

## Development Information

The table at right refers to the application materials required for submission, unless otherwise noted. The number of copies to submit is also noted. Please submit application forms only if required by the table at right or by the forms themselves. A preliminary development plan (or final development plan, Form 121) is required for approval by the OMPC in conjunction with zoning change applications to the following zones:

1. B-1 Neighborhood Business Center.
2. B-3 Highway Business Center.
3. MHP Planned Manufactured Housing Park.
4. Any other zone, at OMPC discretion, where there are existing or potential substantial flood, drainage, sewage, traffic, topographic, land-use buffering or other similar problems relating to the development of property undergoing zoning change.

Date received by Planning Office

## Subject Property

Street  
Address

Development  
Name

Acreage

Zoning: Existing                      Proposed

O'boro City Limits?  Inside  Outside  Plan to Annex

## Applicant

Name

Address

Day Telephone

## Property Owner / Co-Applicant

Name

Address

Day Telephone

## Prepared by

Name

Address

Day Telephone

## Application Materials to Submit

ITEMS	COPIES	FORM
Development Information	1 completed	
Filing Fee	form	120 p. 1
Preliminary Development Plan Drawing, with Owner's Certification signed before submittal to OMPC	<b>4 copies for Review Cycle +</b>	Information from 120 p. 2
<i>IF relevant:</i>		
Landscaping easements	On plan drawing	Information from L1, T1
Street Access Limits		
<b>+ Review Cycle:</b> Copies initially submitted; copies reviewed, marked up and returned to preparer, who then revises drawings and resubmits copies. Cycle may repeat. When in final order, preparer is notified to submit the Original Plan Drawing.		

## Timing of Development Activity

### Approval of Development Plan and Soil Erosion Control Before Disturbance of Natural Ground Cover.

Whenever a development plan is required and the subject property is one (1) acre or more in area, no grading, stripping, excavation, filling, or other disturbance of the natural ground cover shall occur before the OMPC or OMPC Director has approved a development plan and the city or county engineer has approved the developer's proposed soil erosion control procedures. If the city or county engineer anticipates special problems, he or she may require a soil erosion control plan to accompany a **final** development plan before the natural ground cover is disturbed.

### Changes to Site Topography Before Approval of Final Development Plan.

When a soil erosion control plan is not required, the developer is advised to proceed with caution when making changes to site topography before a final development plan and/or subdivision plat is properly approved. Detailed engineering for streets and other public facilities may require changes affecting work already done by the developer.

**No building permits shall be issued** until a **final** development plan has been approved by the OMPC or OMPC Director.

## Filing Fee *PLEASE CHECK PROPOSED ZONE*

<input type="checkbox"/>	<b>A-R</b>	Rural Agriculture	
<input type="checkbox"/>	<b>A-U</b>	Urban Agriculture	
<input type="checkbox"/>	<b>MHP</b>	Manufactured Housing Park	
<input type="checkbox"/>	<b>R-1A</b>	Single-Family Residential	\$125
<input type="checkbox"/>	<b>R-1B</b>	Single-Family Residential	
<input type="checkbox"/>	<b>R-1C</b>	Single-Family Residential	
<input type="checkbox"/>	<b>R-1T</b>	Townhouse	
<input type="checkbox"/>	<b>R-2MF</b>	Multi-Family Residential	
<input type="checkbox"/>	<b>R-3MF</b>	Multi-Family Residential	\$205
<input type="checkbox"/>	<b>R-4DT</b>	Inner-City Residential	
<input type="checkbox"/>	<b>P-1</b>	Professional/Service	
<input type="checkbox"/>	<b>B-1</b>	Neighborhood Business Center	
<input type="checkbox"/>	<b>B-2</b>	Central Business	
<input type="checkbox"/>	<b>B-3</b>	Highway Business Center	\$285
<input type="checkbox"/>	<b>B-4</b>	General Business	
<input type="checkbox"/>	<b>B-5</b>	Business/Industrial	
<input type="checkbox"/>	<b>I-1</b>	Light Industrial	
<input type="checkbox"/>	<b>I-2</b>	Heavy Industrial	
<b>FILING FEE</b>			\$

# Preliminary Development Plan Drawing

## Scale: 100 feet or less to the inch

For number of copies to submit and when to submit original drawing, see "Application Materials to Submit" on page 1. A preliminary development plan is a site plan by which, at the early stages of development design, the OMPC may consider, approve and restrict many major aspects of the development without requiring an undue amount of final design work on the part of the developer. It is **less detailed and specific than a final development plan** in terms of exact arrangement of buildings, parking areas, open spaces, landscaping, access points and any other site design features. No building permits can be issued based upon a preliminary development plan.

