

**AUGUST 10, 2017**

**3734, 3806 W PARRISH AV**

**ZONE CHANGE**

<b>From:</b> A-R Rural Agriculture	
<b>To:</b> B-4 General Business	
<b>Proposed Use:</b>	Commercial Sales
<b>Acreage:</b>	4.173+/- acres
<b>Applicant:</b>	Owensboro Recreation Real Estate, LLC (1708.2012)
<b>Surrounding Zoning Classifications:</b>	
<b>North:</b> I-1	<b>South:</b> A-R
<b>East:</b> A-R	<b>West:</b> B-4

**Proposed Zone & Land Use Plan**

The applicant is seeking a B-4 General Business zone. The subject property is located in an Urban Residential Plan Area where general business uses are appropriate in very limited 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).

**(b) Logical expansions of proportional scope** – Existing General Business zones may be expanded onto contiguous land that generally abuts the same street(s). The expansion of a General Business zone should not significantly increase the extent of the zone in the vicinity of the expansion and 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 Map 21059CO118 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, 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 consists of two vacant tracts totaling 4.173+/- acres. The property to the north, across W Parrish Avenue, is zoned I-1 Light Industrial and is currently undeveloped. Single-family residences zoned A-R are located to the east and south of the subject property. An RV sales establishment, also owned by the applicant, is located to the west.

The applicant intends to rezone the subject properties and make them part of their RV sales establishment to the west.

In the vicinity of the subject property W Parrish Avenue is classified as a minor arterial roadway with a 500 foot drive spacing standard. Access to the subject properties is limited by a plat approved in 1990 which states access to the subject properties shall be limited to a single entrance on W Parrish Avenue not to exceed 40 feet in width, located on the ingress/egress easement as shown on the approved plat. No additional access to W Parrish Avenue shall be permitted.

As the site develops, a ten foot landscape buffer with a six foot tall solid wall or fence and one tree every 40 linear feet will be required to buffer the site from the two residences to the east and one residence to the south. Vehicular use area screening will be required along the W Parrish Avenue frontage. Any outdoor storage shall be screened by a 6 foot tall solid wall or fence. All vehicular use areas and outdoor display areas shall be paved.

If approved, prior to occupancy of the property the applicant must obtain approval of a final development plan or site 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 applicant's proposal is in compliance with the Comprehensive Plan. The proposed B-4 General Business zoning is a logical expansion of B-4 General Business zoning to the west. The proposal is not a significant increase in general business zoning in the vicinity. With access limited to a single access point not to exceed 40 feet, as approved by plat in 1990, the proposal should not overburden the capacity of roadways and other necessary urban services that are 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 to W Parrish Avenue shall be limited to the existing 40 foot ingress/egress easement only as approved by plat in 1990.

**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 an Urban Residential Plan Area where general business uses are appropriate in limited locations;
3. The proposal is a logical expansion of existing B-4 General Business zoning to the west;
4. At 4.173+/- acres, the proposal does not significantly increase the extent of general business zoning in the vicinity; and,
5. With access limited to the existing ingress/egress easement, the proposal should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.