



**Agenda**  
Owensboro Metropolitan Planning Commission  
**November 10, 2005**

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1. Consider the minutes of the October 13, 2005 meeting.

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***Public Hearing***

2. Consider text amendments to the Owensboro Metropolitan Subdivision Regulations, Article 2, Article 3, Article 4 and Article 5

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***Zoning Changes - City***

3. **PORTION OF 2211 W 2<sup>ND</sup> ST, 0.815 acres** (Map N-83)  
Consider zoning change:  
From **I-2** Heavy Industrial to **B-5** Business/Industrial  
Applicant: Henry E. O'Bryan, Owensboro Warehouse Co. 0511.1613

**Related Item:**

- 3a. **2211 W 2<sup>ND</sup> ST, 0.815 acres** (Map N-83)  
Consider approval of **amended final development plan**.  
Applicant: Henry E. O'Bryan, Owensboro Warehouse Co.
4. **300 E 14<sup>TH</sup> ST, 0.731 acres** (Map N-8)  
Consider zoning change:  
From **I-1** Light Industrial to **B-5** Business/Industrial  
Applicant: Flower Enterprises, LLC 0511.1614
5. **122 E 18<sup>TH</sup> ST, 0.305 acres** (Map N-8)  
Consider zoning change:  
From **P-1** Professional/Service to **B-4** General Business  
Applicant: Cary Reynolds 0511.1615

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***Zoning Changes - County***

6. **4641 KY 1514, 4601 BLK KY 1514, 64.61 acres** (Map CO-22)  
Consider zoning change:  
From **R-1A** Single-Family Residential and **A-R** Rural Agriculture to **A-R** Rural Agriculture  
Applicant: Kevin Ferguson 0511.1616
7. **2800, 2810 KY 54, 3200 ALVEY PARK DR W, 75.617 acres** (Map N-48) (**POSTPONED from October Meeting**)  
Consider zoning change:  
From **A-U** Urban Agriculture, **MHP** Manufactured Housing Park and **I-1** Light Industrial to **B-4** General Business  
Applicant: B & K Development, LLC 0510.1609

**Related Item:**

- 7a. **HIGHLAND POINTE, LOTS 1-19, 75.617 acres** (Map N-48)  
Consider approval of **preliminary development plan**.  
Applicant: B & K Development, LLC
8. **PORTION OF 4100 VEACH RD, 3.7 acres** (Map N-24)  
Consider zoning change:  
From **R-1A** Single-Family Residential to **R-1C** Single-Family Residential  
Applicant: Thompson Homes, Inc., PKP 79 Company 0511.1617



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9. **5400 BLK WILLOW BROOK LOOP, 6.490 acres (Map N-72) (POSTPONED from October Meeting)**

Consider zoning change:

From **A-R Rural Agriculture** to **R-1A Single-Family Residential**

Applicant: O'Bryan Development Inc. 0510.1612

**Related Items:**

- 9a. **5400 BLK WILLOW BROOK LOOP**, in an R-1A zone (Map N-72)  
Consider request for a **Variance** to eliminate the 20 foot project boundary buffer for the proposed Whispering Meadows Subdivision, Section 3.  
Reference: Zoning Ordinance, Article 10, Section 10.44  
Applicant: O'Bryan Development Inc.
- 9b. **Meadow Run at Whispering Meadows, Section 3, 6.490 acres (Map N-72) (POSTPONED from October Meeting)**  
Consider approval of **major subdivision preliminary plat/final development plan**.  
Applicant: O'Bryan Development Inc.

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***Combined Development Plan/Major Subdivisions***

10. **Paddock Pointe, 2.330 acres (Map N-14) (POSTPONED from October Meeting)**  
Consider approval of **major subdivision preliminary plat/final development plan**.  
Applicant: Paul J. Martin, Paddock Swim & Tennis Club, Inc.

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***Development Plans***

11. **1026, 1100 W 5<sup>TH</sup> ST, 0.259 acres (Map N-3)**  
Consider approval of **final development plan**.  
Applicant: The Church of the Living God

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***Major Subdivisions***

12. **East Byers Avenue, 54.567 acres (Map N-21)**  
Consider approval of **major subdivision final plat**.  
For development transfer only, no surety required  
Applicant: National City Bank, Kentucky
13. **Hayden Development Company Inc., 14.584 acres (Map N-36)**  
Consider approval of **major subdivision preliminary plat**.  
Applicant: Hayden Development Co., Inc.
14. **H & I Development, 4.246 acres (Map N-36)**  
Consider approval of **major subdivision final plat**.  
Surety (Letter of Credit) posted: **\$26,335.10**  
Applicant: H & I Development
15. **Woodlands Plaza, Unit 2, Lots 12-13, 5.234 acres (Map N-48)**  
Consider approval of **major subdivision final plat**.  
Surety (Performance Bond) posted: **\$200,816.50**  
Applicant: BAMJAC, LLC



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*Minor Subdivisions*

16. **7758 JOE HAYNES RD, 2.285 acres** (Map CO-84)  
Consider approval of **minor subdivision plat**.  
Applicant: Evelyn Hagan
17. **9575 MCCAMISH RD, 9.243 acres** (Map CO-84)  
Consider approval of **minor subdivision plat**.  
Applicant: Paulette E. Howard, Geneva Lake
18. **12332 RED HILL-MAXWELL RD, 1.56 acres** (Map CO-59)  
Consider approval of **minor subdivision plat**.  
Applicant: April D. Hutchason
19. **2801 BLK, 2803 TAMARACK RD, 21.10 acres** (Map N-67)  
Consider approval of **minor subdivision plat**.  
Applicant: Owensboro Daviess Co. Industrial Development Authority, City of Owensboro
20. **4920, 4930, 4986 VEACH RD, 5001, 5015 SUTHERLAND RD, 363.30 acres** (Map N-61, 62, CO-44)  
Consider approval of **minor subdivision plat**.  
Applicant: James & Lillian Watts, Richard & Paula Christ
21. **5695, 5705 WARE RD, 1.677 acres** (Map CO-67)  
Consider approval of **minor subdivision plat**.  
Applicant: Miles Simmons

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*New Business*