

**JUNE 11, 2015**

## 800 BLOCK OF LEITCHFIELD RD

### ZONE CHANGE

|                                                                 |
|-----------------------------------------------------------------|
| <b>From:</b> B-4 General Business                               |
| <b>To:</b> B-5 Business/Industrial                              |
| <b>Proposed Use:</b> Storage and Maintenance Building           |
| <b>Acreage:</b> 1.808                                           |
| <b>Applicant:</b> Housing Authority of Owensboro<br>(1506.1927) |
| <b>Surrounding Zoning Classifications:</b>                      |
| <b>North:</b> R-4DT <b>South:</b> R-4DT & I-1                   |
| <b>East:</b> I-1 & I-2 <b>West:</b> R-4DT                       |

### 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 located 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, a 1.808 acre vacant parcel, is located in a Business/Industrial Plan Area and is surrounded by a mix of residential and industrial uses. Adjacent properties to the north and west are R-4DT zoned residential. Beyond the railroad that borders the southern edge of the site are R-4DT zoned residential properties and I-1 zoned industrial properties. Properties to the east are I-1 & I-2 zoned industrial properties.

The Housing Authority of Owensboro, which owns and maintains multiple residential developments throughout the city including the complex directly west of the subject site, intends to construct a maintenance building on the site to be used for warehouse/storage purposes. Since this property is located within a Business/Industrial Plan Area, it is eligible to be rezoned to the B-5 Business/Industrial zoning district.

A consolidation plat for this property was approved by OMPC staff on August 6, 1999. This plat showed three existing Leitchfield Road access points and also included the following note regarding access, “Access to Leitchfield Road for future development shall require closure of the existing access points, with no more than one future access point allowed, said future access point shall be in compliance with the access management manual. There shall be no direct access to E. 9<sup>th</sup> Street.”

In this location Leitchfield Road is a major collector roadway which requires a 60’ building setback line from the street centerline and a 30’ roadway buffer from the centerline. This property also includes a portion of an unimproved alley of which the applicant intends to complete the required process to permanently close the alley.

If any outdoor storage areas are proposed they will be required to be screened by a minimum 6’ tall solid wall or fence. Outdoor storage areas adjacent to residential zoned property, including across streets and alleys, must also provide a 10’ landscape easement with one tree per 40 linear feet, in addition to the six foot tall solid wall or fence. Any proposed vehicular use area that adjoins a public street right-of-way will be required to have a 3’ high landscape element plus one tree every 40’ to screen its view.

Before any permits are issued by OMPC a site plan must be submitted by the applicant to be reviewed and approved by OMPC staff. Zoning Ordinance compliance regarding access, landscaping, parking, building setbacks, etc. will be reviewed by OMPC staff during the site plan review process.

#### 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:

#### Conditions:

- Access to the site must comply with the requirements of the Access Management Manual and no more than one access point to Leitchfield Road shall be permitted.

#### Findings of Fact:

- Staff recommends approval because the proposal is in compliance with the community’s adopted Comprehensive Plan;
- The subject property is located within a Business/Industrial Plan Area, where general business and light industrial uses are appropriate in general locations;
- The subject property lies within an existing area of mixed general business and light industrial uses;
- The Comprehensive Plan provides for the continuance of mixed use areas; and,
- 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.