



MAY 14, 2020

920 MAPLE ST

ZONE CHANGE

From: R-4DT Inner City Residential
To: I-1 Light Industrial
Proposed Use: Body Shop
Acreage: 0.076
Applicant: Benjamin Miller (2005.2115)
Surrounding Zoning Classifications:
North: I-1 South: I-1
East: I-1 West: R-4DT

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).

Planning Staff Review

GENERAL LAND USE CRITERIA

Environment

- It appears that the subject property is not located in a wetlands area per the US Department of Agriculture Soil Conservation Service dated March 6, 1990.
- The subject property is not located in a special flood hazard area per FIRM Maps 21059CO138 D.
- It appears that the subject property is not within the Owensboro Wellhead Protection area per the OMU map dated 2015.
- 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

All urban services, including sanitary sewers, are available to the site.

Development Patterns

The subject property is a 0.076 acre vacant tract zoned R-DT. The applicant proposes utilize the subject property as part of the body shop to the north of the subject property, also owned by the applicant.

This is a mixed-use area consisting of I-1 light industrial and R-4DT Inner City Residential zoning. To the west is a single-family residence zoned R-4DT. The adjoining tracts to the north, south and east are zoned I-1 including the applicants existing body shop to the north.

If the rezoning is approved, the applicant will be required to provide property perimeter screening where the subject property adjoins residentially zoned property consisting of a

10 foot wide landscape easement with a 6 foot tall solid wall or fence and 1 tree per every 40 feet of the boundary. Vehicular use area screening will be required where adjacent to the street right-of-way. All vehicular use areas are to be paved; any area of the site proposed to remain gravel will be required to comply with the outdoor screening requirements of the zoning ordinance including the installation of a 6' tall solid wall or fence around the entire perimeter of the storage yard. Any proposed exterior lighting shall be directed away from adjacent residential property.

A site plan or a development plan will be required demonstrating compliance with the zoning ordinance requirements including, but not limited to, parking, landscaping, building setbacks, access management and signage. The plan must be approved before any construction activity can take place on the property.

Before any construction activity takes place on the property, the OMPC Building, Electrical and HVAC department shall be contacted regarding any necessary permits, inspections and certificates of occupancy and compliance.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed use of a body shop conforms to the criteria for non-residential development. This proposal is a logical expansion of I-1 Light Industrial zoning to the north, south and east. At 0.076 acres the proposal is not a significant increase in I-1 zoning in the vicinity.

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 Business/Industrial Plan Area where Light Industrial uses are appropriate in general locations;
3. The proposed use of a body shop conforms to the criteria for non-residential development;
4. The proposal is a logical expansion of I-1 Light Industrial zoning to the north, south and east; and,
5. At 0.076 acre the proposal is not a significant increase in I-1 zoning in the vicinity.