community Church. In 2021, the church consolidated all of their Center Street properties, creating a 1.35-acre tract of land that is entirely zoned R-4DT Inner-City Residential. In 2024, the rear alley was closed and, as a result, the church property now immediately adjoins several properties along Pearl Street, including three lots zoned P-1 Professional/Service that serve as the primary parking lots for the church operation. All other adjoining properties, including those across Center Street and those across E 14th Street, are zoned R-4DT Inner-City Residential.

Churches are Conditionally Permitted in the property's existing R-4DT Inner-City Residential zone. Christ Community Church obtained approval of a Conditional Use Permit in 1978 and then obtained approval of an amended Conditional Use Permit in 1980. At this time, the applicant intends to construct a new church building and install additional parking. In doing so, now that the rear alley has been closed, the church also intends to consolidate the subject property with the aforementioned Pearl Street parking lots that are zoned P-1 Professional/Service. In order to create one uniform zoning classification across all church-owned properties, the applicant is proposing to rezone the subject property to P-1 – a zoning classification where churches are principally permitted.

It should be re-iterated that the only adjoining P-1 Professional/Service zoning is located along Pearl Street, not along Center Street. As such, this is not a logical expansion of contiguous land that generally abuts the same street, as required within the Specific Land Use Criteria for a Logical Expansion. However, the OMPC staff believes that the proposed P-1 zoning is more appropriate than the existing R-4DT Inner-City Residential zoning because:

- The proposal is for the expansion of an existing church operation on the same property (as opposed to the establishment of a new P-1 Professional/Service operation on a separate property);
- Although by acreage the proposal may be a significant increase in P-1 Professional/Service zoning in the immediate area, this proposal is intended to consolidate the church operation with the existing parking lots to the west – thus not significantly increasing the extent of P-1 uses within the immediate vicinity; and,
- The subject property encompasses much of the western side of this block of Center Street, ranging from the existing church buildings to the Center Street/ E 14th Street intersection.

The applicant should be aware that redevelopment of the site shall require all necessary screening elements to be installed; including the requirement for a 3-foot tall continuous element and 1-tree per 40-linear-feet where the vehicular use areas adjoin public streets and where the vehicular use areas adjoin R-4DT Inner-City Residential zoning. This shall be true for the redevelopment of the subject property, as well as the utilization of the parking lots along Pearl Street.

Prior to any construction activity on the 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 & 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 Comprehensive Plan. The redevelopment of the subject properties will be nonresidential in nature. The proposed P-1 Professional/Service zoning is more appropriate than the existing R-4DT zoning because the proposal allows the expansion of an existing church operation to be consolidated with the related facilities located along Pearl Street. Additionally, because the proposal will not create a significant increase in P-1 uses in the immediate vicinity, 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 conditions and findings of fact that follow:

Conditions:

1. Obtain approval of a Minor Subdivision Plat consolidating the subject property with the existing P-1 Professional/Services zoning to the west; and,
2. 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 and because the proposed P-1 Professional/Service zoning is more appropriate than the existing R-4DT Inner-City Residential zoning;
2. The subject property is located in a Professional/Service plan area where professional/service uses are appropriate in general locations, and partially located in a Central Residential plan area where professional/service uses are appropriate in limited locations.
3. The proposed use, a church, conforms to the criteria for non-residential development.

4. The proposed P-1 Professional/Service zoning is more appropriate than the existing R-4DT Inner-City Residential zoning because the proposal allows for the expansion of an existing church operation to be consolidated with the related facilities located along Pearl Street; and,
5. By consolidating the subject property to the P-1 Professional/Services zoning to the west, the proposal will not significantly increase the extent of P-1 Professional/Services uses in the immediate vicinity and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.