Zoning Map Amendment Staff Report

AUGUST 9, 2007

7550 TERMINAL RD

ZONE CHANGE

From:	B-4 General Business		
To:	I-1 Light Industrial		
Proposed Use:	Trucking Terminal Office and Maintenance Facility		
Acreage:	1.19+/-		
Applicant:	PGT Trucking, Inc.; Wally Sexton; C&S Machinery, Inc. (0708.1686)		
Property Zone Existing Use	to North I-2, A-R, R-1A Kinder Morgan, Agricultural		
to West I-2 Vacant	Subject B-4 → I-1 Retail Business for Industrial Companies	to East B-4 Convenience Store	
	to South I-2 Kinder Morgan		

GENERAL LAND USE CRITERIA Apply, if marked below:

Described in Comprehensive Plan on pages 445-448

Environmental

28	E1	Flood	Plains
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E2 Steep Slope

E3 Historical & Archaeological Sites

E4 Soils

E5 Plant & Animal Life

Urban Services **₩**

出 U1 Roadway Capacity

出 U2 Electricity Supply

出 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 Rural Preference 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" (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 the 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 subject property is located in a Rural Community Plan Area where light industrial uses are appropriate in verylimited locations.

Subject property is located in an industrial area.

Subject property is located across the street to the south from an industrial zoning.

Property is located on a corner of a major arterial street intersection.

Property should not overburden the capacity of the roadway and other urban services that are available in the area.

Planning Staff Review

The subject property is located in the 7500 block of Terminal Road. 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

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wetlands area. The subject property is located in a special flood hazard area per FIRM Map 21059CO135 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

Electricity, water and gas are available to the subject property. Sanitary sewage disposal is accomplished by an existing on-site septic system.

Development Patterns

The subject property is located in a mixed use area. Surrounding zonings include R-1A Single-Family Residential, A-R Rural Agriculture, B-4 General Business and I-2 Heavy Industrial. Land uses in the vicinity include Kinder Morgan, a convenience store and agricultural land.

The applicant proposed to use the site as a trucking terminal office and maintenance facility. The proposed use is permitted in an I-1 zoning classification. Based on zoning ordinance requirements, if any outdoor storage is proposed on the site, a six foot high solid wall or fence shall be placed around the entire perimeter of the storage area. Vehicular use are screening will also be required where adjacent to road rights-of-way. All vehicular use areas on the site shall also be paved.

The site has road frontage on both Terminal Road and US 60 E. The existing building on the site has access to Terminal Road. Since US 60 E is classified as a principal arterial roadway, and the existing access is to Terminal Road, no new access shall be permitted to US 60 E.

In their findings, the applicant stated that the subject property is located within a Rural Community Plan but the property is actually located in a Rural Preference Plan area. However, the criteria for logical expansion of existing industrial zoning are the same for both. The subject property is located adjacent to industrial zoning to the south and east.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The subject property is located just outside of the Wrights Landing Rural Community according to the Comprehensive Plan Land Use Map. The proposal is a logical expansion of a large area of industrial zoning located south and east of, and contiguous to, the subject property.

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. No access shall be permitted to US 60 E; and,
- Appropriate screening for outdoor storage areas and vehicular use areas shall be installed in compliance with the zoning ordinance regulations.

Findings of Fact:

- The subject property is located in a Rural Preference Plan Area where light industrial uses are appropriate in limited locations;
- The proposed use of the property as a truck terminal office and maintenance facility will be nonresidential in use; and,
- The proposed zoning change is a logical expansion of an existing industrial zoning classification located immediately south and east of the subject property