

MAY 8, 2014

4129, 4143, 4157, 4171 VINCENT STATION  
DR**ZONE CHANGE**

<b>From:</b>	I-1 Light Industrial
<b>To:</b>	<b>B-4 General Business</b>
<b>Proposed Use:</b>	Undeveloped
<b>Acreage:</b>	3.533
<b>Applicant:</b>	Hayden Development CO., LLC (1405.1905)
<b>Surrounding Zoning Classifications:</b>	
<b>North: I-1</b>	<b>South: P-1, I-1</b>
<b>East: I-1</b>	<b>West: I-1</b>

**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 not located in a special flood hazard area per FIRM Map 21059CO141 D.
- It appears that the subject property is not within the Owensboro Wellhead Protection area per the GRADD map dated March 1999.
- The property is designated as prime agricultural farmland per the US Department of Agriculture Soil Conservation Service map dated March 1980.
- 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 properties are located in an area of mixed professional and industrial use and zoning. The properties are currently vacant. This area was changed from an

Industrial Plan Area to a Business/Industrial Plan Area with the 2013 update of the Comprehensive Plan and Land Use Map to reflect the anticipated development around the new hospital site located just south of the subject property. The applicant intends to develop general business uses on the subject properties that will support the needs relative to the hospital development.

As per the Major Subdivision Preliminary Plat approved September, 2011, no access shall be permitted to Daniels Lane; access shall be limited to Vincent Station Drive. Vehicular use area screening consisting of one tree every forty linear feet and a continuous three foot high element shall be required where the vehicular use area adjoins the public right-of-way. Sidewalks are not currently required with the Industrial zoning classification; however sidewalks are required with the proposed zone of B-4 and shall be installed along the road 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 are non-residential in nature and meets the Comprehensive Plan requirements for building and lot patterns.

**Planning Staff Recommendations**

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

**Condition:** Installation of sidewalks along the road right-of-way.

**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 is non-residential in nature and conforms to the requirements for building and lot patterns.