## Contents of Drawing

The plan drawing shall contain the following items:

- ❑ **Title Block** containing the plan name, the words "Preliminary Development Plan," name and address of developer and plan preparer; and a written and graphic scale.
- ❑ **Boundary** of the subject property and the zoning and owner names for all adjoining property.
- ❑ **Vicinity Sketch**, oriented in the same direction as the design scheme.
- ❑ **Topography** with contour intervals, grid elevations or spot elevations of sufficient detail to generally describe the lay of the land.
- ❑ **Vehicular and Pedestrian Ways.** Location, arrangement, and approximate dimensions of existing and proposed driveways, walkways, parking areas and arrangement of spaces, dumpster pads, points of ingress and egress, and other vehicular and pedestrian right-of-way.
- ❑ **Streets.** Location, profiles and cross-sections of any proposed or existing streets or deceleration lanes (when deemed necessary) within or abutting the subject property.
- ❑ **Screening and Open Space.** Landscaping, buffering (as required by Article 17), recreational, and other open spaces.
- ❑ **Buildings and Signs.** Approximate size, location, height, floor area, area arrangement, and use of proposed and existing buildings and signs.
- ❑ **Lots.** Approximate location of lot lines for projects anticipated to involve land subdivision.

- ❑ **Easements.** Existing and proposed easements for utilities or other purposes.
- ❑ **Electrical Service Lines.** Where known, locations of electrical service lines to buildings and yard signs.
- ❑ **Water Distribution System.** Existing and proposed water mains, service lines, and fire hydrants.
- ❑ **Storm Drainage Areas,** floodplains, conceptual drainage controls and storm water retention, and any other designated environmentally sensitive or geologic hazard areas.
- ❑ **Sanitary Sewers,** showing locations, types, sizes, manholes, and lengths and alignments of laterals.
- ❑ **Tree Stands.** Areas of substantial existing trees including those located along fencerows and drainage areas, along with a general description of the type and size of the trees.
- ❑ **Statistical Table** summarizing all pertinent site data, including site area, zoning, building coverage and floor area, parking, open spaces, etc.
- ❑ **Grading Note.** For projects of one (1) acre or more in area, a note stating that no grading, stripping, excavation, filling, or other disturbance of the natural ground cover shall take place unless and until the city or county engineer has approved the developer's proposed soil erosion control procedures and, if required, a soil erosion control plan.
- ❑ **Building Permit Note.** A note stating that no building permits shall be issued unless and until a final development plan is approved by the OMPC or OMPC Director.

### ❑ **Certifications for SIGNATURES ON DRAWING:**

<b>OWNER'S CERTIFICATION</b>	
I (We) do hereby certify that I am (we are) the only owner(s) of the property shown hereon, and do adopt this as my (our) development plan for the property.	
_____ Owner's Signature	_____ Date
_____ Witnessed by	_____ Date
<b>OMPC CERTIFICATION</b>	
We do hereby certify that this development plan was approved by the Owensboro Metropolitan Planning Commission at its meeting held on	
_____ Date of Meeting When Approved	
_____ OMPC Chairman	
_____ OMPC Secretary	

