FEBRUARY 14, 2013

5955 HIGHWAY 56

ZONE CHANGE

From: B-4 General Business
To: I-1 Light Industrial

Proposed Use: Storage Buildings
Acreage: 1.495
Applicant: Hadson, LLC (1302.1866)

Surrounding Zoning Classifications:
North: A-R South: A-R
East: B-4 West: A-U

Proposed Zone & Land Use Plan
The applicant is seeking an I-1 Light Industrial zone. The
subject property is located in a Rural Community Plan
Area where Light Industrial uses are appropriate in limited
locations.

SPECIFIC LAND USE CRITERIA
(a) Building and lot patterns – Building and lot
patterns should conform to the criteria for "Non-
Residential Development" (D7), and outdoor
storage yards, with “Buffers for Outdoor Storage
Yards” (D1).

(e) New Locations in Rural Communities – In
Rural Community plan areas, new locations of Light
Industrial use should be "major-street oriented"
(D2) and should be sited at corners of intersecting
streets if located in close proximity to existing
dwellings.

Planning Staff Review

GENERAL LAND USE CRITERIA

Environment
• It appears that a portion of the subject property may be
located in a wetlands area per the US Department of
Agriculture Soil Conservation Service dated March 6,
1990.
• The subject property is partially located in a special
flood hazard area per FIRM Map 21059CO115 D.
• It appears that the subject property is not within the
Owensboro Wellhead Protection area per the GRADD
map dated March 1999.
• The property is designated as prime agricultural
farmland per the US Department of Agriculture Soil
• The developer is responsible for obtaining permits from
the Division of Water, The Army Corp of Engineers,
FEMA or other state and federal agencies as may be
applicable.

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

Development Patterns
The subject property is currently vacant, previously a
house and detached garage were on the property, but have
been torn down in the last few years. The subject property
was originally part of the property to the east, 5931
Highway 56, the old Tennis House. A property division
plat was submitted in 2004 creating a 1 acre tract but was
never recorded; the plat was reapproved in August 2011.
In January 2013 the applicant submitted a minor
subdivision plat enlarging the subject property to 1.495
acres.

The applicant would like to construct individual storage
buildings on the subject property. If there is more than one
building on the subject property, a Development Plan must
be submitted for approval.

Since the subject property adjoins residential use to the
north, perimeter screening and landscaping shall be
required in accordance with the zoning ordinance. A 10
foot wide landscaping easement with 1 tree every 40 linear
feet plus a 6 foot high wall or fence is required. All
vehicular use areas are required to be paved and vehicular
use area screening is required where adjacent to the road
right-of-way

The subject property is located outside of the urban service
area and access spacing standards do not apply. However,
Highway 56 is a major road and the subject property only
has 200 feet of frontage on Highway 56. Within the urban
service area, an access is required to be 500 feet from an
intersection. Given the location of the property and the
limited amount of road frontage the subject property has
on Highway 56, staff would recommend that access be
limited to Lyddane Bridge Road.

SPECIFIC LAND USE CRITERIA
The subject property is in the rural community of Sorgho,
where Light Industrial uses are appropriate in limited
locations. The subject property is located at the
intersection of the Highway 56, a minor arterial street, and
Lyddane Bridge Road, meeting the criteria of the
Comprehensive Plan for new locations of light industrial
zoning. The proposed use of the property for individual
storage units also conforms to the non-residential
development criteria of the Comprehensive Plan.
Planning Staff Recommendations
The planning staff recommends approval subject to the conditions and findings of fact that follow:

Conditions:

1. Install a 10 food wide landscape easement with a six foot tall solid wall or fence and one tree every 40 linear feet along the north property line; and,

2. Access shall be limited to Lyddane Bridge Road.

Findings of Fact:

1. Staff recommends approval because the proposal is in compliance with the community’s adopted Comprehensive Plan;

2. The subject property is located in a Rural Community Plan Area, where light industrial uses are appropriate in limited locations;

3. The proposed use meets the criteria of the Comprehensive Plan for non-residential development in an industrial Zone;

4. The subject property is major-street oriented and located the corner of intersecting streets; and,

5. With access limited to Lyddane Bridge Road, the proposal should not overburden the capacity of roadways in the affected area.