

JANUARY 14, 2021

PORTION OF 2500 OLD HENDERSON RD

ZONE CHANGE

From: I-1 Light Industrial	
To: B-4 General Business	
Proposed Use:	Commercial Building
Acreage:	0.101
Applicant:	West Parrish Storage, LLC (2101.2147)
Surrounding Zoning Classifications:	
North: I-1	South: B-4
East: B-4	West: I-1

Proposed Zone & Land Use Plan

The applicant is seeking a B-4 General Business zone. The subject property is located in a Business Plan Area where General Business uses are appropriate in limited 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).

(b) Logical zoning expansions of proportional scope – Existing General Business zones may be expanded onto contiguous land that generally abuts the same street(s). The expansion of a General Business zone should not significantly increase the extent of the zone in the vicinity of the expansion and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

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 21059CO119D.
- 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 or other state and federal agencies as may be applicable.

Urban Services

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

Development Patterns

2500 Old Henderson Road is currently a vacant tract of land that is zoned I-1 Light Industrial with two paved access points leading to developments along W. Parrish Avenue. More specifically, the subject area is a 0.101 acre portion of land located along the rear of 2500 Old Henderson Road, adjoining a commercial strip center addressed at 2419 W. Parrish Avenue and zoned B-4 General Business. That applicant intends to rezone the 0.101 acre subject area to B-4 General Business in order to consolidate the land with the aforementioned commercial strip center’s property.

If approved, in order to prevent the creation of a split-zoned lot, the intended consolidation shall be illustrated on an approved Minor Subdivision Plat. The existing commercial strip center located at 2419 W. Parrish Avenue operates as shown on an approved Final Development Plan, which shall be updated to include the newly acquired land as well as any other site improvements that may occur.

Any future changes to the properties referenced herein, including 2419 W. Parrish Avenue, shall comply with applicable portions of the Owensboro Metropolitan Zoning Ordinance and Subdivision Regulations. 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 as a commercial building conforms to the criteria for nonresidential development. The proposed B-4 General Business zoning is a logical expansion of B-4 zoning to the south and east. The proposal is not a significant increase in general business zoning in the vicinity and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

Planning Staff Recommendations

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

Conditions:

1. Approval of a Minor Subdivision Plat consolidating the 0.101 acre subject area with the adjoining property to the south, 2419 W. Parrish Avenue; and,
2. Approval of an Amended Final Development Plan for the property located at 2419 W. Parrish Avenue.

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 Plan Area where general business uses are appropriate in limited locations;
3. The proposed use as a commercial building conforms to the criteria for nonresidential development;
4. The proposal is a logical expansion of existing B-4 General Business zoning to the south and east; and,
5. At 0.101 acres, the proposal does not significantly increase the extent general business zoning in the vicinity and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.