A 10 foot landscape easement with one tree every 40 linear feet and a continuous 6’ high planting, hedge, fence, wall or earth mound shall be required along the south boundary where the subject property adjoins residential zoning. Vehicular use area shall be on a paved surface and shall be screened, consisting of a ‘3’ foot tall continuous element and one tree every 40 linear feet of the vehicular use boundary, where the vehicular use area adjoins the road right-of-way and residentially zoned property. Any proposed lighting shall be directed away from the residentially zoned properties.

Since the property is located within the Owensboro Wellhead Protection Area, according to OMU, if the property will have or produce anything that can contaminate the soil then they must have a groundwater protection plan. OMU, the Kentucky Division of Water and the EPA have been made aware of this rezoning request.

Prior to any construction activity on the property the applicant must obtain approval of a site plan or development plan to demonstrate compliance with zoning ordinance requirements including, but not limited to, parking, landscaping, building setbacks, access management and signage. The OMPC Building, Electrical & HVAC department shall be contacted before any construction activity takes place on the property.

SPECIFIC LAND USE CRITERIA
The applicant’s proposal is in compliance with the Comprehensive Plan. The proposed light industrial use conforms to the criteria for nonresidential development. The proposed I-1 Light Industrial zoning is a logical expansion of I-1 Light Industrial zoning to the east. At 0.065 acres, the proposal should not overburden the capacity of roadways and other necessary urban services in the area.

Planning Staff Recommendations
The planning staff recommends approval subject to the findings of fact that follow:

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 Central Residential Plan Area where light industrial uses are appropriate in very limited locations;
3. The proposed light industrial use conforms to the criteria for nonresidential development;
4. The proposal is an expansion of existing I-1 Light Industrial zoning to the east; and
5. At 0.065 acres, the proposal should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.