

NOVEMBER 13, 2025

210 SALEM DRIVE

ZONE CHANGE

From: B-4 General Business
To: B-5 Business/Industrial
Proposed Use: Shop of Special Trade
Acreage: 0.742
Applicant: Crandall Properties, LLC (2511.2327)
Surrounding Zoning Classifications:
North: B-5 South: B-4
East: B-5 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 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 a 0.742-acre site that is part of the Carpets Unlimited development along Salem Drive. The existing building was originally intended to be used as accessory storage for the remainder of the development. At this time, the existing building is vacant, and the applicant is proposing to rezone the subject property from B-4 General Business to B-5 Business/Industrial in order to convert the building to a Shop of Special Trade. The adjoining property to the east (140 Salem Drive) was rezoned to B-5 in August 2025. There is additional B-5 zoning to the north (across Salem Drive). All other adjoining properties are zoned B-4 General Business.

Salem Drive is a major collector roadway with a 60-foot building setback and a 30-foot roadway buffer, each measured from the centerline of Salem Drive. Additionally, major collector roadways have a 250-foot access spacing standard. As such, previous plats and final development plans have limited direct access to Salem Drive to an existing ingress/egress easement, providing shared access to the subject property and the hotel to the west. All additional access to the subject property shall come from internal connectivity throughout the remainder of the Carpets Unlimited development.

Prior to any changes to the property (or occupancy of any use within the building) 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 properties.

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:

Conditions:

1. Obtain approval of an amended Final Development Plan; and,
2. Direct access to Salem Drive shall be limited to the existing ingress/egress easement providing shared access to the subject property and the adjoining property to the west. All additional access to the subject property shall come from internal connections, which shall be shown on the 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, a shop of special trades, 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.