



JANUARY 8, 2026

4200 AIRPARK DRIVE

**ZONE CHANGE**

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| <b>From:</b>                               | I-2 Heavy Industrial   |
| <b>To:</b>                                 | <b>I-1 Light Industrial</b>  |
| <b>Proposed Use:</b>                       | Light Industrial Uses  |
| <b>Acreage:</b>                            | 8.040  |
| <b>Applicant:</b>                          | Economic Development Properties, Inc./ City of Owensboro (2601.2330) |
| <b>Surrounding Zoning Classifications:</b> |  |
| <b>North:</b> I-2                          | <b>South:</b> I-1  |
| <b>East:</b> I-1                           | <b>West:</b> A-R   |

**Proposed Zone & Land Use Plan**

The applicant is seeking an I-1 Light Industrial zone. The subject property is located in an Industrial Plan Area, where light 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).

**(f) Industrial Parks** – In Industrial, Future Urban, and Rural Preference plan areas, new and expanded locations of Light Industrial use should be developed as elements of planned "Industrial Parks" (D7). These provisions also apply where existing Industrial Parks are expanded into adjoining nonindustrial plan areas that contain undeveloped land. Such Industrial Parks should be "arterial-street-oriented" (D2) and planned in modules of at least one hundred (100) acres in size, unless an existing Industrial Park is being expanded. Industrial Parks should be established or expanded only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established. Light Industrial uses should be located near the fringes of a park that includes Heavy Industrial uses, to serve as "buffer-uses" (D1) adjoining incompatible plan areas or land uses.

**Planning Staff Review**

**GENERAL LAND USE CRITERIA**

**Environment**

- It appears the subject property may be located in a wetlands area per the US Department of Agriculture Soil Conservation Service map dated March 6, 1990.
- The subject property is partially located in a special flood hazard area per FIRM Map 21059C0256E.
- It appears the subject property may be designated as prime agriculture farmland per the US Department of Agriculture Soil Conservation Service map dated March 1980.
- 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 8.040-acre undeveloped site that is zoned I-2 Heavy Industrial and located in MidAmerica Airpark. With the exception of the airport property to the west (zoned A-R Rural Agriculture), this property is adjoined primarily by industrial zoning on other properties within the complex. This includes I-2 Heavy Industrial zoning to the north (along the west side of Airpark Drive), I-1 Light Industrial zoning to the east (across Airpark Drive), and additional I-1 zoning to the south in the form of 80+ undeveloped acres.

At this time, the applicant intends to consolidate the subject property with a portion of the adjoining 80+ acres to the south and, as a result, is proposing to rezone the subject property from I-2 Heavy Industrial to I-1 Light Industrial to create a uniform zoning classification once consolidated.

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 proposal is in compliance with the Comprehensive Plan. The proposal conforms to the criteria for nonresidential development, as well as the criteria associated with buffers for outdoor storage yards. Furthermore, the subject property is located within an existing industrial park, where the proposed I-1 Light Industrial zoning is a logical expansion of existing I-1 zoning to the east and south.

**Planning Staff Recommendations**

The planning staff recommends approval subject to the condition and findings of fact that follow:

**Condition:**

Obtain approval of a Final Development Plan.

**Findings of Fact:**

- Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
- The subject property is located within an Industrial Plan Area, where light industrial uses are appropriate in general locations;
- The proposed light industrial uses conform to the criteria for nonresidential development, and approval of a final development shall ensure compliance with the criteria associated with buffers for outdoor storage yards;
- The subject property is located within an existing industrial park, MidAmerica Airpark, which is arterial street oriented as it is located along Carter Road; and,
- The proposed I-1 Light Industrial zoning is a logical expansion of existing I-1 zoning to the east and south.