

CITY OF SPRINGFIELD
 ORDINANCE NO. 2025-007
 RELATING TO A CHANGE OF ZONING FROM
 Residential 1 (R-1) TO Highway Commercial (HC)
 .551 ACRE LOCATED at 39 BOB O LINK DRIVE

WHEREAS, RMB Holdings, LLC has requested a zone change of said property from Residential 1 (R1) to Highway Commercial (HC) and,

WHEREAS, the Springfield City Council has considered the record presented by The Springfield Planning Commission; the Springfield Planning Commission held a Public Hearing pursuant to KRS 100 on June 17th, 2025 and adopted Finding of Fact to recommend the aforementioned Zone Change on June 24th, 2025, and the City Council concurs in and adopts the reason and findings of said Planning Commission as stated below for said zoning change and approves and accepts the recommendations of said commission in this matter as set out in said Finding of Fact, said document attached hereto and made a part hereof, and;

WHEREAS, the zoning map of Springfield, Kentucky is hereby amended as it affects the property described below, changing the portion which was Residential 1 (R-1) to Highway Commercial (HC),

WHEREAS, it is the intent of the Springfield City Council to change the zone of this land described below:

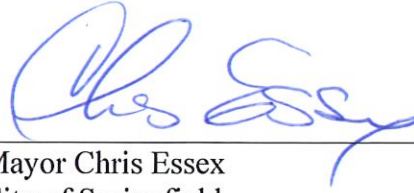
A CERTAIN TRACT OF LAND located in Springfield, Kentucky, and being approximately 570 feet south of KY 555, on the west side of Lincoln Park Road (KY 528), and more particularly described as follows: BEGINNING at a point in the intersection of the south right of way of proposed Bob-O-Link Drive and the west right of way of Lincoln Park Road (KY 528), said point being 137.98 feet west of the centerline of Lincoln Park Road (KY 528), and 30.00 feet south of the centerline of proposed Bob-O-Link Drive; thence with the Right of Way of Lincoln Park Road (KY 528) south 20 degrees 57 minutes 50 seconds east, 131.96 feet to a corner to Lot 1 of proposed Cardinal Subdivision; thence with the same south 65 degrees 54 minutes SO second west, 179.80 feet; thence north 24 degrees 05 minutes 10 seconds west, 130.00 feet to the right of way of proposed Bob-O-Link Drive; thence with the same north 65 degrees 22 minutes 23 seconds east, 187.00 feet to the point of beginning and containing 0.551 acres, more or less.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Springfield, Commonwealth of Kentucky that:

This ordinance shall be adopted pursuant to KRS 83A.060, passed and approved by the City Council of the City of Springfield, on this 8th day of July 2025, with Yes and No Votes as follows:

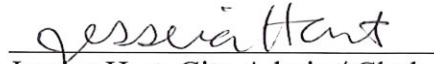
	YES	NO
Daniel Bishop	✓	_____
Willie Ellery	✓	_____
Michael Hale	_____	_____
Carolyn Hardin	✓	_____
John Pettus	✓	_____
Lance Smith	_____	_____ Absent

First Reading: June 30, 2025
Second Reading: July 8, 2025
Published in the Springfield Sun: July 16, 2025



Mayor Chris Essex
City of Springfield

ATTEST:



Jessica Hart, City Admin./ Clerk

CITY OF SPRINGFIELD, KENTUCKY PLANNING & ZONING COMMISSION

**FINDINGS OF FACT AND RECOMMENDATION
IN FAVOR
OF CHANGING 2024 COMPREHENSIVE PLAN MAPS AND ZONING
CLASSIFICATION DESIGNATION
FROM SINGLE FAMILY
RESIDENTIAL (R-1)/MULTI-FAMILY RESIDENTIAL (R-3)
TO HIGHWAY COMMERCIAL (HC) ZONING CLASSIFICATION FOR 0.551 ACRES
OF PROPERTY AT 39 BOB-O-LINK DRIVE OWNED BY RMB HOLDINGS, LLC**

PUBLIC HEARING DATE/TIME – JUNE 17, 2025 /6:30 P.M.

