

MAY 14, 2020

3801, 3821 VINCENT STATION DR

ZONE CHANGE

From: I-1 Light Industrial
To: B-5 Business/Industrial
Proposed Use: Office
Acreage: 1.115
Applicant: H & I Development, Inc. (2005.2117)
Surrounding Zoning Classifications:
North: I-1 South: I-1
East: I-1 West: P-1

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 yards**
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 located in a special flood hazard area per FIRM Map 21059CO141D.
- It appears that the subject property is located 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, the EPA, the OMPC building/electrical/HVAC division 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 sits at the northeast intersection of Daniels Lane and Vincent Station Drive and is currently undeveloped. The adjoining properties to the north, south and east are zoned I-1 Light Industrial and are used accordingly. Across Daniels Lane is the Owensboro Health Regional Hospital, zoned P-1 Professional/Service. Although there are not any adjoining properties with a B-5 Business/Industrial zone, all adjoining properties along Vincent Station Drive are located within the Business/

Industrial plan area where such uses are appropriate in general locations.

The applicant proposes to rezone the subject property from I-1 Light Industrial to B-5 Business/Industrial. The B-5 zone will offer the property owner additional flexibility by allowing both light industrial uses as well as general business uses, such as the proposed use of an office.

Vincent Station Drive is classified as a local street, which requires a 25' building setback line. Daniels Lane is classified as a major collector roadway with a 60' building setback, 30' roadway buffer, and 250' access spacing standard. Access to the subject properties shall be limited to Vincent Station Drive only; no access shall be permitted to Daniels Lane. Additionally, all vehicular use areas shall be paved and screened with a 3 foot tall continuous element whenever adjoining public rights-of-way.

Prior to any activity on the property the applicant must obtain approval of a site plan or a final 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 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

The planning staff recommends approval subject to the condition and findings of fact that follow:

Condition:

Access shall be limited to Vincent Station Drive only; no access shall be permitted to Daniels Lane.

Findings of Fact:

- Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
- The subject property is located within a Business/Industrial Plan Area, where business/ industrial uses are appropriate in general locations;
- The subject property lies within an existing area of mixed general business and light industrial uses;
- The Comprehensive Plan provides for the continuance of mixed use areas; and
- The proposed use of an office conforms to the criteria for non-residential development.