

OCTOBER 11, 2012**9661 HIGHWAY 56****ZONE CHANGE**

From:	R-1A Single Family Residential, A-U Urban Agriculture
To:	B-4 General Business
Proposed Use:	Communities Activities & Commercial Center
Acreage:	10.25
Applicant:	West Louisville Preservation Hall, LLC (1208.1854)
Surrounding Zoning Classifications:	
North: A-U	South: A-U, R-1A
East: A-U, R-1A	West: A-U

Proposed Zone & Land Use Plan

The applicant is seeking a B-4 General Business zone. The subject property is located in a Rural Community Plan Area where general business 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 “**Non Residential Development**” (D7), and outdoor storage yards with “**Buffers for Outdoor Storage Yards**” (D1).

(f) New locations in Rural Communities – In Rural Community plan areas, new locations of General Business zones should be “**major-street-oriented**” (D2) and should be sites at corners of intersecting streets if located in close proximity to existing dwellings.

Planning Staff Review**GENERAL LAND USE CRITERIA****Environment**

- It appears that the subject property is not located in a wetland 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 21059CO235 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

Electricity, water and gas are available to the subject property. Sanitary sewage disposal is accomplished by an on-site septic system.

Development Patterns

Until recently, the subject property had served as the site of West Louisville Elementary School for over 70 years. The applicant is proposing to utilize the current building with several different uses, including a community center, farmers market, fitness club and vendor/retail space.

The proposal will reuse an existing vacant building and promote the maintenance and preservation of a building that has been part of this rural community for a significant number of years. The reuse of this building may add to the stability of the community and encourage growth within the rural community as envisioned in the Comprehensive Plan.

Land uses in the vicinity are typically rural community residences with some existing B-4 zoning in the vicinity of the subject property located at the intersection of Highway 56 and Highway 815.

With the proposed mixed uses of the property, a Development Plan addressing all Zoning Ordinance requirements will need to be submitted and approved before any construction or occupancy can take place. A Final Development Plan has been submitted detailing the proposed uses for the former school property. All site development requirements including parking, landscaping, screening, etc. must be addressed before the development plan can be approved.

In the vicinity of the subject property, Highway 56 is classified as a minor arterial street with a 500 foot drive spacing standard, a 75 foot building setback and a 50 foot roadway buffer. Currently access to the subject property is achieved by two access points on Highway 56 and two access points on Cecil Road. No additional access to Highway 56 will be permitted.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed B-4 zoning satisfies the new locations criteria for B-4 General Business zoning. The subject property has frontage on Highway 56 which is classified as a minor arterial roadway. The site is also located on the southwest corner of Highway 56 and Cecil Road intersection.

Planning Staff Recommendations

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

Conditions:

1. Approval of a Final Development Plan addressing all Zoning Ordinance requirements; and,
2. Access to Highway 56 shall be limited to the existing access points only.

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 Rural Community Plan Area, where general business uses are appropriate in limited locations;
3. The subject property is major-street oriented with frontage on Highway 56, a minor arterial roadway;
4. The subject property is located at the corner of the intersection of Highway 56 and Cecil Road; and,
5. The proposal will promote the preservation and maintenance of a building that has been significant to the rural community of West Louisville.