

AUGUST 8, 2013

224 EWING RD

ZONE CHANGE

From: I-1 Light Industrial	
To: B-5 Business/Industrial	
Proposed Use: Electrician Training Facility	
Acreage: 0.42+/-	
Applicant: Owensboro Electrical Joint Apprenticeship & Training Trust (1308.1881)	
Surrounding Zoning Classifications:	
North: B-4	South: B-5
East: B-4	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 general business uses and light 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 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 sewers, are available to the site.

Development Patterns

The subject property is located in an area of mixed commercial and industrial uses. All surrounding properties are either zoned B-4 General Business or I-1 Light Industrial. Uses in the vicinity include a Salvation Army Thrift Store, Green River Mental Health, a restoration and sales company, and mini-storage buildings

In the vicinity of the subject property, Ewing Road is classified as a major collector roadway with a drive spacing standard of 250 feet. The subject property was rezoned from B-4 General

Business to I-1 Light Industrial in 2002 with a condition limiting driveway access to the shared access easement as shown on a minor subdivision plat approved 3-11-2002. No additional access to Ewing Road shall be permitted.

Other conditions of the previous rezoning include vehicular use area landscaping adjacent to the street right-of-way consisting of a 3 foot high continuous element and one tree per 40 feet of the vehicular use area boundary and screening of any outdoor storage areas with a minimum 6 foot high solid element and one tree per 40 feet of the storage area boundary. The vehicular use area landscaping is installed but appears to be overgrown and needs to be attended to. If outdoor storage should occur on the subject property with the proposed use, it shall be screened in accordance with the zoning ordinance requirements.

The proposed use for the subject property is a training facility for electricians. Changes or alterations to the structures or uses on site may require building, electrical, or HVAC permits. The OMPC building and electrical division should be contacted prior to any construction activity or changes.

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 condition and findings of fact that follow:

Condition:

Access to Ewing Road shall be limited to the existing shared access easement as shown on the minor subdivision plat approved 3-11-2002.

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 within a Business/Industrial Plan Area, where general business and light industrial uses are appropriate in general locations;
3. The subject property lies within an existing area of mixed general business and light industrial uses;
4. The Comprehensive Plan provides for the continuance of mixed use areas; and,
5. 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.