

SEPTEMBER 11, 2025

**420 & 426 TRIPLETT STREET**

**ZONE CHANGE**

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| <b>From:</b> B-2 Central Business          |  |
| <b>To:</b> B-5 Business/Industrial         |  |
| <b>Proposed Use:</b>                       | Electrical Contractor  |
| <b>Acreage:</b>                            | 0.419  |
| <b>Applicant:</b>                          | CJS Rentals, LLC; John A. & Dorothy Earlene Docimo (2509.2325) |
| <b>Surrounding Zoning Classifications:</b> |  |
| <b>North:</b> B-5                          | <b>South:</b> B-2  |
| <b>East:</b> B-4 & B-2                     | <b>West:</b> B-4 & R-4DT                                       |

**Proposed Zone & Land Use Plan**

The applicant is seeking a B-5 Business/Industrial zone. The subject properties are 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 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 not located in a special flood hazard area per FIRM Map 21059CO138 E.
- The subject properties are 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 properties.

**Development Patterns**

The subject properties are two existing lots near the intersection of Triplett Street and E. 5<sup>th</sup> Street. The two lots are currently zoned B-2 Central Business and total 0.419 acres in size. The adjoining properties to the north are zoned B-5 Business/Industrial. Meanwhile those to the south and to the east (across Triplett Street) are primarily zoned B-2 Central Business, with the exception of one lot to the east zoned B-4 General Business. Lastly, adjoining properties to the west (fronting Bolivar Street) are zoned R-4DT Inner-City Residential and B-4 General Business. At this time, the applicant is proposing to rezone the subject properties to B-5 Business/Industrial in order to utilize the facilities for an electrical contractor business.

Triplett Street, in this vicinity, is a one-way Principal Arterial roadway with a 500-foot access spacing standard. The sites currently have two access points approximately 75-feet apart and the existing vehicular use area spans from the buildings to the city sidewalk. In order to progress towards compliance with current regulations, the southernmost access point (nearest the E. 5<sup>th</sup> Street intersection) shall be closed and the required landscaping element consisting of a 3-foot tall continuous element and 1-tree per 40-linear-feet shall be installed to screen the parking areas from the public right-of-way.

Prior to any changes to 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.

Lastly, because the subject properties are located within the Owensboro Wellhead Protection area, if the properties will have or produce anything that can contaminate the soil then they shall have a wellhead protection plan. OMU should be contacted regarding such a plan.

**SPECIFIC LAND USE CRITERIA**

The subject properties are 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. The existing southernmost access point shall be closed, limiting direct access to the subject properties to the existing northern access point.

**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 within a Business/Industrial Plan Area, where business/industrial uses are appropriate in general locations;
3. The subject properties are 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 electrical contractor shop, 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.