

**SEPTEMBER 13, 2007**

**3434 OLD HARTFORD RD**

**ZONE CHANGE**

<b>From:</b>	I-1 Light Industrial B-4 General Business	
<b>To:</b>	I-1 Light Industrial	
<b>Proposed Use:</b>	Storage Units	
<b>Acreage:</b>	2.962	
<b>Applicant:</b>	Donald and Linda Roberts (0709.1689)	
<b>Property Zone Existing Use</b>	<b>to North</b> I-1, B-4 Contractors Shop, Laundromat, Convenience Store	
<b>to West</b> I-1 Storage Units	<b>Subject</b> I-1, B-4 ↔ I-1 Storage Units, Vacant	<b>to East</b> I-1 GE Plant
	<b>to South</b> A-U, I-1 Gas pipe facility, Greenbelt	

**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/Industrial Plan Area where light industrial uses are appropriate in general 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).

**Applicant's Findings**

The requested rezoning is in compliance with the Comprehensive Plan and is appropriate in general locations.

The criteria that supports the rezoning is building and lot patterns should conform to non-residential development.

This property is currently zoned B-4 and I-1. The I-1 portion of the property has been developed as storage unit facility. The applicant is requesting the remaining portion of his property to be rezoned to I-1 to allow additional storage units to be built.

**Planning Staff Review**

The subject property is located in the 3400 block of Old Hartford 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 wetlands area. The subject property is partially located in a special flood hazard area per FIRM Map 21059CO280 C. Based on the preliminary FIRM maps dated July 7, 2007, a portion of the subject property is located in a special flood hazard area per map 21059CO277 D. 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 and industrial uses. The property to the north is zoned B-4 General Business and I-1 Light Industrial with uses including a convenience store, laundromat, contractor's shop and retail sales. The property to the east is zoned I-1 and is part of the G.E. Plant property. The property to the south is zoned A-U and I-1 with a gas pipe facility and the Greenbelt uses. The property to the west is zoned I-1 and is used as storage units.

The subject property is currently split zoned. The rear of the property is zoned I-1 Light Industrial while the road frontage is zoned B-4 General Business. The proposed zoning to I-1 Light Industrial for the entire tract will allow an expansion of the existing storage facility use currently on the site.

Road frontage for the property is limited. The only road frontage is a 50 foot strip to Old Hartford Road. In the vicinity of the subject property, Old Hartford Road is classified as a minor arterial roadway with a 500 foot driveway spacing standard. The site currently has a single access point and no additional access is proposed. With future development of the site, no additional access will be permitted to Old Hartford Road.

An amended final development plan for the property was submitted in conjunction with the rezoning application. A final development plan must be approved prior to the issuance of any building permits for the property expansion. Although no outdoor storage is shown on the amended plan, any future use of the property for outdoor storage would require appropriate screening in compliance with zoning ordinance requirements.

### SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. A portion of the subject property is currently zoned I-1 Light Industrial and I-1 zoning exists on all four sides of the property. With the proposed use of the property for storage buildings, the site will be non residential in nature.

### 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 Old Hartford Road shall be limited to the existing access point only.

### Findings of Fact:

1. The subject property is located in a Business/Industrial Plan Area where light industrial uses are appropriate in general locations;
2. The proposed use of the property as storage buildings will be nonresidential in use; and,
3. The zoning of the entire tract to I-1 Light Industrial will eliminate split zoning on the property and is in compliance with the adopted Comprehensive Plan.