

**NOVEMBER 14, 2024**

**7400 US HIGHWAY 231**

**ZONE CHANGE**

<b>From:</b> B-4 General Business	
<b>To:</b> I-1 Light Industrial	
<b>Proposed Use:</b>	Shop of Special Trades (Millwright)
<b>Acreage:</b>	1.015
<b>Applicant:</b>	Mid America Grain Solutions, LLC c/o Eric Stogner (2411.2304)
<b>Surrounding Zoning Classifications:</b>	
<b>North:</b> R-1A	<b>South:</b> A-U & I-2
<b>East:</b> I-2	<b>West:</b> B-4

**Proposed Zone & Land Use Plan**

The applicant is seeking an I-1 Light Industrial zone. The subject property is located in a Rural Community 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 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 21059CO295E.
- It appears that the subject property may be 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 and water are available to subject property. Sanitary sewage disposal will be accomplished by an on-site septic system.

**Development Patterns**

The subject property is 1.015-acres of land located at the intersection of US Highway 231 and Old Masonville Road/Taylor Road W and zoned B-4 General Business. The site has long sat vacant and the structure on the property was recently torn down. The applicant owns a millwright shop on the neighboring lot at 7420 US Highway 231 (zoned I-2 Heavy Industrial) and intends to utilize the subject property to expand the existing business operation. As a result, the applicant has proposed to rezone the subject property from B-4 General Business to I-1 Light Industrial to allow a shop of special trades.

In addition to the adjoining contractor shop zoned I-2 Heavy Industrial, the property is also adjoined by a large farm to the south that is split-zoned I-2 and A-U Urban Agriculture. The adjoining property to the west, along Old Masonville Road, appears to be a legal non-conforming residential use that is zoned B-4 General Business. The property to the north (across US Highway 231) is a single family home zoned R-1A Single Family Residential.

This vicinity of US Highway 231 is classified as a Major Collector Roadway which typically requires a 250-foot access spacing standard. However, this site is located outside of the Urban Service Area and is located along a US Highway where access management is regulated by the Kentucky Transportation Cabinet (KYTC). Previous conversations with KYTC regarding development of the subject property and the adjoining millwright shop have indicated that KYTC prefers internal connections between the two sites in order to limit the number of access points along US Highway 231. As a result, direct access from the subject property to US Highway 231 shall be limited to a single access point. Because this operation will be an expansion of the existing contractor shop to the east, the two lots shall be tied together on a shared final development plan and the aforementioned access point shall serve both sites.

In addition to the described spacing standards, because this property is located along a Major Collector Roadway, development of the site shall honor a 60-foot building setback and a 30-foot roadway buffer, each measured from the centerline of US Highway 231.

Prior to any construction activity on the property 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 property.

#### **SPECIFIC LAND USE CRITERIA**

The applicant's proposal is in compliance with the community's adopted Comprehensive Plan. The proposed use is non-residential in nature and shall comply with the criteria for buffers for outdoor storage yards. Additionally, the proposal is a logical expansion of existing industrial zoning to the east. Because the subject property will be an expansion of the existing operation to the east, the proposal will not significantly increase the extent of industrial uses in the vicinity. Lastly, by limiting direct access to US Highway 231 to a single access point, the proposal 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 Final Development Plan connecting the subject property to the adjoining property located at 7420 US Highway 231; and,
2. Direct access to the subject property from US Highway 231 shall be limited to a single access point, which shall also provide access to the adjoining property at 7420 US Highway 231.

##### **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 Community plan area where light industrial uses are appropriate in limited locations;
3. The proposed use, shop of special trades, complies with the criteria associated with nonresidential development;
4. The total operation, which will be illustrated on the resulting Final Development Plan, will be large enough to ensure compliance with the criteria associated with buffers for outdoor storage yards;

5. The I-1 Light Industrial zoning is a logical expansion of existing industrial zoning to the east;
6. Because the subject property will be an expansion of the existing operation to the east, the proposal will not significantly increase the extent of industrial uses in the vicinity; and,
7. By limiting direct access to US Highway 231 to a single access point, the proposal should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.