## PROPERTY PERIMETER REQUIREMENTS (Zoning Ordinance Article 17.311 illustrated)

	A	B	C	D
	WHEN...	ADJOINS...	LANDSCAPE EASEMENT of this average width required, with 3' min. width	CONTAINING this material, to achieve opacity required
1	MHP zoned property	Residential zoned property, including across intervening streets or alleys	10' adjacent to all common boundaries, including street or alley frontage	1 tree per 40' of linear boundary plus continuous 6' high planting, hedge, fence, wall, or earth mound
2	Residential or MHP zoned property	Freeway, expressway, or railroad	10' adjacent to freeway, expressway, or railroad right-of-way	Same as 1D above
3	Business or industrial zoned property, other than items 5, 5a or 6 below	Residential or MHP zoned property, except across intervening streets or alleys and lots in Agricultural zones containing less than 10 acres with an existing residential use	10' adjacent to all common boundaries, except street or alley frontage	Same as 1D above
4	Building in B-2 zone	Street right-of-way, except alleys	3' adjacent to all common boundaries of building and street frontage, except alleys	Any combination of decorative shrubs, trees, flowers; up to 25% of length may be paved for building entrance walks
5	Outdoor storage areas or yards	Residential or MHP zoned property, including across streets or alleys	10' adjacent to all common boundaries, including street or alley frontage	1 tree per 40' of linear boundary plus continuous 6' high solid wall or fence
5a	Outdoor storage areas or yards	Any zone	Not applicable	6' high continuous solid wall or fence
6	Utility substation, junk yard, landfill, sewage plant, or similar use	Any property boundary, including any street or alley right-of-way	10' adjacent to all common boundaries, except only 5' for utility substations measured adjacent to the enclosure	Same as 1D above, except that junk yards, salvage/ scrap iron yards shall require a continuous solid wall or fence 8' high

## VEHICULAR USE AREA PERIMETER REQUIREMENTS (17.312 illustrated)

	A	B	C	D
	WHEN...	ADJOINS...	LANDSCAPE EASEMENT of this average width required, with 3' min. width	CONTAINING this material, to achieve opacity required
7	Vehicular use area (VUA) on any property	Neighboring property in residential or MHP zone	3', where vehicles do not overhand, and 4' min. to all trees from VUA curbs or wheel stops, adjacent to buildings on neighboring property	1 tree per 40' of VUA boundary, plus continuous 3' high planting, hedge, fence or wall; or 3' high continuous earth mound in minimum 10' wide easement
8	Vehicular use area, except loading/ unloading areas in B-2 zone	Public or private street right-of-way	Same as 7C above	Same as 7D above, except for vehicular sales lots & service stations, continuous 3' high element may be replaced by 1 low shrub per 10' of boundary

## Material Specifications

<b>Walls and fences</b> shall have a minimum opacity of 80%, and be no higher than 6' in front yards or 8' in all other yards in all zones except industrial.
<b>Earth mounds</b> shall be constructed with proper slopes and adequate plant material to prevent erosion.
<b>Deciduous trees</b> should be species having an average mature crown spread of at least 15' and a trunk diameter of 1-3/4" on planting. Willows, sycamores, box elders, silver maples and other trees whose roots are known to damage public works shall not be planted within 15' of such public works, unless the root system is completely contained in a barrier.
<b>Evergreen trees</b> shall be at least 5' high, 1-1/2" in trunk diameter and 3' in spread at planting.
<b>Shrubs and hedges</b> shall be at least 2' in average height or spread at planting for VUA perimeter easements, and at least 3' in average height or spread at planting for property perimeter easements. Within 4 years of planting, hedges shall achieve 50% winter opacity between 1' and 3' above grade for VUA boundaries, and between 1' and 6' above grade for property boundaries.

**VEHICULAR USE AREA INTERIOR REQUIREMENTS (17.32 illustrated)**  
(Owensboro, Whitesville, and Urban Service Area)

**Vehicular Use Areas** containing at least 30,000 SF but less than 50,000 SF shall provide interior landscaping, except in industrial zones. The minimum total area shall be 3% of the area bounded by the perimeter of the paved area, not including access drives from the street. . **Vehicular use areas** containing 50,000 SF or greater shall provide interior landscaping, except in industrial zones. The minimum total area shall be 5% of the area bounded by the perimeter of the paved area, not including access drives from the street. The total may be divided among islands, peninsulas or medians within VUA boundaries, or may be achieved using the qualifying perimeter area (QPA) as defined below.

