

**JUNE 12, 2025**

**1516 & 1522 W. 4<sup>TH</sup> STREET**

**ZONE CHANGE**

<b>From:</b>	B-4 General Business
<b>To:</b>	<b>R-4DT Inner-City Residential</b>
<b>Proposed Use:</b>	Single Family Residential
<b>Acreage:</b>	0.28
<b>Applicant:</b>	Vets Buy Houses, LLC; VBH Flips KY, LLC; Matt McCaslin (2506.2318)
<b>Surrounding Zoning Classifications:</b>	
<b>North:</b>	<b>B-4 &amp; R-4DT</b>
<b>South:</b>	<b>R-4DT</b>
<b>East:</b>	<b>B-4</b>
<b>West:</b>	<b>B-4</b>

**Proposed Zone & Land Use Plan**

The applicant is seeking an R-4DT Inner-City Residential zone. The subject properties are located in a Central Residential plan area, where urban low-density residential 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 "Urban Residential Development" (D6).

**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 map dated March 6, 1990.
- The subject properties are not located in a special flood hazard area per FIRM Map 21059C0119E.
- 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 are two existing lots located near the intersection of W. 4<sup>th</sup> Street and Castlen Street. Both properties have historically contained a residential home, although zoned B-4 General Business. At this time, the applicant intends to demolish the existing homes and construct two new homes, one on each lot. In doing so, the applicant has requested to rezone both properties to R-4DT Inner-City Residential.

Much like the subject properties, this entire block of W. 4<sup>th</sup> Street is zoned B-4 General Business; however, each lot appears to be utilized residentially. This is also true for the property at 1523 W. 4<sup>th</sup> Street, which is located across the street at the northeastern corner of W. 4<sup>th</sup> Street and Castlen

Street. Furthermore, the proposed R-4DT Inner-City Residential zoning is consistent with the existing zoning to the south (homes oriented towards W. 5<sup>th</sup> Street), and many of the properties to the north (located across W. 4<sup>th</sup> Street).

W. 4<sup>th</sup> Street, in this vicinity, is classified as a Minor Arterial roadway with a 500-foot spacing standard. As such, due to the lots' proximity to the roadway intersection, neither property shall have direct access to W. 4<sup>th</sup> Street, limiting direct access to the rear alley. Additionally, development of the subject properties is expected to maintain a 60-foot building setback and a 30-foot roadway buffer; each measured from the centerline of W. 4<sup>th</sup> Street. However, it appears that the existing homes on the subject properties and the existing homes on the adjoining properties all currently encroach into the building setback. As such, the applicant could reduce the building setback by submitting a minor subdivision plat to establish an Average Building Setback as permitted by the zoning ordinance, if desired.

It should be noted that, if approved, this proposal creates a situation in which commercial and residential zones adjoin one another. As such, the applicant has been advised that the subject property shall be responsible for maintaining a 10-foot wide landscaping easement with a 6-foot tall continuous element and 1-tree per 40-linear-feet where adjoining commercial zoning. The applicant has submitted a variance request to eliminate this requirement, which shall be heard as a related item to this zoning map amendment.

Any 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 properties, 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**

The proposal is in compliance with the Comprehensive Plan. The proposed residential uses conform to the criteria for Urban Residential Development and the proposed R-4DT Inner-City Residential zoning is a logical expansion of existing R-4DT zoning to the north and south.

**Planning Staff Recommendations**

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

**Condition:**

1. Direct access shall be limited to the rear alley. No direct access to W. 4<sup>th</sup> Street shall be permitted.

**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 urban low-density residential uses are appropriate in general locations;
3. The proposed residential uses conform to the criteria for Urban Residential Development; and,
4. The proposed R-4DT Inner-City Residential zoning is a logical expansion of existing R-4DT zoning to the north and south.