



OCTOBER 13, 2005

PORTION OF 1060 KY 554

ZONE CHANGE

From: A-R Rural Agriculture		
To: I-1 Light Industrial		
Acreage: 0.444 +/- acres		
Applicant: Tomco Concrete Products, Inc., R.A. Alexander & Sons (0510.1610)		
Property Zone Existing Use	to North A-R Vacant	
to West A-R Agricultural	Subject A-R ➔ I-1 Agricultural	to East I-1 Concrete Plant
	to South I-1 Mini-Warehouse	

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 Rural Preference Plan Area where light industrial uses are appropriate in 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” and outdoor storage yards, with “Buffers for Outdoor Storage Yards.”

(b) Logical expansions outside of Industrial Parks -

Existing areas of Light 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 extent of industrial uses that are located in the vicinity and outside of Industrial Parks. Also, such an expansion should not overburden capacity of roadway and other necessary urban services that are available in the affected area.

Applicant's Findings

The proposed rezoning is within the Rural Preference area and within a small mixed-use area located immediately southward of the Pettit community where Light Industrial land use is deemed appropriate in limited locations. The proposed rezoning will be followed by a lot consolidation plat in order to provide a “regular” shaped lot. The rezoning is a logical expansion of the current I-1 (Light Industrial) zoning.

No additional urban services are required nor anticipated as a result of the rezoning and subsequent lot consolidation. The balance of the A-R (Rural Agriculture) zone will consist of a large water impoundment and storm water detention area. No agricultural land loss will result.

Urban services, including on-site sewerage disposal, are available on-site at the existing Light Industrial (concrete batch plant/pre-cast facility) tract. Building pattern and lot size will continue to remain non-residential for both the affected tracts.

The I-1 tract is major-street oriented with frontage along US 431.

Planning Staff Review

The subject property is located in the 1000 block of KY 554. 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 a portion of the subject property is located in a wetlands area. The subject property is located in a special flood hazard area per FIRM Map 21059CO270 C. It appears that a portion of the subject property is designated as prime agricultural land according to the "Important Farmlands" map created by the US Department of Agriculture Soil Conservation Service dated March 1980. 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

Electricity, water and gas are available to the subject property. Sanitary sewage disposal would be accomplished by an on-site septic system.

Development Patterns

The vicinity of the subject property is characterized by various light industrial uses, including a concrete plant and a mini-warehouse facility and large-lot residential or agricultural uses. The 0.444 +/- acre tract will be consolidated with the existing Tomco Concrete Products plant located on US 431 that is currently zoned I-1 Light Industrial.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the adopted Comprehensive Plan. The proposed development will be non-residential in use and meets the requirements of the Comprehensive Plan for a logical expansion outside of an industrial park. The 0.444 +/- acre expansion to I-1 Light Industrial will not significantly increase the extent I-1 zoning in the vicinity and will not overburden roadway capacity or other urban services that are available in the vicinity as it is proposed, in order to consolidate the

subject property to an existing tract zoned and used industrially.

Planning Staff Recommendations

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

Findings of Fact:

1. The subject property is located in a Rural Preference Plan Area where light industrial uses are appropriate in limited locations;
2. The proposal is a logical expansion of an existing I-1 zoning classification immediately east of the subject property; and,
3. The proposed rezoning will not significantly increase the extent of the I-1 zoning classification in the vicinity and will not overburden roadway capacity and other urban services that are available in the affected area.