

AUGUST 13, 2020

1701 BRECKENRIDGE

ZONE CHANGE

From: B-4 General Business	
To: B-5 Business/Industrial	
Proposed Use: Offices/Warehouse	
Acreage: 0.490	
Applicant: Gary M. Sisk (2008.2128)	
Surrounding Zoning Classifications:	
North: I-1	South: B-4
East: I-2	West: B-4 & I-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 21059CO138D.
- 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 sewers, are available to the site.

Development Patterns

The subject property sits at the southeast intersection of Breckenridge Street and E 17th Street. The site is a former office supply business that now sits vacant. The adjoining properties to the north, across E 17th Street are zoned I-1 Light Industrial but are being used residentially. The property to the south is zoned B-4 General Business and is a tire/auto repair business. Across Breckenridge Street to the west, the properties are zoned B-4 General Business and I-1 Light Industrial and are a consignment store and a refrigeration business. To the east, across the alley is a

property also owned by the applicant that is zoned I-2 Heavy Industrial; this property is currently vacant.

The applicant intends to sell the property to Habitat for Humanity in order for them to move their offices to this location and construct a warehouse on the property to the east also owned by the applicant that is zoned I-2.

Breckenridge Street is classified as a principal arterial roadway in this vicinity with a 60-foot building setback, 40-foot roadway buffer and 500-foot access spacing standard. The subject property currently has a single access to the Breckenridge Street and access to the alley to the rear of the property. With redevelopment of the property, no additional access to Breckenridge Street shall be permitted. Access to the E 17th Street shall be in compliance with the access management manual. 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 general 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 to Breckenridge Street shall be limited to the existing single access point only; no additional access to Breckenridge Street shall be permitted.

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/warehouse conforms to the criteria for non-residential development.