

AUGUST 13, 2015

601, 617 TRIPLETT ST

ZONE CHANGE

From: I-1 Light Industrial
To: B-5 Business/Industrial
Proposed Use: Commercial/Industrial
Acreage: 0.638
Applicant: OWB Land Management (1508.1933)
Surrounding Zoning Classifications:
North: B-4 South: B-4
East: P-1 & R-4DT West: B-4 & 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 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 includes two parcels totaling 0.638 acres, is located in a Business/Industrial Plan Area and is surrounded by a mix of residential, professional/service and commercial uses. The property to the north of the subject properties is a B-4 zoned parking lot. Properties to the west are zoned R-4DT and B-4 and are being used residentially and as a car lot. The property to the south is zoned B-4. Properties to the east are zoned P-1 and R-4DT and include The Wendell Foster Center and its related residential uses.

Two rezonings have been approved for the subject properties from B-4 General Business to I-1 Light Industrial in 1984 and in 1999. The rezoning in 1999 was a portion of what is now 617 Triplett Street, which was later consolidated. The minor subdivision plats approved for 617 Triplett Street limit access

to the alley adjoining 601 and 617 Triplett Street. The note on the approved plats states no direct access to Triplett Street shall be permitted.

Triplett Street is classified as a principal arterial street in this location with a 500 foot spacing standard. 601 Triplett Street has an existing access to Triplett Street and East 6th Street. No additional access to Triplett Street shall be permitted to the subject properties.

Any outdoor storage areas are required to be screened by a minimum six foot 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.

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 conditions and findings of fact that follow:

Conditions:

1. No additional access to Triplett Street shall be permitted;
2. Where the outdoor storage areas are adjacent to residential zoned property, perimeter screening shall be installed consisting of a 10' wide landscape easement with one tree every 40 linear feet, in addition to the six foot tall solid wall or fence.

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.