

JANUARY 12, 2023

PORTIONS OF 6319 & 6345 HIGHWAY 54

ZONE CHANGE

From: B-4 General Business	
To: I-1 Light Industrial	
Proposed Use: Industrial	
Acreage: 2.250	
Applicant: West Parrish Court, LLC (2301.2245)	
Surrounding Zoning Classifications:	
North: A-R	South: A-R
East: A-R	West: I-1, B-4

Proposed Zone & Land Use Plan

The applicant is seeking an I-1 Light Industrial zone. The subject properties are located in a Rural Maintenance Plan Area where Light Industrial 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 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. Such an expansion should not significantly increase the extent of industrial use 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.

Planning Staff Review

GENERAL LAND USE CRITERIA

Environment

- It appears that the subject properties are not located in a wetlands area per the US Department of Agriculture Soil Conservation Service map dated March 6, 1990.
- The subject properties are partially located in a special flood hazard area per FIRM Map 21059CO305D.
- It appears that the subject properties are partially designated as prime agricultural farmland per the US Department of Agriculture Soil Conservation Service map dated March 1980.
- 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

Electricity, water and gas are available to the subject properties. Sanitary sewage disposal will be accomplished by an on-site septic system.

Development Patterns

The subject properties are two tracts of land that total just over 5-acres in size; all of which have incrementally been rezoned to B-4 General Business since 2019.

At this time the applicant intends to rezone the rear portion of both lots (2.25 total acres) to I-1 Light Industrial, and then separate the I-1 zoning from the remaining B-4 zoning; resulting in three tracts of land, two zoned B-4 and located along Highway 54 and a third zoned I-1 and located along Jack Hinton Road.

The project area is located along Jack Hinton Road, directly across the road from an existing 2.24-acre storage facility, also zoned I-1 Light Industrial. South of the storage facility is a Dollar General store, zoned B-4 General Business. All other parcels that are adjoining the two subject properties are zoned A-R Rural Agriculture and appear to be primarily agricultural in nature; including those across Highway 54.

Jack Hinton Road is classified as a local roadway with 25-foot building setbacks as measured from the property line. Meanwhile, this section of Highway 54 is classified as a minor arterial roadway with a 75-foot building setback and a 40-foot roadway buffer; each measured from the centerline of Highway 54.

Because both Jack Hinton Road and this portion of Highway 54 are located outside of the Urban Service Area, access management will be regulated by the Kentucky Transportation Cabinet and/or the County Engineer. On recent plats for the subject properties, the two entities have limited the allowed access to both, Highway 54 and to Jack Hinton Road. In similar fashion, proposed access to the subject properties shall be reviewed/approved by both entities prior to approval of the forthcoming minor subdivision plat.

Prior to any construction activity on the properties the applicant shall obtain approval of 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 properties.

SPECIFIC LAND USE CRITERIA

The applicant’s proposal is in compliance with the Comprehensive Plan. The proposed use as industrial conforms to the criteria for nonresidential development, as well as the criteria associated with buffers for outdoor storage yards. The proposed I-1 Light Industrial zoning is a logical expansion of I-1 zoning to the west. The proposal is not a significant increase in light industrial 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. Obtain approval of a Minor Subdivision Plat separating the I-1 Light Industrial zoning from the remaining B-4 General Business zoning;
2. The Kentucky Transportation Cabinet and the County Engineer shall both review and approve access to the subject properties prior to OMPC approval of the Minor Subdivision Plat; and,
3. Obtain Approval of a Final Development Plan.

Findings of Fact:

1. Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
2. The subject properties are located in a Rural Maintenance Plan Area where light industrial uses are appropriate in limited locations;
3. The proposed use as industrial conforms to the criteria for nonresidential development as well as the criteria for buffers for outdoor storage yards.
4. The proposal is a logical expansion of existing I-1 Light Industrial zoning to the west; and,
5. At 2.250 acres, the proposal does not significantly increase the extent of I-1 Light Industrial zoning in the vicinity and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.