**Qualifying Perimeter Area (QPA)** outside of VUA boundaries may be used, but must be within 15' of the VUA boundary to satisfy distribution requirements below. QPA is counted at half value, therefore twice as much area is required to equal the value of islands, peninsulas or medians within the VUA boundary. Required VUA perimeter easements and materials cannot be counted as QPA.

**Minimum Size.** Each interior landscape area shall be a minimum of 64 SF with 4' minimum dimension to all trees from curbs or wheel stops where vehicle parking spaces overhang.

**Distribution Requirements.** Number, shape and maximum size of landscape areas is at owner's discretion, however, all portions of the VUA must be within at least 150' of a landscaped island, peninsula, median, or qualifying perimeter area.

**Trees and other plant materials.** One (1) tree is required for each 250 SF of total required interior landscape area. Remember that qualifying perimeter area has been doubled to equate with islands, peninsulas and medians. Required trees may be scattered among the landscape areas provided. The surface of these areas shall be landscaped with low shrubs, grass or other ground cover plants.

For additional details see text of Article 17.

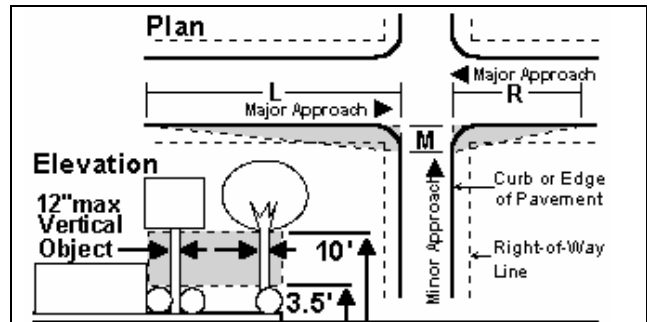
**Plan Content**

Type of Plan Drawing	Landscaping Information
Subdivision plat	Only property perimeter easements and materials must be illustrated on the plat.
Final development plan	All required landscape easements and materials must be illustrated on the plan.
Combined final development plan/ preliminary plat	
Construction permit landscape plan	
Preliminary development plan	Only required landscape easements must be shown on the plan, not the materials that will be placed in the easements.
<p>Whichever drawing type is applicable, it should be drawn to an easily readable scale, showing and labeling by name and dimensions, all existing and proposed property lines, easements, buildings (not for subdivision plats), VUAs including parking stalls (not for subdivision plats), water outlets, landscape material locations, typical elevations or cross-sections as may be required, title box with pertinent names and addresses, scale, date, north arrow and zoning classifications.</p>	
<p>If building permits will be sought prior to installation of materials, landscape surety must be posted in conformance with OMPC Form L2.</p>	

**Sites affected by landscaping regulations.** No new site development, building, structure or vehicular use area shall be created and used unless landscaping is provided as required by Article 17 of the Zoning Ordinance. No building, structure or vehicular use area may be altered or expanded unless landscaping is provided for the property to the extent of its alteration or expansion. The OMPC may require landscaping improvements for property when a change of zoning occurs.

**Who provides landscape easements?** Generally, landscape easements and materials are placed on the property where construction activity or zone change occurs, except for the following situations: 1. Adequate materials already exist on the activity property or adjoining property or street right-of-way that meet some or all requirements. 2. Easements and materials may be placed astride the boundary of adjoining properties having the same or different owners if a written agreement signed by involved parties is filed with the Zoning Administrator as a public record.

**Easement conflicts.** Whenever a parcel or activity falls under two or more of the categories listed on Page 1 of this form, the more stringent category will apply. Required landscape easements may be combined with utility or other easements as long as all landscape requirements can be fully met; otherwise, landscape easements must be separate from other easements.

