

**AUGUST 14, 2025**

**140 SALEM DRIVE**

**ZONE CHANGE**

<b>From:</b> B-4 General Business
<b>To:</b> B-5 Business/Industrial
<b>Proposed Use:</b> HVAC Contractor
<b>Acreage:</b> 0.642
<b>Applicant:</b> Crandall Properties, LLC (2508.2323)
<b>Surrounding Zoning Classifications:</b>
<b>North:</b> B-5 <b>South:</b> B-4
<b>East:</b> B-4 <b>West:</b> 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 E.
- 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 0.642-acre site that is part of the Carpets Unlimited development along Salem Drive. At this time, the applicant proposes to rezone the property to B-5 Business/Industrial in order to convert an office and storage area into an HVAC contractor shop. The subject property is adjoined by B-4 General Business zoning to the south, east, and west; however, the adjoining properties to the north (across Salem Drive) are zoned B-5 Business/Industrial.

Salem Drive is a Major Collector roadway with a 250-foot access spacing standard; as well as a 60-foot building setback and a 30-foot roadway buffer, each measured from the centerline of Salem Drive. Furthermore, the subject property is on a Final Development Plan that is shared with 100, 130, and 210 Salem Drive. At the time of that plan, 140 Salem Drive (the subject property) was an existing building that was used for storage purposes and, as a result, the plan did not address parking, potential landscaping improvements, or possible access concerns at the subject property. However, notes on the plan indicated that these items would be addressed on an amended plan in conjunction with future redevelopment of the site.

Prior to any changes to the property, the applicant shall obtain approval of an amended 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 an amended 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 use, an HVAC contractor shop, conforms to the criteria for non-residential development, and approval of an amended Final Development Plan shall ensure compliance with the criteria associated with buffers for outdoor storage yards.