

MARCH 10, 2011**3250 ALVEY PARK DR E****ZONE CHANGE**

From: I-1 Light Industrial
To: B-5 Business/Industrial
Proposed Use: Filter Manufacturing/Catering Kitchen
Acreage: 1.05
Applicant: Gregory Bates (1103.1799)
Surrounding Zoning Classifications:
North: I-1 South: B-3, I-1
East: B-3 West: B-4

Proposed Zone & Land Use Plan

The applicant is seeking a B-5 Business/Industrial zone. The subject property is located in a Business/Industrial Plan Area, where business/industrial uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

(a) Building and lot patterns; outdoor storage yards - Building and lot patterns should conform to the criteria for “Nonresidential Development” (D7) and outdoor storage yards with “Buffers for Outdoor Storage Yards” (D1).

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 dated March 6, 1990.
- The subject property is not located in a special flood hazard area per FIRM Map 21059CO139 D.
- It appears that the subject property is not within the Owensboro Wellhead Protection area per the GRADD map dated March 1999.
- The developer is responsible for obtaining permits from the Division of Water, The Army Corp of Engineers, FEMA or other state and federal agencies as may be applicable.

Urban Services

All urban services, including sanitary sewers, are available to the site.

Development Patterns

The subject property is located in an area of mixed commercial and industrial use and zoning. The property is currently used for filter manufacturing but the applicant would like to add a commercial catering kitchen in the existing structure. A catering kitchen is not a permitted use in the existing I-1 Light Industrial zoning but both the current and proposed uses are permitted in B-5 zoning.

There is an existing area of pavement but a site plan is required to demonstrate that there is sufficient paved parking on-site to meet the minimum requirements of the zoning ordinance. The county engineer is required to approve the site plan prior to permits being issued for construction activity.

SPECIFIC LAND USE CRITERIA

The subject property is appropriate for the B-5 Business/Industrial zoning because it is within an area identified as appropriate for mixed business and light industrial uses and lies within the Business/Industrial Plan Area as identified by the Land Use element of the Comprehensive Plan.

Planning Staff Recommendations

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

Findings of Fact:

1. The subject property is located within a Business/Industrial Plan Area, where general business and light industrial uses are appropriate in general locations;
2. The subject property lies within an existing area of mixed industrial and commercial land uses;
3. The Comprehensive Plan provides for the continuance of mixed use areas; and,
4. The proposed land use for the subject property is in compliance with the criteria for a Business/Industrial Plan Area and a B-5 Business/Industrial zoning classification.