

AUGUST 14, 2025

214 W. 9TH STREET

ZONE CHANGE

From:	I-1 Light Industrial
To:	B-2 Central Business
Proposed Use:	Museum of Fine Art – Campus
Acreage:	0.115
Applicant:	Owensboro Museum of Fine Art Foundation Incorporation (2508.2324)
Surrounding Zoning Classifications:	
North: B-2	South: I-1
East: I-1	West: B-2

Proposed Zone & Land Use Plan

The applicant is seeking a B-2 Central Business zone. The subject property is located in a Business plan area, where Central Business uses are appropriate in very 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) **Only necessary, logical expansions.** The Central Business districts of Owensboro and Whitesville are generally fixed areas, and expansion of their boundaries should be based upon significant findings that a community need exists for these districts to be expanded.
- (c) **To serve the needs of existing establishments.** In Central Residential, Business, and Business/Industrial plan areas, such an expansion should be contiguous to an existing boundary of the Central Business district, and should serve the needs of establishments that are already located within the district.

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.
- It appears that 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 a 0.115-acre parcel located along W. 9th Street, between Frederica Street and Allen Street. A home on the property was recently demolished. At this time, the applicant proposes to rezone the property from I-1 Light Industrial to B-2 Central Business to consolidate the property with the art museum to the west, located at the corner of Frederica Street and W. 9th Street.

In addition to the art museum, zoned B-2 Central Business, the subject property is also adjoined by a legally non-conforming duplex zoned I-1 Light Industrial to the east, additional I-1 zoning to the south (fronting along W. 10th Street), and B-2 zoning to the north (across W. 9th Street).

The subject property is located in the Downtown Transition overlay district. As part of the overall redevelopment of the downtown area, areas within the downtown overlay districts are considered ideal candidates for B-2 Central Business zoning as a means to promote the City’s goal of a vibrant downtown. The rezoning of the property will promote the redevelopment of this area as intended by the Downtown Master Plan.

Furthermore, because the subject property is located within a downtown overlay district, the downtown design administrator is required to review and approve any use prior to occupancy and, as such, shall be contacted to ensure the use and all site development requirements of Article 21 of the Owensboro Metropolitan Zoning Ordinance are met. In addition to compliance with Article 21, this portion of W. 9th Street is classified as a Major Collector roadway with a 250-foot access spacing standard. As the site develops in conjunction with the adjoining art museum, direct access to W. 9th Street shall be in compliance with the Access Management Manual.

Prior to any construction activity on 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 Comprehensive Plan. The proposed expansion of the art museum campus is appropriate within the downtown area as it will promote the redevelopment of downtown by serving the needs of an existing establishment, consistent with the concepts of the Downtown Master Plan. Furthermore, the proposal is a logical expansion of existing B-2 zoning to the west.

Planning Staff Recommendations

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

Conditions:

1. Direct access to W. 9th Street shall be in compliance with the Access Management Manual; 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;
2. The subject property is located in a Business plan area, where central business uses are appropriate in very limited locations;
3. The subject property is located within the downtown overlay districts as adopted by the City of Owensboro and the request is consistent with the concepts of the Downtown Master Plan;
4. The B-2 Central Business zoning will promote the redevelopment of the downtown area, consistent with the Downtown Master Plan;
5. The proposed expansion of the Owensboro Museum of Fine Art campus conforms the criteria for non-residential development and will serve the needs of an existing establishment; and,
6. The proposed B-2 Central Business zone is a logical expansion of existing B-2 zoning to the west.