

JUNE 8, 2017

1308 W. 9TH STREET

ZONE CHANGE

From: B-4 General Business
To: B-5 Business/Industrial
Proposed Use: Individual Storage
Acreage: 0.488
Applicant: Douglas B. Webster II (1706.2007)
Surrounding Zoning Classifications:
North: B-4 South: P-1
East: B-4 West: B-4

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 located 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, the EPA, the OMPC building/electrical/HVAC division 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 a 0.488 acre parcel located in a Business/Industrial Plan Area and is surrounded by a mix of residential, professional/service, industrial and commercial uses. The property includes one structure, a residential garage that was permitted by OMPC in 1985. Approximately 3-5 years ago the primary residence on the subject property was removed. To the north across W. 9th Street are multiple B-4 zoned parcels. To the west is a residentially used property owned by this applicant, zoned B-4. To the east are B-4 zoned parcels. To the south across the alley is a bus parking and maintenance facility owned by the Owensboro Board of Education, zoned P-1.

The applicant proposes to rezone the subject parcel from B-4 to B-5. The rezoning application indicates the proposed land use is individual storage. The applicant intends to construct a new building to be used for personal storage.

W. 9th Street is classified as a major collector in this location with a 60' building setback line, a 30' roadway buffer and a 250' access spacing standard.

Prior to any development of the property, the applicant must obtain approval of a site plan or final development plan to demonstrate compliance with zoning ordinance requirements including, but not limited to, parking, landscaping, building setbacks, access management and signage.

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. Approval of a site plan or final development plan.

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.