

JUNE 12, 2008

300 EWING RD

ZONE CHANGE

From: B-4 General Business		
To: B-5 Business/Industrial		
Proposed Use: Equipment Storage		
Acreage: 0.689		
Applicant: Johnny Goodman; Kenneth L. & Sherry D. Crandall (0806.1716)		
Property Zone Existing Use	to North I-1, B-4 Restoration & Sales	
to West I-1 Storage	Subject B-4 ⇌ B-5 Vacant	to East B-4 Thrift Store
	to South B-4 Mental Health Facility	

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 a B-5 Business/Industrial zone. The subject property is located in a Business/Industrial Plan Area, where business/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” (D7), and outdoor storage yards, with “Buffers for Outdoor Storage Yards” (D1).

Applicant's Findings

The proposed zoning map amendment is in compliance with the Comprehensive Plan. The subject property is located in a Business/Industrial Plan Area.

Planning Staff Review

The subject property is located in the 300 block of Ewing Road. 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. Based on the preliminary FIRM maps dated July 7, 2007, the subject property is not located in a special flood hazard area per map 21059CO119 D. 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 an area of mixed commercial and industrial uses. All surrounding

properties are either zoned B-4 General Business or I-1 Light Industrial. Uses in the vicinity include a Salvation Army Thrift Store, Green River Mental Health, a restoration and sales company, and mini-storage buildings.

In the vicinity of the subject property, Ewing Road is classified as a major collector roadway with a drive spacing standard of 250 feet. The access standard cannot be met on the site but the site will need an access point. Therefore, the site will be limited to a single access point that is centrally located on the site. No additional access to Ewing Road will be permitted.

The proposed use for the subject property is an equipment storage facility. Based on conversations with the applicant, the proposed storage area on the site will be gravel which is allowed in outdoor storage areas provided that the entire storage yard is screened by a six foot high continuous solid wall or fence. Any vehicular use area outside of the screened storage area, including the drive access to Ewing Road, shall be paved. In order to prevent gravel from spilling out into the roadway, the minimum dimension of the drive should be 50 feet from the edge of pavement on Ewing Road to the entrance gate of the storage area. Since the site will be a storage area for farm machinery, it is likely that large vehicles will be brought to the site and could block Ewing Road if sufficient clearance is not provided. The 50 foot length should be sufficient to prevent vehicles entering the site from blocking traffic on Ewing Road. Vehicles utilizing the site shall be provided sufficient room on-site to maneuver and shall not back from the street into the property or from the property into the street. The entrance from the drive shall be gated and the gate shall provide the required screening when closed.

SPECIFIC LAND USE CRITERIA

The subject property is appropriate for the B-5 Business/Industrial zoning because it is within an area identified as appropriate for mixed business and light industrial uses and lies within the Business/Industrial Plan Area as identified by the Land Use element of the Comprehensive Plan.

Planning Staff Recommendations

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

Conditions:

1. Access to Ewing Road shall be limited to a single access point; and,

2. The minimum dimension of the paved drive should be 50 feet from the edge of pavement on Ewing Road to the entrance gate of the storage area to prevent gravel from spilling out into the road and to prevent vehicles entering the site from blocking traffic on Ewing Road.

Findings of Fact:

1. The subject property is located within a Business/Industrial Plan Area, where general business and light industrial uses are appropriate in general locations;
2. The subject property lies within an existing area of mixed industrial and commercial land uses;
3. The Comprehensive Plan provides for the continuance of mixed use areas; and,
4. The proposed land use for the subject property is in compliance with the criteria for a Business/Industrial Plan Area and a B-5 Business/Industrial zoning classification.