

JANUARY 12, 2012

3820, 3900 W PARRISH AV

ZONE CHANGE

From: B-4 General Business	
To: I-1 Light Industrial	
Proposed Use: Equipment Rental	
Acreage: 12.787	
Applicant: Allen Investments, LLC; WRP Investments, LLC (1201.1824)	
Surrounding Zoning Classifications:	
North: I-1	South: A-R
East: B-4, A-R	West: B-4, A-R

Proposed Zone & Land Use Plan

The applicant is seeking an I-1 Light Industrial zone. The subject property is located in a Business Plan Area where light industrial uses are appropriate in limited 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).

(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 the capacity of roadways and other necessary urban services that are available in the affected area.

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 21059CO118 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 consists of two tracts. The smaller tract is currently used for retail sales of boats and other similar equipment while the larger tract is undeveloped. Based on the applicant’s finding, a minor subdivision plat will be submitted to consolidate the two tracts. The airport is located to the south of the property and single-family residences are located along a portion of the east boundary. A RV sales establishment is currently under construction along the remainder of the east property line. The remaining land in the vicinity is undeveloped.

In the vicinity of the subject property W Parrish Avenue is classified as a minor arterial roadway with a 500 foot drive spacing standard. Access to the subject property is limited to the existing private drive that serves The Boatman, the RV sales lot currently under construction and the larger vacant tract to the rear by plat. No additional access to W Parrish Avenue shall be permitted.

As the site develops, ten foot landscape buffer with a six foot tall solid wall or fence and one tree every 40 linear feet will be required to buffer the site from the two residences to the east. Vehicular use area screening will be required along the W Parrish Avenue frontage. The applicant stated they will request an exemption from full paving requirements as allowed under Article 13, Section 13.511 for sales/display of large farm equipment. A final development plan is required as part of the exemption process per Section 13.511.

SPECIFIC LAND USE CRITERIA

The applicant’s proposal is in compliance with the Comprehensive Plan. The proposed I-1 Light Industrial zoning is a logical expansion of I-1 Light Industrial zoning to the north. The proposal is not a significant increase in light industrial zoning in the vicinity. With access limited to a single access point for the two tracts being rezoned and the adjoining tract, the proposal should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

Planning Staff Recommendations

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

Condition – Access to W Parrish Avenue shall be limited to the existing ingress/egress easement only.

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 in a Business Plan Area where light industrial uses are appropriate in limited locations;

3. The proposal is a logical expansion of existing I-1 Light Industrial zoning to the north;
4. At 12.787 acres, the proposal does not significantly increase the extent of industrial zoning in the vicinity; and,
5. With access limited to the existing ingress/egress easement, the proposal should not overburden the capacity of roadways and other necessary urban services that are available in the affected area..