

**APRIL 13, 2006**

**914 TRIPLETT ST**

**ZONE CHANGE**

**From:** B-4 General Business

**To:** I-1 Light Industrial

**Proposed Use:** Grounds maintenance storage building

**Acreeage:** 0.554

**Applicant:** Owensboro Medical Health Systems, Inc. (0604.1638)

<b>Property Zone</b> <i>Existing Use</i>	<b>to North</b> R-4DT Used car lot	
<b>to West</b> I-1 Commercial warehouse, residential	<b>Subject</b> B-4 ↔ I-1 Records storage, vacant lot	<b>to East</b> P-1 OMHS Parking lot
	<b>to South</b> B-4 Medical & professional office	

**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 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 areas -** Building and lot patterns should conform to the criteria for “**Nonresidential Development**” and outdoor storage yards to “**Buffers for Outdoor Storage Yards.**”
- (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. 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.

**Applicant's Findings**

The request to rezone the subject property at 914 Triplett Street to I-1 Light Industrial is in compliance with the Comprehensive Plan. The subject property was previously zoned I-1 and a return to that zoning classification is a logical expansion of an existing area that included three abutting properties to the west that are currently zoned I-1. The requested rezoning is necessary to permit the property to be used for a grounds maintenance storage building. This use will not significantly increase the extent of industrial uses in the area and will not overburden the capacity of the area streets and the other necessary urban services that are available in the affected area.

**Planning Staff Review**

The subject property is located in the 900 block of Triplett 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 and floodway 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 mixed commercial, professional, industrial and residential zones. Surrounding land uses include single-family residential homes, the hospital, the Wendell Foster Center, commercial condos, and a used car lot.

A final development plan was approved in March 1999, to allow use of the subject property as Wendell Foster's Adult Day Heath Center, which addressed the landscaping, parking and access points for this facility. With the proposed zoning change, the approved development plan will need to be revised.

In the vicinity of the subject property, Triplett Street is classified as a principal arterial roadway with one-way traffic flow and E 9<sup>th</sup> Street is classified as a minor arterial roadway. Both streets have access spacing standards of 500 feet. The development plan approved in March 1999, established an approved access point on E 9<sup>th</sup> Street as far away from the Triplett Street intersection as possible. The access point as approved on the previous final development plan should be maintained and no additional access points to E 9<sup>th</sup> Street or Triplett Street shall be permitted.

Both Triplett Street and E 9<sup>th</sup> Street are subject to a 40-foot roadway buffer as measured from the street centerline. Required parking and landscaping must not encroach into the required roadway buffer. The previously approved final development plan established the buffer as required. The established roadway buffer and landscaping should be maintained on the subject property with the change in use of the subject property.

Prior to July, 2003, the subject property was zoned I-1 Light Industrial. At that time, the property was rezoned to B-4 with the intent of using of the property for retail sales and leasing of medical equipment. Since the property was recently zoned light industrial, the change back to the previous zone does not increase the extent of light industrial zoning in the vicinity.

### SPECIFIC LAND USE CRITERIA

Existing areas of light industrial zoning outside of industrial parks may be expanded onto contiguous land that generally abuts the same street within a business plan area. The expansion should occur only if the proposal does not significantly increase the extent of the zone in the vicinity and provided it would not overburden roadways and other urban services. With light industrial zoning located immediately west of the subject property, the proposal satisfies the requirements of a logical zoning expansion.

### Planning Staff Recommendations

Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan. The conditions and findings of fact that support this recommendation include the following:

#### Conditions:

1. Revise the approved final development plan with the proposed change in use;
2. Maintain the existing access point as approved on the previous final development plan. No new access to E 9<sup>th</sup> Street or Triplett Street shall be permitted; and,
3. Maintain the existing roadway buffer and landscape element.

#### Findings of Fact:

1. The subject property is located in a Business Plan Area where light industrial uses are appropriate in limited locations;
2. I-1 light industrial zoning is located immediately west of the subject property; and,
3. The applicant's proposal is a logical expansion of the existing I-1 Light Industrial zone that will not significantly increase the extent of the zone in the vicinity and will not overburden roadways or other necessary urban services in the affected area.