

JUNE 14, 2018

PORTION OF 1930 RAGU DR

ZONE CHANGE

From: I-1 Light Industrial
To: B-4 General Business
Proposed Use: Strip Mall
Acreage: 1.380
Applicant: SYF Properties, LLC; Buskill Properties (1806.2049)
Surrounding Zoning Classifications:
North: I-1 South: B-4, A-U
East: B-4, I-1 West: I-1

Proposed Zone & Land Use Plan

The applicant is seeking a B-4 General Business zone. The subject property is located in an Industrial 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 zoning 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 Maps 21059CO139 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 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 1.380 acre portion of a larger 27.87 acre parcel known as 1930 Ragu Drive. The applicant proposes to rezone this portion to B-4 General Business and consolidate it with the parcel to the southwest, 2065 E Parrish Avenue, for the retail purposes of a strip mall. 2065 E Parrish Avenue was rezoned to B-4 General Business in March 2018.

When the property to the southwest, 2065 E Parrish Avenue, was rezoned in March 2018 the following conditions were placed:

1. Access shall be limited to a full access point in alignment with the existing access at 2050 E Parrish Avenue, identified as Site Access #1 in the TIS;
2. Access in alignment with Leitchfield Road, identified as Site Access #2 in the TIS, shall be limited to right-in right-out only;
3. No additional access to E Parrish Avenue shall be permitted;
4. Internal connectivity shall be provided for the connection of subject property to the property to the east at 2127 E Parrish Avenue; and,
5. Approval of a final development plan.

All of the properties surrounding the 27.87 acre parcel are zoned I-1 Light Industrial or B-4 General Business with the exception of one property to the southeast zoned A-U Urban Agriculture; however, that property does not touch the portion of 1930 Ragu Drive proposed for rezoning.

Prior to any construction activity on the property the applicant must obtain approval of a development plan to demonstrate compliance with zoning ordinance requirements including, but not limited to, parking, landscaping, building setbacks, access management and signage. The OMPC Building, Electrical & HVAC department shall be contacted before any construction activity takes place on the property.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed use of a strip mall will be nonresidential in nature. The proposed B-4 General Business zoning is a logical expansion of existing B-4 zoning to the southwest. With the conditions placed on 2065 E Parrish Avenue and the expansion being only 1.380 acres, 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 conditions and findings of fact that follow:

Conditions:

1. Approval of a minor subdivision plat consolidating this portion of 1930 Ragu Drive with 2065 E Parrish Avenue.

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 Industrial Plan Area where general business uses are appropriate in very limited locations;
3. The proposed use as a strip mall conforms to the criteria for nonresidential development;
4. The proposed B-4 zoning is a logical expansion of existing B-4 zoning to the southwest; and
5. With the conditions in place for the rezoning 2065 E Parrish Avenue and this expansion being only 1.380 additional acres, the proposal should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.