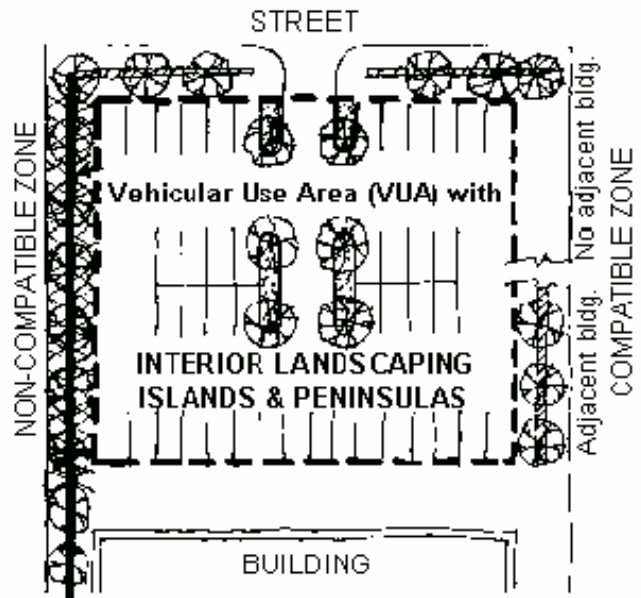
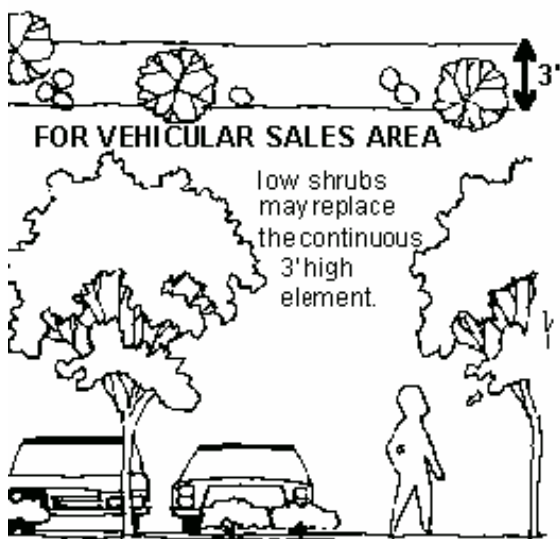
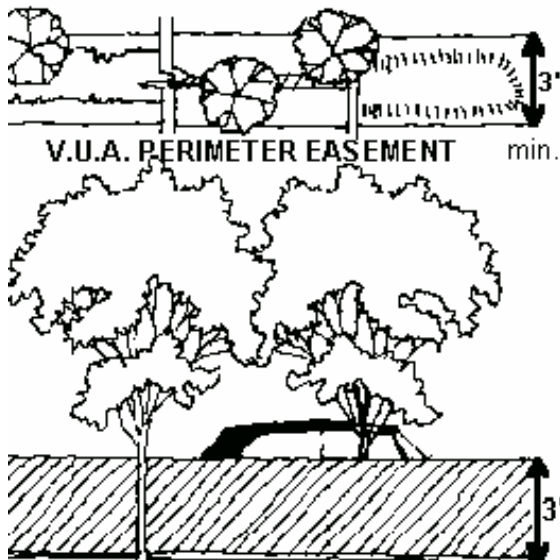
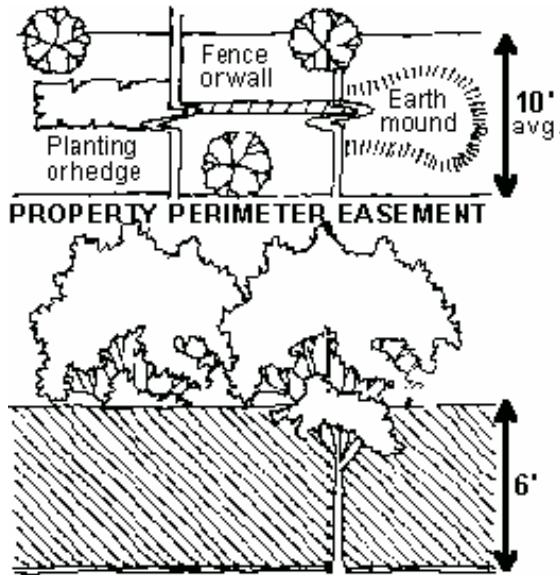


**In Sight Triangle: Only vertical objects 12" or less in diameter, from 3.5 to 10 feet above street grade.**

**Sight Triangles at Intersections**

Major Approach >	Arterial Street		Any Other Street	
Minor Approach >	Street, not Alley	Alley or Driveway	Street, not Alley	Alley or Driveway
L =	300'	200'	150'	100'
R =	150'	100'	75'	50'
M =	15'	10'	15'	10'

