

APRIL 10, 2025

111 CARLTON DRIVE

ZONE CHANGE

From: B-4 General Business	
To: B-5 Business/Industrial	
Proposed Use: Warehouses with Offices and Retail	
Acreage: 2.96	
Applicant: Ocnad Investments, LLC (2504.2311)	
Surrounding Zoning Classifications:	
North: B-4	South: B-4
East: B-4	West: 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 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 map dated March 6, 1990.
- The subject property is not located in a special flood hazard area per FIRM Map 21059CO276 D.
- 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 subject property.

Development Patterns

The subject property is an existing 2.96-acre tract located along JR Miller Blvd, between Salem Drive and Carlton Drive. This property and all adjoining properties are zoned B-4 General Business; however, at this time, the applicant proposes to rezone the subject property to B-5 Business/Industrial in order to construct a mixed-use development including warehouses, offices, and retail space. While there is no existing B-5 zoning on adjoining properties, there is approximately 7.5-acres of B-5 zoning to the south, across Carlton Drive, as well as additional I-1 Light Industrial zoning in the vicinity.

As previously mentioned, this property is located along JR Miller Boulevard; however, the property is addressed off of Carlton Drive. This is because, at this location JR Miller Blvd is classified as a minor arterial roadway with a 75-foot building setback line and 50-foot roadway buffer. Additionally, the subject property shall comply with the special access control policy for JR Miller Blvd adopted by the Green River Area Development District (GRADD) Transportation Advisory Committee (TAC) on October 24, 1985, which includes the provision that no lot of record will be permitted direct access to the boulevard where marginal access may be provided by a frontage street along the boulevard.

As a result, access to the site shall be limited to an existing access easement at 105 Carlton Drive, currently Iron Jungle Family Fitness. This easement is 35-feet wide and runs behind the fitness center, providing the subject property with access to Carlton Drive.

Prior to any changes to the property, the applicant must 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 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 conditions and findings of fact that follow:

Conditions:

1. Obtain approval of a Final Development Plan; and,
2. No direct access to JR Miller Blvd shall be permitted.

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 proposed mixed-use development conforms to the criteria for non-residential development, and approval of a Final Development Plan shall ensure compliance with the criteria associated with buffers for outdoor storage yards.