

AUGUST 14, 2025

1218 HALL STREET

ZONE CHANGE

From: I-1 Light Industrial	
To: B-5 Business/Industrial	
Proposed Use: Business	
Acreage: 0.194	
Applicant: John Maurice (2508.2322)	
Surrounding Zoning Classifications:	
North: I-1	South: I-1
East: I-1	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 21059CO138E.
- 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 0.194-acre tract of land that is unusually shaped as it wraps around an existing home at 1220 Hall Street. Due to the unique shape, the lot has road frontage along Hall Street in two places (on both sides of the existing home) and also has access to/from the rear alley.

The subject property, and all adjoining properties along Hall Street, are currently zoned I-1 Light Industrial (including both of the adjoining homes which are legal non-conforming uses). Across the rear alley, all adjoining properties are zoned B-4 General Business and front along Breckenridge Street.

At this time the applicant proposes to rezone the property from I-1 Light Industrial to B-5 Business/Industrial. While the application does not state a specific use, conversations with the applicant have indicated that the B-5 zoning is preferred in order to encourage potential uses that may desire a customer base, such as a business with a retail sales component.

Although the proposed B-5 Business/Industrial zoning does allow such uses, the applicant should be made aware that the existing site appears to have several legally non-conforming features that will need to be addressed as the site redevelops, such as:

- The existing site currently has an access point that is approximately 50-feet wide. With 81.3-feet of total road frontage along Hall Street, the maximum width of all access points (combined) shall not exceed 32.5-feet (40% of the lot's width). As the site redevelops, the existing access point along Hall Street shall be reduced to comply with ordinance requirements.
- It appears that all existing parking is either located within the public right-of-way or consists of spaces that allow/encourage vehicles to back into Hall Street. As the site redevelops, all required parking spaces shall be located on private property and shall not back into Hall Street. However, on-site parking spaces may back into the rear alley.

Prior to any changes to 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 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 condition and findings of fact that follow:

Condition:

1. 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 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 business use 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.