

JANUARY 9, 2014

**242 CHURCH ST,
PORTION OF 7481 US HIGHWAY 60 W
ZONE CHANGE**

From:	R-1A Single-Family Residential
To:	I-1 Light Industrial
Proposed Use:	Ag-Business Crop Service
Acreage:	2.279+/-
Applicant:	Stanley Ag Service, LLC; John Phillip Fogle (1401.1890)
Surrounding Zoning Classifications:	
North:	I-2, R-1A
South:	R-1A
East:	R-1A
West:	B-4, R-1A, A-R

Proposed Zone & Land Use Plan

The applicant is seeking an I-1 Light Industrial zone. The subject property is located in a Rural Community Plan Area, where light industrial uses are appropriate in limited 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).
- (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.
- (e) **New locations in Rural Communities –** In Rural Community plan areas, new locations of Light Industrial use should be “major-street-oriented” (D2) and should be sited at the 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 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 Map 21059CO105 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

The subject property is located in the Rural Community of Stanley with a variety of industrial, commercial, residential and agricultural uses in the vicinity. Stanley Ag Service has an existing operation at 250 Church Street. They own 242 Church Street which is a landlocked parcel with frontage on a public alley. The other part of the rezoning is a portion of a larger parcel that appears to be used for agricultural purposes.

If the rezoning is approved, a division/consolidation plat will be required to consolidate 242 Church Street with the portion of 7481 US Highway 60 W. The division/consolidation plat will eliminate the landlocked parcel and result in all lots involved having road frontage on a publicly maintained roadway.

The subject property will have access to both US Highway 60 W and the public alley. Any new access to US Highway 60 W will require approval from the Kentucky Transportation Cabinet. In the vicinity, US Highway 60 W is classified as a minor arterial roadway with a 75 foot building setback and a 40 foot roadway buffer.

A six foot tall element with one tree every 40 linear feet will be required along the east and south property lines where adjoining R-1A Single-Family Residential zoning. Any outdoor storage is required to be screened by a minimum six foot tall solid fence around the entire perimeter of the storage lot. All vehicular use areas appear to be currently paved. All lighting shall be directed away from the residences located to the east of the subject property.

SPECIFIC LAND USE CRITERIA

The applicant’s proposal is in compliance with the Comprehensive Plan. The proposed use as Stanley Ag Services will be nonresidential in nature. There is existing industrial zoning across the alley to the north on the existing site. The proposal meets the criteria for a new location within a Rural Community as well. With frontage on US Highway 60 W, the site is major street oriented and is located at the corner of the roadway and a public alley. The site will back up to a few residences to the east but the remaining sides will adjoin road or alley right-of-way and undeveloped agricultural land.

Planning Staff Recommendations

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

Condition: Submission of a division/consolidation plat to consolidate 242 Church Street with the portion of 7481 US Highway 60 W.

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 light industrial uses are appropriate in limited locations;
3. Use of the property as an agricultural services business meets the criteria for nonresidential use;
4. The proposal is an expansion of existing industrial zoning to the north of the subject property; and,
5. The proposal satisfies the criteria for a new location with frontage on US Highway 60 W which is classified as an arterial roadway and it is located at the corner of US Highway 60 W and a public alley.