

OCTOBER 13, 2005

PORTION OF 615 CRABTREE AV

ZONE CHANGE

From: B-4 General Business		
To: I-1 Light Industrial		
Acreage: 0.023 +/- acres		
Applicant: James Phillip Edge, Sr. (0510.1608)		
Property Zone Existing Use	to North I-1 Mini-Warehouse, Residential	
to West B-4 Commercial	Subject B-4 ➔ I-1 Retail Sales, Vacant	to East R-4DT, B-4 Residential
	to South B-4 Vacant, Retail Sales	

**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-1 Light Industrial zone. The subject property is located in a Business/Industrial Plan Area where light industrial uses are appropriate in general 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**” and outdoor storage yards, with “**Buffers for Outdoor Storage Yards.**”

Applicant's Findings

The Comprehensive Plan recommends Light Industrial land use (I-1) as generally appropriate in Business/Industrial Plan Areas. The rezoning and subsequent lot consolidation is a logical expansion of an existing Light Industrial (mini-warehouses) land use. The additional rezoning strip will allow improved vehicular access to the current mini-warehouse facility.

The resulting building lot pattern will remain consistent with the non-residential lot configuration of the Crabtree Avenue neighborhood. All urban services are available. The immediate neighborhood is a mixed-use of residential, general business and light industrial.

The size and configuration of the remnant lot is also consistent with the non-residential lot pattern of the neighborhood.

The rezoning will improve the ability of the public/patrons to use and access the existing mini-warehouse facility.

Planning Staff Review

The subject property is located in the 601 block of Crabtree Avenue. Land use criteria applicable to this proposal are reviewed below.

GENERAL LAND USE CRITERIA

Environment

According to a study prepared by the US Department of Agriculture Soil Conservation Service dated March 6, 1990, it appears that the subject property is not located in a wetlands area. The subject property is not located in a special flood hazard area per FIRM Map 21059CO120 C. The developer is responsible for obtaining permits as may be required by the Division of Water, The Army Corp of

Engineers, FEMA or other state and federal agencies as may be applicable.

It appears that the subject property is outside the Owensboro Wellhead Protection area according to a map created by the GRADD office dated March 1999.

Urban Services

All urban services, including sanitary sewers, are available to the site.

Development Patterns

The subject property is located in a Business/Industrial Plan Area and is surrounded by a mix of residential, commercial and industrial uses. There is an existing building on 615 Crabtree Avenue that is currently vacant. The proposal is to remove 8 to 9 feet from 615 Crabtree Avenue to consolidate with the adjoining tract that is currently zoned I-1 Light Industrial. There is an existing multi-bay storage facility on the industrially zoned site.

Both lots are covered entirely by concrete and asphalt with some existing off-street parking. As currently designed, neither lot meets the requirements of the landscape ordinance. Sufficient pavement shall be removed to provide the required three foot landscape easement with a three foot high continuous element and one tree every 40 linear feet. Also, a 10 foot landscape easement must be installed along the north boundary of 607 Crabtree Avenue to provide a six foot high continuous element with one tree every 40 linear feet to provide screening for the adjacent residential zoned property. These changes shall take effect with future activity on the site.

Intersection and Driveway Spacing

In this location, Crabtree Avenue is classified as a major collector roadway with a 250 foot drive spacing standard. The current access to the tracts located at 607 and 615 do not meet this spacing standard. There is approximately 200 feet of roadway frontage between the two lots with approximately 167 feet of curb cuts. Access shall be reduced to one 40 foot curb cut per lot. The minor subdivision submitted to OMPC in conjunction with this rezoning will reflect the required changes. At the time when a building permit, change in use or other activity takes place on site, the required access improvements shall be completed.

SPECIFIC LAND USE CRITERIA

The proposed commercial and industrial uses of the subject tracts are appropriate since the property is located

within a Business/Industrial Plan Area. The 0.023 acre tract will be consolidated with the existing I-1 zoned property but must first have the same zoning classification. A minor subdivision has been submitted for the division and consolidation.

Planning Staff Recommendations

Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan. The condition and findings of fact that support this recommendation include the following:

Conditions:

1. Landscaping and screening shall meet the zoning ordinance requirements when a building permit, change in use or other activity is initiated on site.
2. Access shall be limited to one 40 foot curb cut per lot as reflected on the minor subdivision submitted in conjunction with the rezoning. Access shall be reconstructed when a building permit, change in use or other activity is initiated on site.

Findings of Fact:

1. The subject property is located in a Business/Industrial Plan Area where light industrial uses are appropriate in general locations;
2. The industrial and commercial uses are appropriate in a Business/Industrial Plan Area; and,
3. The 0.023 acre tract will be consolidated with the adjoining I-1 Light Industrial property but must first have the same zoning classification.