

DECEMBER 12, 2013

PORTION OF 2419 W PARRISH AVE**ZONE CHANGE**

From: B-4 General Business
To: I-1 Light Industrial
Proposed Use: Storage Buildings
Acreage: 0.17+/-
Applicant: West Parrish Plaza, LLC (1312.1888)
Surrounding Zoning Classifications:
North: I-1 South: B-4
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 property is currently vacant. The adjoining properties to the north were rezoned in February, 2013 from B-4 General Business to I-1 Light Industrial and individual storage

buildings were constructed at 2420 Old Henderson Road. An OMU water tower sits on the property to the west which is also zoned I-1 Light Industrial.

The applicant proposes to consolidate this portion of the subject property with the existing I-1 property to the north, 2560 Old Henderson Road and use the property for individual storage. A minor subdivision plat consolidating this portion of the subject property with the adjoining property to the north, 2560 Old Henderson Road, will need to be submitted and approved. A Final Development Plan was approved for the subject property along with 2415 W Parrish Avenue and 2500 and 2560 Old Henderson Road in July, 2011 limiting access to W Parrish Avenue to the access shown on the plan at 2415 W Parrish Avenue. If more than one structure is constructed on the property, a Development Plan will need to be submitted for approval for the site. Additionally vehicular use areas are required to be paved and vehicular use area screening shall be installed 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 use for storage buildings conforms to the criteria for nonresidential development. The proposed I-1 Light Industrial zoning is a logical expansion of I-1 Light Industrial zoning to the north and west. The proposal is not a significant increase in light 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.

Planning Staff Recommendations

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

Conditions:

1. Submission of a Minor Subdivision Plat consolidating the portion of the subject property with the property to the north; and,
2. Access to W Parrish Avenue shall be limited to the existing access on 2415 W Parrish Avenue as approved July, 2011.

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 proposed use for storage buildings conforms to the criteria for nonresidential development;
4. The proposal is a logical expansion of existing I-1 Light Industrial zoning to the west and north; and,
5. At 0.17+/- 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.