

MARCH 10, 2016**301 BRECKENRIDGE ST****ZONE CHANGE**

From: B-4 General Business	
To: I-1 Light Industrial	
Proposed Use: Grain Bins and Warehouse Storage	
Acreage: 0.22+/-	
Applicant: Owensboro Grain Company, LLC (1603.1949)	
Surrounding Zoning Classifications:	
North: I-1	South: B-4, I-1
East: I-1	West: R-4DT, B-4

Proposed Zone & Land Use Plan

The applicant is seeking an I-1 Light Industrial zone. The subject property is located in a Business/Industrial Plan Area where Light Industrial uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

(a) Building and lot patterns; outdoor storage areas
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 Maps 21059CO138 D.
- It appears that the subject property is within the Owensboro Wellhead Protection area per the OMU map dated 2015.
- 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 in this rezoning application is a 0.22 acre B-4 General Business zoned parcel that was previously used for general business purposes but is currently vacant. The applicant, Owensboro Grain Company, LLC, proposes to raze the existing building on the property and consolidate the subject property with the adjacent property at 331 Breckenridge Street, zoned I-1 Light Industrial, and construct

grain bins and storage warehouses for use by Owensboro Grain Company.

This is a mixed use area consisting of business, industrial and inner city residential zoning. To the west is a vacant lot zoned R-4DT owned by the applicant. To the southwest is a property zoned B-4 General Business. The adjoining properties to the north, south and east are zoned I-1 Light Industrial and are all owned by the applicant.

The subject property is located within the 5 year estimated time travel area of the Owensboro Wellhead Protection area, and according to OMU, if the property will have or produce anything that can contaminate the soil then they must have a wellhead protection plan. OMU should be contacted regarding such a plan.

If the rezoning is approved, the applicant will not be required to provide property perimeter screening since the adjacent properties are industrially zoned, but the applicant will have to comply with the vehicle use area screening requirements within Article 17 of the zoning ordinance where any proposed parking areas are adjacent to the Breckenridge Street right-of-way. All vehicular use areas are to be paved, any area of the site proposed to remain gravel will be required to comply with the outdoor screening requirements of the zoning ordinance including the installation of a 6' tall solid wall or fence around the entire perimeter of the storage yard.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed use conforms to the criteria for non-residential development. This proposal is a logical expansion of industrial zoning to the north, south and east.

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 Light Industrial uses are appropriate in general locations;
3. The proposed use conforms to the criteria for non-residential development; and,
4. With a 6 foot tall solid wall or fence installed around the perimeter of any outdoor storage, the site will comply with the buffers for outdoor storage yards.