



MAY 9, 2002

11301 US 431

ZONE CHANGE

From: A-U Urban Agriculture

To: B-4 General Business

Acreage: 2.612 acres

Applicant: Wade & Barbara Adkins (0205.1479)

| | | |
|---|--|--|
| Property Zone Existing Use | to North A-U <i>Agricultural, single-family residence</i> | |
| to West A-U <i>Agricultural, single-family residence, agribusiness</i> | Subject A-U → B-4 <i>Vacant</i> | to East A-U <i>Agricultural</i> |
| | to South A-R <i>Vacant</i> | |

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-4 General Business zone. The subject property is located in a Rural Community Plan Area, where general business 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 “**Non-Residential Development**” (D7), and outdoor storage yards, with “**Buffers for Outdoor Storage Yards**” (D1).
- (f) **New locations in Rural Communities** – In rural Communities, new locations of General Business zones should be “**major-street-oriented**” (D2) and should be sited at corners of intersecting streets if located in close proximity to existing dwellings.

Applicant's Findings

The proposed Zoning Map Amendment is in compliance with the Comprehensive Plan. The Comprehensive Plan allows new General Business zones in Rural Communities and calls for them to “major-street-oriented”. The subject property is located in an existing A-U (Agricultural Urban) zone in the rural community area of Utica. The property is located on U.S. 431. There is an existing B-4 (General Business) zone on the Royster-Clark Agribusiness property located to the west of subject property.

Planning Staff Review

The subject property is located at 11301 US 431 within the rural community of Utica. Land use criteria applicable to this proposal are reviewed below.

GENERAL LAND USE CRITERIA

Environment

No important environmental criteria apply to the subject property.

Urban Services

All urban services are available to the site, with the exception of sanitary sewers. The applicant proposes to serve the subject property with an on-site septic system.

Development Patterns

The subject property is within the rural community of Utica. It is located on a principal arterial roadway, US 431. Surrounding properties are zoned A-U Urban Agriculture and A-R Rural Agriculture. There are scattered single-family residences in the vicinity, which typically are located on large acreage situated a significant distance off of US 431 and are therefore not in immediate proximity to the subject property. Property to the west occupied by Royster-Clark Agribusiness contains some B-4 General Business zoning.

Intersection & Driveway Spacing

US 431 is classified as a principal arterial roadway. The installation of an access point is subject to the Kentucky Department of Highways review and permits, as well as review by the County Engineer to assure a safe sight distance is achieved. The driveway access point on the subject property should be limited to one point intersecting US 431 to achieve an optimal entrance.

Roadway Buffer Standards

A roadway buffer of 50 feet from roadway centerline applies along US 431. No parking areas or required landscaping may be located within this roadway buffer.

SPECIFIC LAND USE CRITERIA

The subject property meets the specific criteria for B-4 General Business zoning. It is located within a Rural Community Plan Area on a principal arterial roadway. There is some existing B-4 General Business zoning in the immediate vicinity. Although there are some residential uses on the agricultural property adjoining the subject property they are not in immediate proximity to the subject property because they are typically located on large tracts of property and set back significantly from US 431.

Planning Staff Recommendations

Staff recommends approval because the proposal is in compliance with the adopted Comprehensive Plan. This recommendation is made subject to the condition and findings of fact that follow:

Condition:

1. Access shall be limited to a single point to be reviewed and permitted by the Kentucky Department of Highways and the County Engineer.

Findings of Fact:

1. The subject property is located within a Rural Community Plan Area, where general business uses are appropriate in limited locations;
2. There is an area of B-4 General Business zoning within the vicinity of the subject property; and,
3. The subject property is located on a principal arterial roadway and is "major-street-oriented"; and,
4. The subject property is not located in close proximity to existing dwellings.