



SEPTEMBER 11, 2003

7415 ICELAND RD

ZONE CHANGE

From: B-4 General Business		
To: I-2 Heavy Industrial		
Acreage: 0.60 acres		
Applicant: Kinder Morgan Bulk Terminal, Inc. (0309.1531)		
Property Zone Existing Use	to North B-4, R-1A <i>Vacant auto sales lot, single-family residences</i>	
	to West I-2 <i>Storage yard</i>	to East A-R <i>Wooded</i>
	Subject B-4 ➔ I-2 <i>Vacant building</i>	
	to South I-2 <i>Storage yard</i>	

GENERAL LAND USE CRITERIA Apply, if marked below:

Described in Comprehensive Plan on pages 445-448

Environmental ☒

- ☒ **E1** Flood Plains
- E2** Steep Slope
- E3** Historical & Archaeological Sites
- E4** Soils
- E5** Plant & Animal Life

Urban Services ☒

- U1** Roadway Capacity
- ☒ **U2** Electricity Supply
- ☒ **U3** Water Supply
- ☒ **U4** Stormwater Disposal
- ☒ **U5** Sanitary Sewage Disposal

Development Patterns ♦

- ♦ **D1** Land-Use Intensity, Clusters and Buffers
- D2** Land Use versus Street Function
- D3** Intersection & Driveway Spacing
- D4** Roadway Buffer Standards
- D5** Lot Sizes & Proportions
- D6** Residential Development
- ♦ **D7** Non-Residential Development
- D8** Building Quality

Proposed Zone & Land Use Plan

The applicant is seeking an I-2 Heavy Industrial zone. The subject property is located in a Rural Community Plan Area, where heavy industrial uses are appropriate in very 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). Furthermore, any building or outdoor storage, loading or working areas (except for accessory parking areas) should be located at least **three-hundred (300) feet** from an urban residential area and **one-hundred (100) feet** from any other area except those containing light industrial or agricultural/forestry uses.

(b) **Logical expansions outside of Industrial parks** Existing areas of heavy 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 extents of industrial uses in the vicinity and outside of Industrial Parks. Such expansion should not overburden the capacity of roadways and other necessary urban services that are available in the affected area. Also, such an expansion should be of adequate size and shape to provide the separation from incompatible uses cited in criteria (a) above.

Applicant's Findings

Subject property is located in an industrial area.

Subject property is adjoined by industrial zoning to the west.

The remainder of the subject property is currently zoned industrial.

Planning Staff Review

The subject property is located in the 7401 block of Iceland Rd at the intersection of Iceland Rd (Terminal Rd) and KY 2830, in the rural community of Wright's Landing. Land use criteria applicable to this request are reviewed below.

GENERAL LAND USE CRITERIA**Environment**

The subject property is located within an AE flood zone with a base flood elevation of 391 feet above sea level.

Urban Services

All necessary urban services are available to the site, with the exception of sanitary sewers. Sanitary sewage disposal must be provided onsite by septic tank.

Development Patterns

The subject property is a portion of a larger tract of property. This surrounding property was zoned to I-2 Heavy Industrial in early 2000. The subject property contained an office building and retained the previous B-4 zoning classification. The applicant wishes to use the subject property for a scale station, which requires an industrial zoning classification. A revised final development plan has been submitted for the subject property and its adjoining property. Existing parking currently exists on the subject property within the right-of-way of Iceland Rd. This parking must be removed as well as the parking that currently requires backing out onto the public right-of-way to leave the site.

The area contains a variety of agricultural, business, industrial and residential activities.

SPECIFIC LAND USE CRITERIA

The applicant's proposal complies with the adopted Comprehensive Plan. The subject property adjoins properties that are zoned and used for I-2 Heavy Industrial activities. The applicant's proposal would not affect roadway capacity and other necessary urban services that are available in the affected area and is a logical expansion of the existing I-2 Heavy Industrial zone. Outdoor storage areas should be screened.

Planning Staff Recommendations

Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan. This recommendation is made subject to the conditions and findings of fact that follow:

Conditions:

1. Approval of a final development plan that shows removal of existing parking that is located within the right-of-way of Iceland Rd and removal of existing parking that requires backing onto Iceland Rd; and,

2. Approval of final development plan that provides screening/landscaping of all outdoor storage areas and required landscaping for vehicular use areas adjacent to street right-of-ways.

Findings of Fact:

1. The subject property is located in a Rural Community Plan Area, where heavy industrial uses are appropriate in very-limited locations;
2. The subject property immediately adjoins properties that are zoned I-2 Heavy Industrial;
3. The subject property adjoins properties that include heavy industrial activities; and,
4. The applicant's proposal would not significantly increase the extent of industrial uses in the vicinity and would not overburden roadway capacity or other necessary urban services that are available in the affected area.