WHEREAS, an application was filed by RMB Holdings, LLC (“RMB”) authorized representative Matthew Bowen and its attorney of record Michael W. McCain, as RMB is the present owner of certain real property located at 39 Bob-O-Link Drive, within the City limits requesting a zoning classification change from Single-Family/Multi-Family Residential (R-1/R-3) zones to Highway Commercial (HC) zone;

WHEREAS, the Subject Property is owned by RMB, a Kentucky limited liability company, and consists of 0.551 acres which has historically been utilized as a physician’s (Dr. Isaacs) office;

WHEREAS application of KRS 100 and Springfield Zoning Ordinances require a planning commission to conduct a public hearing for the purpose of a proposed zone map and/or comprehensive plan amendment;

WHEREAS, the City of Springfield Zoning Ordinance (“Zoning Ordinance”), as it may have been amended, and the 2024 Springfield Comprehensive Plan (“Comprehensive Plan”) (collectively the “Springfield Enactments”); KRS Chapter 100; evidence of record; and all other applicable law are relevant to the City of Springfield, Kentucky Planning Commission (“Planning Commission”) recommendation for zoning district re-classification of the Subject Property.

NOW THEREFORE, the Planning Commission upon consideration of the particulars of the Subject Property, any filings of any person or entity with the Planning Commission, the written administrative record before the Planning Commission, and the testimony and other evidence submitted into the record at the June 17, 2025 Public Hearing (collectively the “Administrative Record”), KRS Chapter 100, and the Springfield Enactments hereby FINDS that the proposed zone reclassification is not in conformity

with the 2024 Comprehensive Plan and its Future Land Use Map for this parcel and that amendment to the Comprehensive Plan and the City's Zoning Map are required upon passage of any Ordinance enacted by the City assigning a different zoning classification, AND adopts these FINDINGS OF FACT and RECOMMENDATION as to the zone classifications of the Subject Property, all of which are to be incorporated into the Planning Commission Minutes and the Administrative Record of the Application:

FINDINGS OF FACT

1. On Application received, the Planning Commission scheduled a public hearing for June 17, 2025, at 6:00 p.m. EST at an address of 127 West Main Street, Springfield, KY 40069 ("Public Hearing"). The Public Hearing was held as scheduled (the "Public Hearing"). Such Public Hearing is contemplated by the Zoning Ordinance and KRS 100.

2. Advance statutory first-class mail hearing notice was sent to adjoining property owners pursuant to KRS 100.212. Any sign posting required by the Zoning Ordinance; and newspaper publication in compliance with KRS 100.212 and 100.207 have all been completed by city officials and documentation of such is in the Administrative Record.

3. On June 4, 2025, notice of the Public Hearing was published in the *Springfield Sun*, a Washington County newspaper of general circulation, as required by KRS Chapter 100 and KRS Chapter 424 and documentation of the publication is in the Administrative Record.

4. The Subject Property, subject to the existing Comprehensive Plan and existing Zone Classification, is located within the incorporated territory of the City of Springfield in Washington County.

5. All evidence, materials, slides, exhibits, reports, documents, correspondence, and photographs filed before or during the Public Hearing before the Planning Commission, by any person or entity, were accepted in the record as evidence of the Public Hearing.

6. The Planning Commission is aware that there is an existing zoning ordinance and Comprehensive Plan provision applicable to the property which classifies the property as Residential and more specifically as R-1 (Single-Family Residential) and R-3 (Multi-Family Residential), despite existence of an existing history of commercial use on the Subject Property at the time the zoning ordinance, map and comprehensive plan were generated.

7. The Public Hearing is for the purpose of making a recommendation on Amendment of the Comprehensive Plan Designation and Zone Re-Classification for the

Subject Property per the Springfield Enactments, KRS Chapter 100, and all applicable law. The Planning Commission is not making a recommendation as to any particular use of the Subject Property.

8. All persons who wanted to attend and/or speak and/or ask questions at the Public Hearing were permitted to do so in compliance with the Kentucky Open Meetings Act, due process, and KRS Chapter 100.

9. The Public Hearing was held in city offices at 127 W. Main St., Springfield, KY 40069, which are, upon information and belief, in compliance with the Americans with Disabilities Act.

10. Applicant's attorney Michael W. McCain presented the applicant's materials in support of the zone change for the Subject Property. Various citizens and adjoining landowners were present and actively participated in the hearing including speaker Michael W. McCain, applicant representative Matthew Bowen, and two potential tenants of the proposed commercial offices, who presented documentary evidence and/or oral testimony. No opposition was raised with respect to the proposed zone map amendment/re-classification.

11. The City's Current/Existing Land Use Map and Future Land Use Map assign a Residential classification (R-1/R-3) to this territory. The parcel lies adjacent to other commercial development including restaurants and professional offices. Testimony indicated that the subject property has historically been utilized for many years as a physician's office despite its classification as residential zoning.

12. The Subject Property has a point of entry from Bob-O-Link Drive. The Planning Commission finds such adjoining roadway would be adequate for traffic which would likely arise from any Highway Commercial (HC) development of the Subject Property entering from Bob-O-Link Drive.

