

JULY 9, 2020

513-515 SALEM DRIVE

ZONE CHANGE

From:	I-1 Light Industrial & B-4 General Business
To:	B-5 Business/Industrial
Proposed Use:	Self-Storage & Small Business
Acreage:	2.18 acres
Applicant:	Owensboro Self Bailment LTD (2007.2127)
Surrounding Zoning Classifications:	
North:	R-1B, R-3MF
South:	B-4, I-1
East:	B-4
West:	B-4

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 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 Map 21059C0276D.
- It appears that the subject property is not 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 sewer, are available to the subject property.

Development Patterns

The subject property is on a 2.18 acre parcel and surrounded by a mix of commercial and industrial uses. Laying directly north of the parcel is the Wendell Ford Expressway, which separates the subject property from the R-1B Single-Family and R-3MF Multi-Family Residential zones to the north. The property to the east is a vacant lot zoned B-4 General Business. The property to the west is also zoned B-4, and is occupied by a Salon & Spa. To the south are parcels zoned B-4 General Business and I-1 Light Industrial. There are also

several B-5 Business/Industrial zones in close proximity to the east, southeast and southwest of the subject property.

The subject property's existing Land Use is Self-Storage and Small Business, and the applicant proposes to continue Self-Storage & Small Business use. The B-5 zone will give the applicant more flexibility with the property.

In this vicinity, Salem Drive is classified as a major collector roadway with a 250-foot access spacing standard, 60-foot building setback, and 30-foot roadway buffer. Access to the subject property shall be limited to the two existing access points only. No additional access to Salem Drive shall be permitted.

All vehicular use areas shall be paved. Vehicular use area screening consisting of a 3-foot wide easement with a 3-foot tall continuous element, and 1 tree every 40 feet of the vehicular use area boundary between the vehicular use area and the road right-of-way shall be installed.

Prior to any changes to the subject property, the applicant must obtain approval of an amended 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 and 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 follow:

Condition:

1. Access to Salem Drive shall be limited to the two existing access points only. No additional access to Salem Drive shall be permitted.

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 business/industrial uses are appropriate in general locations;
3. The subject property lies within an existing area of mixed general business and light industrial uses;
4. The proposed use of Self-Storage and Small Business conforms to the criteria for non-residential development; and,
5. The Comprehensive Plan provides for the continuance of mixed-use areas.