

NOVEMBER 10, 2005

300 E 14TH ST

ZONE CHANGE

From: I-1 Light Industrial

To: B-5 Business/Industrial

Acreage: 0.731 acres

Applicant: Flower Enterprises, LLC. (0511.1614)

Property Zone Existing Use	to North I-2, R-4DT Electrical Supply Company	
to West I-2 Building Supply Company	Subject A-R ↔ R-1A Single-Family Residential	to East I-1 Roofing Supply Company
	to South I-1 Landscaping Supply Company	

**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 general business uses and light 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**).

Applicant's Findings

The proposed zoning map amendment is in compliance with the Comprehensive Plan. The B-5 Business/Industrial zone is allowed within Business/Industrial Plan Areas. The site, as recommended by the Land Use Plan, is located on the corner of intersecting streets, namely E 14th Street and J.R. Miller Boulevard.

Planning Staff Review

The subject property is located in the 300 block of E 14th Street. 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 21059CO140 C. 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 existing industrial uses. The subject property is surrounded on all sides by property that is zoned industrial. Uses include a lumber yard, electrical and roofing supply companies and a landscaping facility. The Owensboro Fire Department training facility is also located in the vicinity.

The applicant proposes to construct an insurance office on the subject property. The intended use is permitted within a B-5 Business/Industrial zone but not within the current I-1 Light Industrial zone. The B-5 zone requested by the applicant would allow general business or light industrial uses to occur consistent with uses in a Business/Industrial Plan Area.

Intersection and Driveway Spacing

In the vicinity of the subject property, J.R. Miller Boulevard is classified as a minor arterial roadway with a 500 foot spacing standard. Since the spacing requirement cannot be met on the subject property, no direct access shall be permitted to J.R. Miller Boulevard. Access shall be limited to E 14th Street or the alley only. Access on E 14th Street shall be in conformance with the Access Standards Manual.

Roadway Buffer Standards

As a minor arterial roadway, the roadway buffer along J.R. Miller Boulevard is 50 feet from the centerline of the roadway. The roadway buffer must remain free of parking, landscaping, and any other improvements associated with the site development.

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 condition and findings of fact that support this recommendation include the following:

Condition: Access to the subject property shall be limited to E 14th Street or the alley only. No direct access shall be permitted to J.R. Miller Boulevard.

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 general business and light industrial uses;
3. The Comprehensive Plan provides for the continuance of existing 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.