13. Based on evidence of record, the Planning Commission finds the Subject Property may be adequately served by electric, water, gas, and sewer services and that all needed infrastructure would be available including compliance with stormwater regulations in order to support Highway Commercial (HC) development of such property.

14. The size and historical use of the Subject Property makes it appropriate for commercial development and an Highway Commercial (H-C) Zone Classification. The existing classification of residential is deemed inappropriate.

15. The proposed commercial development will promote the City's diversity of economic development goals and will indeed conform to the historical use of the property as a professional and/or commercial business location, despite its existing zone classification.

16. The proposed use for immediate commercial development is deemed appropriate given the increased employment opportunity and provision of services to the community which it presents as opposed to those uses shown on the Existing and Future Land Use Maps of the Comprehensive Plan.

17. All vehicular traffic will be routed into the site from Bob-O-Link Drive, which is a City roadway already supporting commercial development within the City limits and has an adequate vehicle capacity.

18. Based on evidence of record, the Planning Commission finds no evidence to support that development of the Subject Property for Highway Commercial (HC) purposes would create drainage problems which would impact any adjoining property or violate any applicable law as to water run off or any aspect of drainage; however, the applicant must comply with all stormwater regulations for the City of Springfield.

19. The Highway Commercial property development standards of the Zoning Ordinance provide protection to adjoining property owners from potential adverse effects from Industrial development on the Subject Property through setbacks, building height limitations, gross floor area limitations, lot coverage limitations, and other regulations.

20. The Highway Commercial zone classification is not expected to have adverse impact on adjoining properties. This property is located near residences and main arterial roadways, whose occupants may benefit from the availability of commercial services in close proximity to their residences, and by other commercial and/or professional development along Bob-O-Link Drive.

21. The Comprehensive Plan itself, the Administrative Record and applicable law support and provide substantial evidence and legal grounds in favor of amendment to the Comprehensive Plan to identify the Subject Property on Current (Existing) and Future Land Use Maps consistent with existing conditions and expected future conditions for the zone district reclassification established below with the Subject Property being properly designated as **HIGHWAY COMMERCIAL (HC)** on the Current and Future Land Use Map, and the City's Zoning Map.

22. All of the foregoing findings of Adjudicative Facts support the classification of the Subject Property into the **HIGHWAY COMMERCIAL (HC) ZONE CLASSIFICATION.**

23. Severability. It is the intent of the Planning Commission that a determination of one or more of the above FINDINGS OF FACT to be invalid by a court of competent jurisdiction in a final non-appealable judgment should not serve to invalidate any final action or recommendation of the Planning Commission if such may be sustained under applicable law based on any remaining FINDINGS OF FACT.

**COMPREHENSIVE PLAN AMENDMENT TO 2024 COMPREHENSIVE PLAN MAPS
AND ZONE RE-CLASSIFICATION RECOMMENDATION**

The Planning Commission, having conducted a Public Hearing upon the Application, by MOTION made and seconded at such meeting and approved by majority vote of a quorum of the Planning Commission, hereby:

- (a) Adopts the above-referenced Findings of Fact;
- (b) **AMENDS** the Current and Future Land Use Plan Maps within the 2024 Comprehensive Plan consistent with designating the Subject Property identified as 39 Bob-O-Link Drive, Springfield, KY, owned by RMB Holdings, LLC, as **HIGHWAY COMMERCIAL (HC)** on the Current and Future Land Use Maps and for all appropriate city officials to take action to promptly supplement and/or amend the existing Current and Future Land Use Maps to reflect such designations;
- (c) **RECOMMENDS** assignment of the Subject Property identified as 39 Bob-O-Link Drive owned by RMB Holdings, LLC within the City of Springfield to the **HIGHWAY COMMERCIAL (HC) ZONE CLASSIFICATION** as such term is used in the Zoning Ordinance; and
- (d) Authorizes and directs the Chair of the Planning Commission, the Zoning Administrator, the Secretary of the Planning Commission, and Commission Counsel to forthwith take all appropriate action to timely forward these FINDINGS and the complete Administrative Record to the City Council of the City of Springfield, KY.

The following Planning Commission Members voted in favor of the foregoing Motion:

- Betty Hall (second)
- Brian Coulter
- Meagan Clements(original motion)
- Christina Lewis

and the following Planning Commission Members, if any, voted against the foregoing Motion:

None

Tom Bystrek
Signature

Print Name: Tom Bystrek

Vice Chairperson, City of Springfield
Planning & Zoning Commission

6/24/25
Date

ATTEST TO SIGNATURE OF CHAIRPERSON:

Jessica Hart

Print Name: Jessica Hart

Secretary of the City of Springfield Planning Commission

Date: 6/24/25