

**JUNE 9, 2022**

**3037 ALVEY PARK DRIVE WEST**

**ZONE CHANGE**

<b>From:</b> I-1 Light Industrial	
<b>To:</b> B-5 Business/Industrial	
<b>Proposed Use:</b>	Surveying & Engineering Office
<b>Acreage:</b>	0.637
<b>Applicant:</b> SLC Properties (2206.2211)	
<b>Surrounding Zoning Classifications:</b>	
<b>North:</b> I-1	<b>South:</b> B-5
<b>East:</b> I-1	<b>West:</b> 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 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 not located in a special flood hazard area per FIRM Map 21059CO139D.
- 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 is currently zoned I-1 Light Industrial and is the site of a surveying and engineering office. The adjoining properties on the east side of Alvey Park Drive West are mixed zonings of I-1 Light Industrial, B-4 General Business and B-5

Business/Industrial. All adjoining properties across Alvey Park Drive West are zoned B-4 General Business.

The applicant proposes to rezone the subject property from I-1 Light Industrial to B-5 Business/Industrial. The B-5 zone will offer the property owner additional flexibility by allowing both light industrial uses as well as general business uses, such as the existing and proposed use of an office.

Alvey Park Drive West is classified as a local street, which requires a 25' building setback line. 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 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 findings of fact that follow:

**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 within 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 Comprehensive Plan provides for the continuance of mixed use areas; and
5. The existing and proposed use of an office conforms to the criteria for non-residential development.