

DECEMBER 8, 2011

2730, 2740, 2800 W 2ND ST

ZONE CHANGE

From: B-4 General Business	
To: B-5 Business/Industrial	
Proposed Use: Ag Equipment Sales & Service	
Acreage: 3.344+/-	
Applicant: Ohio Valley Ag (1112.1823)	
Surrounding Zoning Classifications:	
North: I-1, B-4	South: B-4
East: I-1, B-5	West: I-1

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 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).

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 21059CO119 D.
- It appears that the subject property is not within the Owensboro Wellhead Protection area per the GRADD map dated March 1999.
- The developer is responsible for obtaining permits from the Division of Water, The Army Corp of Engineers, FEMA 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 currently comprised of three tracts that have been used for retail sales, auto sales and other commercial uses in the recent past. The applicant proposes to consolidate the three tracts and operate an agricultural equipment sales and service business.

The proposal meets the requirements of the Comprehensive Plan in regards to the requested zoning change. The only issue with the proposal is access to the subject property. As properties redevelopment, the goal is

to bring sites into compliance with current standards if there are areas of deficiency. At present, there are two access points that serve the three parcels and many other access points in the vicinity. Within a 550 foot stretch starting with the drive to the east of the subject property moving west, there are five access points on the south side of the street and three on the north side. The access spacing standard along this portion of W 2nd Street is 500 feet between drives. Since there is a drive every 110 feet on average, the need exists to reduce and consolidate drives.

Shared drives with cross-access easements would benefit all the properties along this stretch of roadway. However, the property to the west has curb separating the parking lot of the subject property and an existing drive. The property to the east has an approved development plan that would eliminate the potential of shared access between the properties. With the elimination of an access point for the subject property, working with a neighbor on either side to allow cross access would allow the site to have two functioning access points for ingress and egress.

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

The planning staff recommends approval subject to the condition and findings of fact that follow:

Condition – Consolidate access to a single access point.

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 within a Business/Industrial Plan Area, where general business and light industrial uses are appropriate in general locations;
3. The subject property lies within an existing area of mixed industrial and commercial land uses;
4. The Comprehensive Plan provides for the continuance of mixed use areas; and,
5. 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.