



**Agenda**  
Owensboro Metropolitan Planning Commission  
**April 9, 2009**

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1. Consider the minutes of the March 12, 2009 meeting.

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*Public Hearing*

2. Consider revisions to the Public Improvement Specifications, Chapter 7 exhibit drawings and Chapters 8 and 11 text and exhibit drawings.

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*Zoning Changes*

3. **1411 BOSLEY RD, 0.337+/- acres**  
Consider zoning change:  
From **B-4** General Business to **I-1** Light Industrial  
Applicant: Hagan Construction Company; Charles D. & Laura J. Hagan 0904.1742
4. **3441 FAIRVIEW DR, 6.461 acres**  
Consider zoning change:  
From **A-U** Urban Agriculture to **B-4** General Business  
Applicant: Vincent Hayden; Paradise Landing, LLC 0904.1743

**Related Items:**

- 4a. **3441 FAIRVIEW DR, 6.461 acres**  
Consider approval of **preliminary development plan**.  
Applicant: Vincent Hayden; Paradise Landing, LLC
5. **1212 JR MILLER BLVD, 2.53 acres (Postponed March 12, 2009)**  
Consider zoning change:  
From **I-1** Light Industrial to **B-4** General Business  
Applicant: Ron Sanders 0903.1739

**Related Items:**

- 5a. **1212 JR MILLER BLVD, proposed B-4 (Postponed March 12, 2009)**  
Consider request for **Variances** in conjunction with an application for zoning change to reduce the roadway buffer on J.R. Miller Boulevard from 50 feet to 40 feet; to reduce the roadway buffer on E Parrish Avenue from 50 feet to 40 feet; to reduce the building setback on E Parrish Avenue from 75 feet to 42 feet; to reduce the building setback on J.R. Miller Boulevard from 75 feet to 57 feet; and to reduce the rear yard setback from 20 feet to 5 feet.  
Reference: Zoning Ordinance, Article 8, Section 8.5.16(c), Article 13, Section 13.6221  
Applicant: Ron Sanders
- 5b. **1212 JR MILLER BLVD, 2.53 acres (Postponed March 12, 2009)**  
Consider approval of **preliminary development plan**.  
Applicant: Ron Sanders
6. **1621 MOSELEY ST, 0.619+/- acres**  
Consider zoning change:  
From **I-1** Light Industrial to **I-2** Heavy Industrial  
Applicant: Transit-Mix Concrete Co., Inc. 0904.1744
7. **2225 RAGU DR, 2.239 acres**  
Consider zoning change:  
From **I-1** Light Industrial to **B-4** General Business  
Applicant: Martin & Bayley, Inc.; Owensboro Daviess County Industrial Foundation, Inc. 0904.1745



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**Related Items:**

- 7a. **2225 RAGU DR, 2.239 acres**  
Consider approval of **preliminary development plan.**  
Applicant: Martin & Bayley, Inc.
  
- 8. **4150 RIDGE RD, 10.783 acres**  
Consider zoning change:  
From **EX-1** Coal Mining to **A-R** Rural Agriculture  
Applicant: William Zachary Callery 0904.1746
  
- 9. **3100 BLK TRAILS WY, 5.313+/- acres**  
Consider zoning change:  
From **R-3MF** Multi-Family Residential to **R-1C** Single-Family Residential  
Applicant: Jagoe Development, LLC 0904.1746

**Related Items:**

- 9a. **The Trails of Heartland, 5.313 acres**  
Consider approval of **major subdivision preliminary plat.**  
Applicant: Jagoe Development, LLC

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*Development Plans*

- 10. **303, 327 E 14<sup>TH</sup> ST, 4.005 acres (Postponed March 12, 2009)**  
Consider approval of **preliminary development plan.**  
Applicant: Martin & Bayley, Inc.; Rexel Southland

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*Combined Development Plan/Major Subdivisions*

- 11. **President's Place, 26.7 acres**  
Consider approval of **major subdivision preliminary plat/final development plan.**  
Applicant: Wabuck Development Company, Inc.; Christian Care Communities

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*Minor Subdivisions*

- 12. **2400 Grimes, Av, 1445 Ragu Dr, 1.615 acres**  
Consider approval of **minor subdivision plat.**  
Applicant: J&L Welding and Machine Shop, Inc.
  
- 13. **423, 425 W Pettit Rd 3.263 acres**  
Consider approval of **minor subdivision plat.**  
Applicant: Frank A. List

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*Agricultural Subdivision*

- 14. **11755, 11765 GRANDVIEW DR (Postponed March 12, 2009)**  
Consider approval of **agricultural subdivision plat.**  
Applicant: Peggy McDaniel & Anita Coons

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*New Business*