

AUGUST 14, 2014

1631 BRECKENRIDGE ST

ZONE CHANGE

From: I-1 Light Industrial
To: B-5 Business/Industrial
Proposed Use: Food Pantry
Acreage: 0.31
Applicant: Cross Roads of Owensboro c/o Logsdon Community Center; Thomas H. & Mary Lou Blackford (1408.1910)
Surrounding Zoning Classifications:
North: B-4 South: I-1
East: P-1, I-2 West: P-1

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 21059CO138 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 a Business/Industrial Plan Area and is surrounded by commercial, industrial and professional/service uses with some residential use located across the alley to the east. The existing building on the subject property is an auto repair shop; but the applicant proposes to use the building as a food pantry. A food pantry is not a permitted use in an I-1 Light Industrial zone. In order to use the property as a food pantry the applicant is requesting to change the zoning to B-5 Business/Industrial where a food pantry is permitted.

The subject property currently has two access points to Breckenridge Street which is classified as a principal arterial roadway. The access points are on the east and west sides of the property and appear to allow one-way flow of traffic through the front parking lot. Based on the configuration and function of the driveways, the planning staff does not recommend altering the number or location of driveways at this time.

Vehicular use areas are required to be paved and vehicular use area screening consisting of a three foot continuous element with one tree every forty feet shall be installed between the vehicular use area and the road right-of-way. Due to the proximity to existing residential developments, all lighting shall be directed away from the residential uses. Any outdoor storage is required to be screened by a minimum six foot tall solid fence around the entire perimeter of the storage lot. Since the proposed use is a change in occupancy, a site plan shall be submitted to document all site development requirements and must be approved by the City Engineer's office prior to receiving approval by the OMPC.

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:

1. Submission of a site plan to be approved by the City Engineer's office and OMPC prior to building occupancy.

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.