**Exceptions:** One-Way Streets - On one-way streets, sight triangles do not apply at corners where traffic does not approach the intersection. On one-way streets, if the major approach traffic comes from the RIGHT, then the LEFT sight triangle dimensions shall be applied to the RIGHT corner. Principal Buildings - Sight triangles do not apply to principal buildings located in conformance with building setback requirements of the Zoning Ordinance. Utility Devices - Authorized utility devices -- poles, control boxes, traffic signs and signals, etc. -- are excepted from strict conformance with sight triangles. However, the location of these devices should adhere to limitations as closely as possible. Source: Article 3 of the Zoning Ordinance



**Continuous element is 3' high**



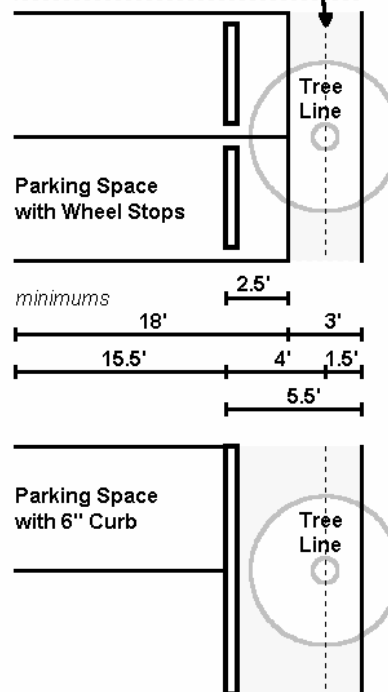
**Continuous element is 6' high**

Property perimeter easement  
No additional V.U.A. easement required



**Vehicular Use Area (V.U.A.) Boundary**  
for calculating interior landscaping

**VUA Perimeter Easement or Interior Landscape Area**  
*(Interior, Owensboro & Whitesville only)*



*This form describes the standards for vehicular access points to public streets and roads in Owensboro-Daviess County, Kentucky. Access points are either driveways or roadway intersections.*

## Within the Urban Service Area

Vehicular access is subject to the standards listed in the table below. Policies regarding specific application of the standards are included in the *Access Management Manual* and are summarized at right. **See map on page 2.**

### Intersection & Driveway Spacing Standards

Spacing standards are measured from center-line to center-line of roadways and driveways. Minimum spacing between access points within different development categories below is the less restrictive standard indicated.

- INT** Roadway intersections
- PBI+** Driveways in professional, business or industrial zones, with traffic volumes of 1,000 vehicles-per-day or greater
- PBI-** Driveways in professional, business or industrial zones, with traffic volumes less than 1,000 vehicles-per-day
- RES** Driveways in residential or agricultural zones

**"Existing roadways"** means roadways already in existence.

**"Existing lots"** means individual lots fronting on existing roadways where such lots are not part of a development plan or subdivision plat with specific access limitation.

**"New development"** means development plans or major subdivision plats that would provide for new building construction or substantial site redevelopment.

**"New/reconstructed roadways"** means newly constructed roadways where they previously did not exist or major roadway reconstruction within existing alignments.

FUNCTIONAL CLASS Features	SPACING STANDARDS (FEET)			
	INT	PBI+	PBI-	RES
<b>PRINCIPAL ARTERIAL</b>				
Existing roadways				
Existing lots	N/A	500	250	250
New development	1,500	500	500	500
New/reconstr. roadways	1,500	1,500	1,500	1,500
<b>MINOR ARTERIAL</b>				
Existing roadways				
Existing lots	N/A	500	250	250
New development	500	500	500	500
New/reconstr. roadways	1,000	1,000	1,000	1,000
<b>MAJOR COLLECTOR</b>				
Existing roadways				
Existing lots	N/A	250	150	150
New development	250	250	250	250
New/reconstr. roadways	250	250	250	250

### OTHER STREETS

- Residential driveways shall be located at least 10 feet from the right-of-way line of an intersecting street. Non-residential driveways along streets or shared drives shall be located at least 50 feet from the right-of-way line of an intersecting street.
- The total width of all driveways shall not exceed 40% of street frontage, measured at the building setback line. Driveway widths shall not exceed the standards in the table at right.
- For uses other than detached single-family and duplex dwellings, vehicles should not back directly onto streets.
- Where lots are narrow, alleys should be used for vehicular access to lots.

