

**NOVEMBER 14, 2019**

**3900 W PARRISH AVE**

**ZONE CHANGE**

<b>From:</b> I-1 Light Industrial	
<b>To:</b> B-4 General Business	
<b>Proposed Use:</b>	Retail Sales and Service
<b>Acreage:</b>	3.572
<b>Applicant:</b>	Owensboro Recreation Real Estate II, LLC (1911.2101)
<b>Surrounding Zoning Classifications:</b>	
<b>North:</b> I-1	<b>South:</b> I-1, A-R
<b>East:</b> B-4	<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 a Business Plan Area where general business uses are appropriate in 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 is a 3.572 acre tract that was formerly Wayne Supply, a large farm and contractor equipment dealer. The property to the north, across W Parrish Avenue, is zoned I-1 Light Industrial and is currently undeveloped. The property to the west and south, owned by the airport is zoned B-4 General Business where it adjoins the subject property along W Parrish Avenue and A-R Rural Agriculture where it adjoins the subject property at the southwest corner. Also to the south is an I-1 Light Industrial property owned by the applicant, which is currently undeveloped. Immediately to the east is an access drive which is part of a property zoned I-1 Light Industrial, just past that further east is the Owensboro RV development owned by the applicant and zoned B-4 General Business.

The applicant intends to rezone the subject property for retail sales and service in conjunction with their neighboring RV sales establishment to the east.

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 property is limited by a plat approved in 2011 which states access to 3810, 3820 and 3900 W Parrish Avenue shall be limited to the shared access easement shown hereon.

As the site develops, 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 and east. The proposal is not a significant increase in general business zoning in the vicinity. With access limited to the shared access easement 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 shared access easement as approved in 2011.

**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 Business 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 and east;
4. At 3.572 acres, the proposal does not significantly increase the extent of general business zoning in the vicinity; and,
5. With access limited to the existing shared access easement, the proposal should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.