



JULY 14, 2016

910 W 4TH ST, 410, 414 POPLAR ST

ZONE CHANGE

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| From: B-4 General Business |
| To: I-1 Light Industrial |
| Proposed Use: Storage Buildings |
| Acreage: 0.417 |
| Applicant: Thomas S. Hayden, Jr.; Thomas S. Hayden, Jr. Et Al c/o Bluegrass Self Storage (1607.1964) |
| Surrounding Zoning Classifications: |
| North: P-1 South: B-4 |
| East: R-4DT, B-4 West: I-1 |

Proposed Zone & Land Use Plan

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

(b) Logical expansions outside of Industrial Parks -
Existing areas of Light Industrial use that are located outside of planned Industrial Parks may be expanded onto contiguous land that generally abuts the same street(s). Such an expansion should not significantly increase the extent of industrial uses that are located in the vicinity and outside of Industrial Parks. Also, such an expansion should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

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 not 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 properties in this rezoning application are three vacant parcels totaling 0.417 acre zoned B-4 General Business. The applicant proposes to consolidate the subject properties with the property to the west at 914 W 4th Street and expand the current self-storage business located at 914 W 4th Street.

This is a mixed use area consisting of professional/service, business, industrial and inner city residential zoning. To the west is Bluegrass Self Storage, zoned I-1 and owned by the applicant. To the south are properties zoned B-4 General Business. The adjoining property to the north is zoned P-1 Professional/Service. The properties to the east are zoned R-4DT Inner City Residential.

W 4th Street is classified as a minor arterial roadway in this vicinity with a 60 foot building setback line, a 30 foot roadway buffer and a 500 foot access spacing standard. Poplar Street is a local street. The access spacing standard cannot be met along W 4th Street, therefore; no access to W 4th Street shall be permitted. Access shall be limited to Poplar Street only.

If the rezoning is approved, the applicant will be required to provide property perimeter screening where the subject property adjoins residentially zoned property consisting of a 10 foot wide landscape easement with a 6 foot tall solid wall or fence and 1 tree per every 40 feet of the boundary. Vehicle use area screening will be required where any proposed parking areas are adjacent to the 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. Any proposed exterior lighting shall be directed away from adjacent residential properties.

A site plan or a development plan will be required demonstrating compliance with the zoning ordinance requirements including, but not limited to, parking, landscaping, building setbacks, access management and signage. The plan must be approved before any construction activity can take place on the property.

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 west. At 0.417 acre the proposal is not a significant increase in I-1 zoning in the vicinity and with access limited to Poplar Street it will not overburden the capacity of roadways and other necessary urban services available in the affected area.

Planning Staff Recommendations

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

Condition:

Access shall be limited to Poplar Street. No access shall be permitted to W 4th Street.

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 partially located in a Business/Industrial Plan Area where Light Industrial uses are appropriate in general locations and partially located in a Business Plan Area where Light Industrial uses are appropriate in limited locations;
3. The proposed use conforms to the criteria for non-residential development; and,
4. The proposal is a logical expansion of I-1 Light Industrial zoning to the west;
5. At 0.417 acre the proposal is not a significant increase in I-1 zoning in the vicinity; and,
6. With access limited to Poplar Street it will not overburden the capacity of roadways and other necessary urban services available in the affected area.