

NOVEMBER 10, 2011

1480 RIVER RD

ZONE CHANGE

From: A-U Urban Agriculture	
To: I-2 Heavy Industrial	
Proposed Use: Riverport	
Acreage: 13.516	
Applicant: Owensboro Riverport Authority (1111.1820)	
Surrounding Zoning Classifications:	
North: I-2	South: A-U
East: I-2	West: A-U

Proposed Zone & Land Use Plan

The applicant is seeking an I-2 Heavy Industrial zone. The subject property is located in an Industrial Plan Area where heavy industrial uses are appropriate in limited locations.

SPECIFIC LAND USE CRITERIA

- (a) **Building and lot patterns; outdoor storage areas** - Building and lot patterns should conform to the criteria for “**Nonresidential Development**” (D7), and outdoor storage yards, with “**Buffers for Outdoor Storage Yards**” (D1). Furthermore, any building or outdoor storage, loading or working areas (except for accessory parking areas) should be located at least **three-hundred (300) feet** from any urban residential area and **one-hundred (100) feet** from any other area except those containing light industrial or agricultural/forestry uses.
- (b) **Logical expansions outside of Industrial Parks** - Existing areas of Heavy Industrial use that are located outside of planned Industrial Parks may be expanded onto contiguous land that generally abuts the same street(s). Such an expansion should not significantly increase the extent of industrial uses in the vicinity and outside of Industrial Parks. Such expansions should not overburden the capacity of roadways and other necessary urban services that are available in the affected area. Also, such an expansion should be of adequate size and shape to provide the separation from incompatible uses cited in criteria (a) above.

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 21059CO117 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 primarily agricultural/wooded and heavy industrial uses. The property to the east and north are zoned I-2 Heavy Industrial including the main riverport facility which is located to the east across River Road. The property to the west and south is zoned agricultural and is undeveloped.

A plat was submitted in October 2011 to create the subject property. The plat showed a single access point to River Road in alignment with Harbor Road which meets the requirements of the access management manual which limits access along this portion of River Road to a 500 foot drive spacing. River Road is a state route in the vicinity so the KYTC Madisonville office should be contacted to coordinate access installation in order to satisfy state requirements.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposal is a logical expansion of existing I-2 Heavy Industrial zoning located immediately north and to the east across River Road. Based on the current development patterns in the vicinity, the proposal meets the required buffers from potential incompatible uses. The proposed 13.516 acre expansion of I-2 Heavy Industrial zoning is not a significant increase of the zone in the vicinity and should not overburden the capacity of roadways and other necessary urban services in the vicinity.

Planning Staff Recommendations

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

Findings of Fact:

- Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
- The subject property is located in an Industrial Plan Area where heavy industrial uses are appropriate in limited locations;
- The proposal is a logical expansion of existing I-2 Heavy Industrial zoning to the north and east;
- The proposal meets the required buffers from potential incompatible uses; and,
- At 13.516 acres, the proposal does not significantly increase the extent of I-2 zoning in the vicinity and should not overburden the capacity of roadway and other necessary urban services.