

JUNE 12, 2008

1518 HALL ST

ZONE CHANGE

From: B-4 General Business		
To: B-5 Business/Industrial		
Proposed Use: Storage Garage		
Acreage: 0.15		
Applicant: Maurice L. Drury, Jr. (0806.1717)		
Property Zone <i>Existing Use</i>	to North I-1 Automotive Repair	
to West B-4 Health Department Office	Subject B-4 ➔ B-5 Vacant	to East I-1 Heating & Air Contractor
	to South B-4 Auto Clean-up Shop	

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 business/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.

The Land Use Criteria that supports the rezoning is buildings and lot patterns should conform to non-residential development. This is a mixed-use area of existing commercial and industrial uses. All urban services exist at the site.

The applicant intends to build a garage for storage of personal items.

Planning Staff Review

The subject property is located in the 1500 block of Hall 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. Based on the preliminary FIRM maps dated July 7, 2007, the subject property is not located in a special flood hazard area per map 21059CO138 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. All surrounding properties are either zoned B-4 General Business or I-1 Light Industrial. Uses in the vicinity include an automotive repair shop, a heat and air contractor, an auto clean-up shop and the Green River Health District office.

The proposed use for the subject property is a garage for storage of personal items. All vehicular use areas on the lot shall be paved and vehicular use area screening should be installed. Any outdoor storage areas shall be completely screened with a six foot high continuous solid wall or fence.

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 findings of fact that support this recommendation include the following:

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 industrial and commercial land uses;
3. The Comprehensive Plan provides for the continuance of 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.