

JULY 10, 2025

1651 PARRISH PLAZA DRIVE

ZONE CHANGE

From: B-4 General Business	
To: R-3MF Multi-Family Residential	
Proposed Use: Multi-Family Residential	
Acreage: 6.103	
Applicant: Wabuck Development Company; 5BS, LLC (2507.2319)	
Surrounding Zoning Classifications:	
North: B-4	South: R-3MF & A-U
East: R-3MF	West: B-4 & R-3MF

Proposed Zone & Land Use Plan

The applicant is seeking an R-3MF Multi-Family Residential zone. The subject property is partially located in a Business plan area where urban mid-density residential uses are appropriate in limited locations, and partially located in an Urban Residential plan area where urban mid-density residential 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 “Urban Residential Development” (D6).

(b) Existing, expanded or new sanitary sewers – Urban Low-density Residential uses should occur only when sanitary sewer systems exist or may be expanded, or where new systems may be properly established.

(c) Logical Expansions – Existing areas of Urban Mid-density Residential uses may be expanded onto contiguous land. 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 a portion of the subject property may be 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 within the Owensboro Wellhead Protection area per the OMU map dated 2015.
- The subject property is not located in special flood hazard area per FIRM Map 21059C0119E.
- 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 a 6+ acre tract of land that is located along Parrish Plaza Drive near the W Parrish Avenue

intersection. This property, while totaling over 6-acres in size, has only 228-feet of road frontage along Parrish Plaza Drive. The remainder of the tract creates an L-shaped lot as the bulk of the property lies between two existing strips of multi-family developments, all of which are zoned R-3MF Multi-Family Residential.

Other properties in the immediate vicinity include B-4 General Business zoning to the immediate north (Five Star Food Mart) and B-4 zoning to west – including an immediately adjoining dental office and a variety of uses located across Parrish Plaza Drive. To the south, across the Greenbelt trail, is A-U Urban Agriculture zoning in the form of Shifley Park.

At this time, the applicant is proposing a “44-unit family designated multi-family housing development.” Per information provided by the applicant, this project is anticipated to include three 12-plex buildings and one 8-plex building. This is expected to encompass a portion of the 6-acre site, leaving the remainder for drainage features according to the applicant. Although not stated within the application, it should be noted that the remainder could also be used for a possible expansion of the development. At this time, per the City Engineer’s Office, the anticipated 44-unit development will not warrant a traffic impact study. However, the applicant should be made aware that if the remainder is later used as an expansion of the development, a traffic impact study may be required at that time.

As the site develops, it should be noted that Parrish Plaza Drive is a local roadway without access spacing standards and with a 25-foot building setback as measured from the front property line. In addition to the street building setback, the development shall also maintain compliance with the following requirements:

- As a Planned Residential Development, the site shall maintain a 20-foot-wide Project Boundary Buffer around the perimeter of the development. Required parking, landscaping, and other elements may encroach into the Project Boundary Buffer, but no structures shall do so.
- As previously stated, the development will adjoin B-4 General Business zoning that is located to the north (Five Star Food Mart) and to the west (existing dental office). When commercial zoning adjoins residential zoning, the developments shall be separated by a 10-foot wide landscaping easement consisting of a 6-foot tall continuous element and 1-tree per 40-linear-feet. Because this proposal is creating the unlike zonings, the required buffer shall be the responsibility of the proposed development.
- In addition to the buffer requirements, the development shall also be required to install vehicular use area screening consisting of a 3-foot tall continuous element and 1-tree per 40-linear-feet wherever the vehicular use area adjoins Parrish Plaza Drive, and wherever the vehicular use area adjoins residential zoning.

Prior to any changes at the subject 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 and 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 proposed multi-family development conforms to the criteria for urban residential development and sanitary sewer systems are available to the subject property. The proposed R-3MF Multi-family Residential zoning is a logical expansion of R-3MF zoning to the east and west. and the subject property is major street oriented. Lastly, at 44-units, the proposal will not overburden the capacity of roadways and other necessary urban services that are available within the affected area.

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 partially located in a Business plan area where urban mid-density residential uses are appropriate in limited locations, and partially located in an Urban Residential plan area where urban mid-density uses are appropriate in limited locations;
3. The proposed use, a multi-family development, conforms to the criteria for urban residential development;
4. Existing sanitary sewer systems are available to the subject property;
5. The proposed R-3MF Multi-Family Residential zoning is a logical expansion of R-3MF zoning to the east and west; and,
6. At 44-units, the proposed multi-family development should not overburden the capacity of roadways and other necessary urban services that are available within the affected area.