

**JULY 14, 2022**

**3420 OLD HARTFORD ROAD**

**ZONE CHANGE**

<b>From:</b> B-4 General Business
<b>To:</b> I-1 Light Industrial
<b>Proposed Use:</b> Self-Storage Facility
<b>Acreage:</b> 0.653
<b>Applicant:</b> Jason Tanner Properties, LLC; Steve & Janella Fulkerson (2207.2216)
<b>Surrounding Zoning Classifications:</b>
<b>North: B-4                      South: I-1</b>
<b>East: B-4 &amp; I-1                  West: I-1</b>

**Proposed Zone & Land Use Plan**

The applicant is seeking an I-1 Light Industrial zoning classification. 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 21059C0277D.
- 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 site.

**Development Patterns**

The subject property is a 0.653 acre parcel of land located near the intersection of Old Hartford Road and Burlew Blvd. The applicant proposes to rezone the property to I-1 Light Industrial to construct a self-storage facility.

There are existing self-storage units located to the rear of the subject property, which are already zoned I-1 Light Industrial. The adjoining property to the east, across Old Hartford Road, also has existing I-1 zoning on the premises, with B-4 General Business zoning along the roadway. All other adjoining properties (to the north) are zoned B-4 General Business.

Old Hartford Road, in this vicinity, is classified as a major collector roadway with a 250-foot spacing standard, as well as a 60-foot building setback and a 30-foot roadway buffer; each measured from the centerline of E 4<sup>th</sup> Street. The subject property totals only 105.91-feet of road frontage, and so full compliance with the spacing standard is not possible. As a result, direct access to Old Hartford Road shall be limited to a single access point.

It is unknown to the OMPC staff if the applicant intends to consolidate the proposed storage facility to the existing self-storage development to the rear. If so, it should be noted that the adjoining development has an existing access point along Old Hartford Road, located just south of the subject property. If the proposed storage facility is consolidated to this existing development, direct access to Old Hartford Road shall be limited to the existing access point.

Prior to any activity on the property the applicant shall 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 applicant's proposal is in compliance with the community's adopted Comprehensive Plan. The proposal is a logical expansion of the I-1 Light Industrial zone and shall not significantly increase the extent of industrial uses in the vicinity and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area. The proposed use, Self-Storage Facility, conforms to the criteria for Nonresidential Development and for Buffers for Outdoor Storage Yards.

**Planning Staff Recommendations**

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

**Condition:**

1. Direct access to Old Hartford Road shall be in compliance with the Access Management Manual.

**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 Industrial Plan Area, where Light Industrial uses are appropriate in general locations;
3. The proposed use, Self-Storage Facility, conforms to the criteria for Nonresidential Development and with the criteria for Buffers for Outdoor Storage Yards;
4. The proposal is a logical expansion of existing Industrial zoning to the south and west; and,
5. At 0.653 acres in size, the proposed expansion of the I-1 Light Industrial zone will not significantly increase the extent of industrial uses in the vicinity and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.