

JANUARY 13, 2022

816 REID ROAD	
ZONE CHANGE	
From: MHP Manufactured Housing Park	
To: I-1 Light Industrial	
Proposed Use: Light Industrial	
Acreage: 9.908	
Applicant: Town and Country of Owensboro, LLC (2201.2197)	
Surrounding Zoning Classifications:	
North: MHP	South: I-1
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 an Urban Residential Plan Area where light industrial uses are appropriate in very limited locations.

SPECIFIC LAND USE CRITERIA

(a) Building and lot patterns – 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 expansions outside of industrial parks – Existing areas of Light Industrial use that are located outside of planned industrial parks may be expanded onto contiguous land that generally abuts the same street(s). Such an expansion should not significantly increase the extent of industrial uses that are located in the vicinity and outside of industrial parks. Also, such an expansion should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

(c) Expansions across streets in residential areas – In Central Residential, Urban Residential and Future Urban plan areas, the expansion of Light Industrial uses that are located outside of industrial parks and across an intervening street should be at least **one-and-one-half (1.5) acres** in size, but should not occur if this would significantly increase the extent of industrial uses that are located in the vicinity and outside of industrial parks.

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 Map dated March 6, 1990.
- The subject property is not located in a special flood hazard area per FIRM Map 21059CO141D.
- It does not appear that the subject property is designated as prime agricultural farmland per the US Department of Agriculture Soil Conservation Service map dated March 1980.
- It appears that the subject property is partially 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 are available to the subject property. Sanitary sewage disposal would be accomplished by an on-site septic system or by a public sewer system extension.

Development Patterns

The subject property is a 9.908 acre tract of land which is currently undeveloped and zoned MHP Planned Manufactured Housing Park. This property adjoins nearly 5 acres of light industrial zoning, located at 900 Reid Road (immediately south of the subject property) and consists of four existing individual storage buildings. A minor subdivision plat has been submitted to the OMPC office illustrating the rear 3 acres of 900 Reid Road being consolidated into the subject property; resulting in the proposed zoning change to I-1 Light Industrial.

This tract also adjoins the existing Town and Country manufactured housing complex, which is located at the intersection of Reid Road and Highway 144 and is nearly 20 acres in size. It was anticipated that the neighboring development would extend onto this tract of land; however, such an expansion has yet to come to fruition. Should the proposed zone change be approved, the subject property shall install a 10-foot wide landscape easement consisting of a 6-foot tall solid wall or fence and 1-tree per 40-linear-feet where the subject property adjoins the aforementioned MHP zoning, and all lighting associated with the use shall be oriented away from the adjoining MHP zoning.

The adjoining property to the west is zoned I-1 Light Industrial and is an 80-acre farm that is undeveloped, land-locked, and located to the rear of the subject property. Beyond that is additional I-1 zoning spanning all the way to Vincent Station Drive/Daniels Lane. Recent preliminary plats have illustrated the continuance of industrial developments stemming from Vincent Station Drive directed east, towards the subject property and Reid Road.

Reid Road, in this vicinity, is classified as a major collector roadway with a 250-foot spacing standard. Major collector roadways typically have a 60-foot building setback and a 30-foot roadway buffer, each measured from the centerline of the road. However, past plats on the subject property have illustrated a 75-foot building setback, measured from the centerline of the road, rather than the typical 60-foot setback. As a result, the 75-foot building setback shall be enforced unless an amended plat is submitted to illustrate the allowed reduction in building setback.

Prior to any changes to the subject property, the applicant shall obtain approval of a 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.

Additionally, because the subject property is partially located within the Owensboro Wellhead Protection area, according to OMU, if the property will have or produce anything that can contaminate the soil then they must have a wellhead protection plan. OMU should be contacted regarding such a plan.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the community's adopted Comprehensive Plan. The proposed light industrial use(s) conform to the criteria for non-residential development. Additionally, the proposal is a 9.908-acre logical expansion of existing industrial zoning, which will not significantly increase the extent of the zoning in the general vicinity, nor will it overburden the capacity of roadways and other necessary urban services 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. Access to Reid Road shall be in compliance with the Access Management Manual;
2. Development of the subject property shall be required to install a 10-foot wide landscaping easement consisting of a 6-foot solid wall or fence and 1-tree per 40-linear-feet; and,
3. All lighting associated with development of the subject property shall be oriented away from the adjoining MHP Planned Manufactured Housing Park zoning.

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 an Urban Residential Plan Area where light industrial uses are appropriate in very limited locations;
3. The proposed use as light industrial conforms to the criteria for nonresidential development;
4. The proposal is a logical expansion of existing I-1 Light Industrial zoning to the south, east, and west;
5. At 9.908 acres in size, the proposal will not significantly increase the extent of the existing industrial zoning in the general vicinity; and,
6. Compliance with the Access Management Manual will ensure that the proposed activity does not overburden the capacity of roadways and other necessary urban services available in the affected area.