## Outside the Urban Service Area

Vehicular access is generally subject to the standards for **"OTHER STREETS"** in the table at lower left. However, on continuing rural roads and highways, no vehicle should be required to back onto the roadway. In addition, to maintain safety on rural highways with traffic volumes exceeding 5,000 vehicles per day, direct access points should be shared or access should be provided via internal or frontage streets.

### Application of the Spacing Standards

For major streets in the Urban Service Area, access points must be noted on the plat or plan in compliance with the following:

### Sufficient Frontage Available

Whenever new development or redevelopment is proposed for a property or assembled properties, and sufficient frontage is available, **access points will be designated based on the spacing standards table**, according to the following procedures:

- The developer will designate access points to be retained, relocated, added or closed to assure conformance with spacing standards.
- No additional access points will be permitted, regardless of future subdivision, so frontage roads or other forms of marginal access should be provided in areas with an anticipated high level of development.
- Major driveways should be located opposite from each other or opposite a three-leg intersection, where a traffic signal exists or may be warranted.
- Driveway widths will be in accordance with the design standards listed in the table below.

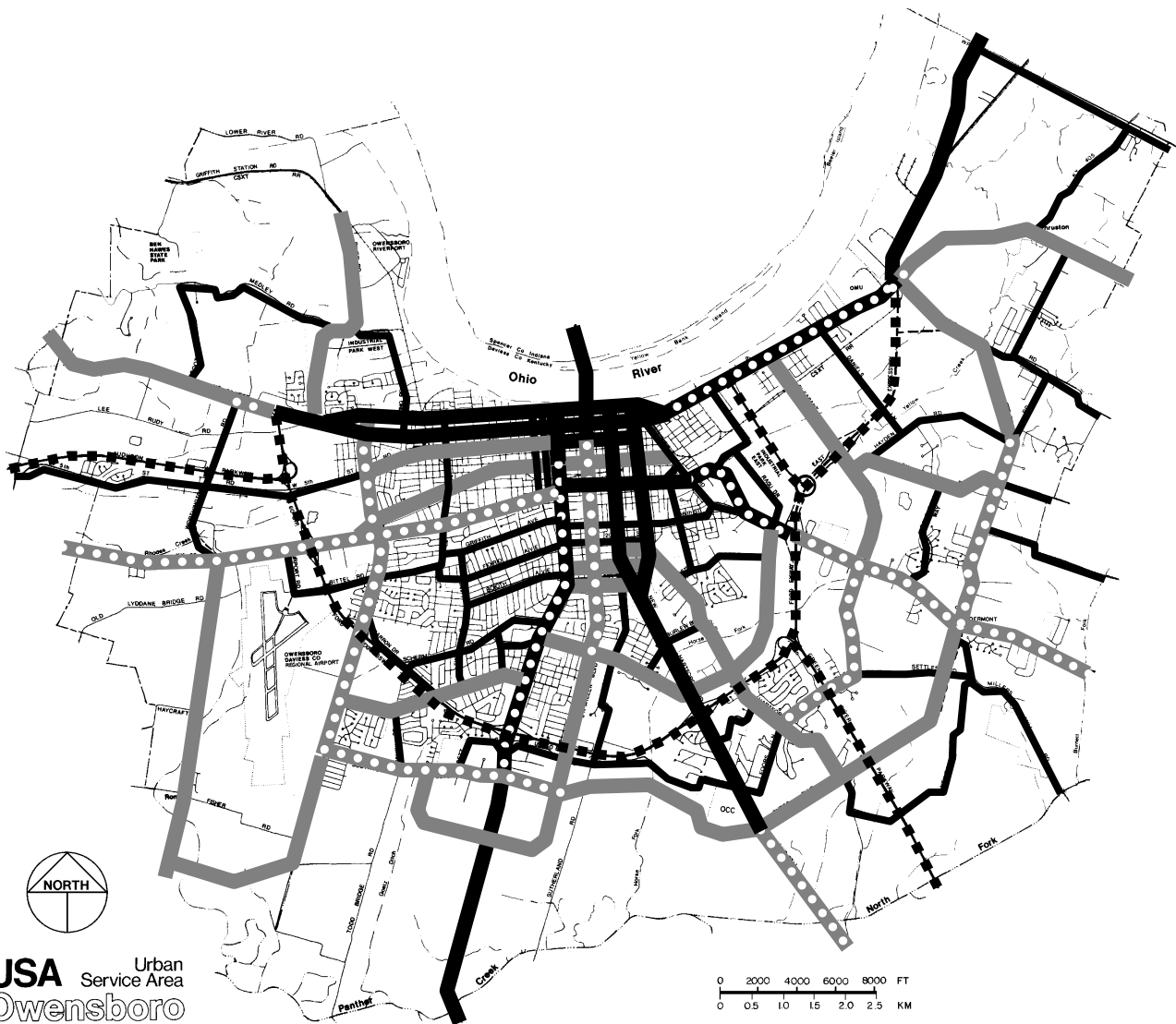
### Sufficient Frontage NOT Available

Whenever new development or redevelopment is proposed for a property or assembled properties, and sufficient frontage is NOT available to allow application of the spacing standards in the table at left, **not more than one access point will be permitted**. The following requirements must also be met:

- Existing access points may remain in use, with no alteration or relocation if spacing is sufficient.
- The developer will locate new or relocated access points, maximizing the spacing between adjacent driveways along the street.
- No additional access points will be permitted, regardless of future subdivision, so joint-use driveways that straddle the property line or other connections between adjoining properties are encouraged.
