

NOVEMBER 12, 2020

500 E. PARRISH AVENUE

ZONE CHANGE

From: B-4 General Business	
To: I-1 Light Industrial	
Proposed Use:	Heating/ Cooling Company
Acreage:	0.217
Applicant:	Billy Emberton; Larry Hastings & Sue Hastings (2011.2133)
Surrounding Zoning Classifications:	
North: B-4	South: B-4
East: I-1	West: I-1

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 Map 21059C0138D.
- 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 a 0.217 acre parcel that is located at the intersection of Sweeney Street and E. Parrish Avenue and was rezoned from I-1 Light Industrial to B-4 General Business in 1982. At this time, the applicant proposes to utilize this facility as a contractor shop of special trades; specifically for a Heating and Cooling Company, requiring an industrial zoning classification.

The subject property, currently zoned B-4 General Business, is sandwiched between the I-1 Light Industrial zoning on the adjoining properties on each side. The I-1 zoning to the west spans the entirety of Sweeney Street to Moseley Street.

Additional I-1 zoning can be found along the north side of E. Parrish Avenue spanning from Moseley Street to Triplett Street, with the exception being the medical office located directly across Parrish Avenue from the subject property.

In this vicinity, E. Parrish Avenue is classified as a principal arterial roadway with a 500-foot access spacing standard, as well as a 75-foot building setback and a 60-foot roadway buffer, each measured from the centerline of E. Parrish Avenue.

Because the lot is far less than 500-feet in width, compliance with the aforementioned access spacing standard is not possible. As a result, access to the subject property shall be limited to Sweeney Street. Additionally, the most recently approved site plan for this property illustrates only 50-feet between the existing parking lot and the centerline of E. Parrish Avenue. As a result, the site fails to maintain compliance with the required 60-foot roadway buffer. While this is an existing condition, significant redevelopment of the site may require the necessity to increase the provided roadway buffer in order to reach compliance with current regulations.

Prior to any changes to the subject property, the applicant must obtain approval of an amended site plan or 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 applicant's proposal is in compliance with the Comprehensive Plan. The applicant's intent to utilize the site for a Heating and Cooling Company is non-residential in nature and the proposed I-1 Light Industrial zoning is a logical expansion of I-1 zoning on adjoining properties.

Planning Staff Recommendations

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

Condition:

Access shall be limited to Sweeney Street. No access to E. Parrish Avenue 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 Light Industrial uses are appropriate in general locations;
3. The proposed use, a Heating and Cooling Company, conforms to the criteria for non-residential development; and,
4. The proposed I-1 Light Industrial zone is a logical expansion of I-1 zoning to the east and to the west.