

**APRIL 10, 2014****3283 ALVEY PARK DR E****ZONE CHANGE**

<b>From:</b> I-1 Light Industrial	
<b>To:</b> B-4 General Business	
<b>Proposed Use:</b> Childcare Facility	
<b>Acreage:</b> 3.51	
<b>Applicant:</b> R.A.S. Enterprises; ADCO Realty, Inc. (1404.1900)	
<b>Surrounding Zoning Classifications:</b>	
<b>North:</b> B-4	<b>South:</b> I-1
<b>East:</b> B-3	<b>West:</b> I-1

**Proposed Zone & Land Use Plan**

The applicant is seeking a B-4 General Business zone. The subject property is located in a Business/Industrial Plan Area, where general business 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 partially located in a special flood hazard area per FIRM Map 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**

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 use and zoning. The property is currently vacant. Typically an applicant would be encouraged to utilize the B-5 Business/Industrial zoning classification in a Business/Industrial Plan area; however the applicant is proposing to operate a childcare facility

which is Conditionally Permitted in all zones except for B-5, I-1 and I-2. If the applicant does intended to operate a childcare facility a Conditional Use Permit would be required from the Owensboro Metropolitan Board of Adjustment.

There are two existing paved access points for the subject property with some areas of pavement along the sides of the building and some areas behind the building of gravel. All vehicular use areas are required to be paved or returned to grass; gravel parking is not allowed in a B-4 General Business zone. Vehicular use area screening consisting of one tree every forty linear feet and a continuous three foot high element will be required where the vehicular use area adjoins the public right-of-way.

**SPECIFIC LAND USE CRITERIA**

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed B-4 General Business zoning and proposed use of a childcare facility are non-residential in nature.

**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 General Business uses are appropriate in general locations; and,
3. The proposed B-4 General Business zoning and proposed use of a childcare facility are non-residential in nature.