- For corner lots, access will be limited to the intersecting side street with the lower functional classification.
- Driveway widths will be in accordance with the design standards listed in the table below.

### Driveway Width Standards along All Streets

TYPE OF DRIVEWAY	Width at the property line	
	MINIMUM	MAXIMUM
<b>Two-way driveway</b>		
Residential	18 ft	30 ft
Non-residential		
Commercial	24 ft	40 ft
Industrial	24 ft	50 ft
With median		60 ft
<b>One-way driveway</b>		
Residential	10 ft	16 ft
Non-residential	12 ft	26 ft



**J R Miller Blvd Access (10/24/1985)**

Transportation Policy Committee adopted special access control policies for J. R. Miller Boulevard between 3rd Street and Southtown Boulevard: 1. **DRIVEWAY ACCESS:** No lot of record or newly created lot will be permitted direct access to the boulevard where there was no street improvement in existence in January, 1985; or where marginal access may be provided by a frontage street along the boulevard. 2. **STREET INTERSECTIONS:** A public side street may intersect with the boulevard if the following specifications are met: a. The new street leg must complete an existing three-leg street intersection to create a four-leg intersection; or be at least 500 feet from an existing or planned street intersection. Street intersection spacing is measured from centerline to centerline. b. The new street leg must connect with the public street system serving the adjoining neighborhood.

**Martin Luther King Jr. Loop Access (9/9/2002)**

The loop's design designates local street access points at 1,000 ft+ spacing. Property driveways shall be prohibited along the loop and shall be restricted to the local streets that intersect the loop.

**Map of Major Streets**

**Functional Classification from Transportation Plan**

	Segment Miles
■ ■ ■ ■ ■ Freeway/ Expressway	32.1
● ● ● ● ● Principal Arterial	
Over 20,000 vpd	7.2
Under 20,000 vpd	43.0
● ● ● ● ● Minor Arterial	
Over 10,000 vpd	27.9
Under 10,000 vpd	95.6
———— Major Collector	57.1

**Existing/ planned one-way arterial streets:**

- 2<sup>nd</sup> St (west) / 4<sup>th</sup> St (east)
- 5<sup>th</sup> St (west – Breckenridge to Walnut)
- Breckenridge St (north) / Triplett, New Hartford (south – to intersection with Breckenridge)
- 24<sup>th</sup> St (west) / 25<sup>th</sup> St (east – Frederica to Breckenridge)