

DECEMBER 13, 2012

3259 ALVEY PARK DR E

ZONE CHANGE

From: B-3 Highway Business Center	
To: I-1 Light Industrial	
Proposed Use: Casket Manufacturing	
Acreage: 0.885	
Applicant: William E. Cameron (1212.1857)	
Surrounding Zoning Classifications:	
North: B-3	South: I-1
East: R-3MF, I-2	West: B-3

Proposed Zone & Land Use Plan

The applicant is seeking an I-1 Light Industrial zone. The subject property is located in a Business/Industrial Plan Area where Light Industrial uses are appropriate in general 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).

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 partially located in a special flood hazard area per FIRM Maps 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

Electricity, water, gas and sanitary sewage disposal are existing to the subject property.

Development Patterns

The subject property is currently zoned B-3 Highway Business Center. The property is currently being used to manufacturing and wholesale of burial caskets. This use is not principally permitted in a B-3 zone; therefore the applicant is requesting to rezone the property to I-1 in an effort to bring the property into compliance with the zoning ordinance.

A portion of the vacant property directly to the east of the subject property is zoned R-3MF. According to the applicant, the manufacturing process utilized does not warrant a need for outdoor storage. In the event the applicant does require outdoor storage in the future, the applicant shall comply with the zoning ordinance requirements for buffering outdoor storage areas.

The subject property is located in a Business/Industrial plan area where a mix of business and light industrial uses exist.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed I-1 Light Industrial zoning is appropriate in a Business/Industrial Plan area. The proposed I-1 Light Industrial zoning will bring the property into compliance with the zoning ordinance for the existing use being conducted on the property. If the applicant requires the use of an outdoor storage area in the future, they shall comply with the zoning ordinance requirements for buffering outdoor storage areas.

Planning Staff Recommendations

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

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/Industrial Plan Area where light industrial uses are appropriate in general locations;
3. The proposal conforms to the criteria for non-residential development; and,
4. The proposal will bring the subject property into compliance with zoning ordinance.