

FEBRUARY 14, 2013**2420, 2500, 2560 OLD HENDERSON RD****ZONE CHANGE**

From: B-4 General Business
To: I-1 Light Industrial
Proposed Use: Storage Buildings
Acreage: 2.191
Applicant: West Parrish Plaza, LLC (1302.1868)
Surrounding Zoning Classifications:
North: I-1, R-4DT South: B-4, P-1
East: B-4 West: B-4, I-1

Proposed Zone & Land Use Plan

The applicant is seeking an I-1 Light Industrial zone. The subject property is located in a Business Plan Area where Light Industrial 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 “**Nonresidential Development**” (D7), and outdoor storage yards, with “**Buffers for Outdoor Storage Yards**” (D1).

(b) Logical expansions outside of Industrial Parks – Existing areas of Light 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 that are located in the vicinity and outside of Industrial Parks. Also, such an expansion should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

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 21059CO119 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 sewer, are available to the site.

Development Patterns

The subject properties consist of three vacant tracts of land that total 2.191 acres. The subject property is in a mixed use area

consisting of business, industrial, professional/service and residential uses.

The applicant proposes to construct individual storage buildings on the subject properties. If more than one building is constructed on the properties, a Development Plan will be required. All vehicular use areas are required to be paved and vehicular use area screening is required where adjacent to the road right-of-way.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed I-1 Light Industrial zoning is a logical expansion of I-1 Light Industrial zoning to the west and north. The proposal is not a significant increase in light industrial zoning in the vicinity.

Planning Staff Recommendations

The planning staff recommends approval subject to the and 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 Plan Area where light industrial uses are appropriate in limited locations;
3. The proposal is a logical expansion of existing I-1 Light Industrial zoning to the west and north; and,
4. At 2.191 acres, the proposal does not significantly increase the extent of industrial zoning in the vicinity and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.