



BOURBON COUNTY JOINT PLANNING OFFICE

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DATE: September 11, 2017  
TO: Bourbon County Joint Planning Commission  
CC: Brian Privett, Planning Commission Attorney  
FROM: Andrea S. Pompei Lacy, Planning Administrator  
RE: Research on Subdivision Regulations

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Commissioners,

Over the past month, I began conducting comparative research on the City of Paris and Bourbon County's Subdivision Regulations. With your input, this Fall we would like to bring forward updated Sub Regs that will apply **jointly** to the City of Millersburg, North Middletown, Paris, and the unincorporated Bourbon County.

To date, I've done the following:

- Referenced the goals and implementation sections of the Comprehensive Plan.
- Compared the City of Paris' Sub Regs with other communities.
- Prepared notes for reference in moving forward.

On Thursday, September 21<sup>st</sup>, I bring this topic to you as a discussion item to gather your input so far and offer the opportunity to participate in specialized meetings among local leadership to prepare for a vote on this update. Please find attached the following documentation for reference:

- Notable excerpts from the 2017 Comprehensive Plan.
- Comparative Notes on Subdivision Regulations

**Notable excerpts from the Comprehensive Plan:**

INFRASTRUCTURE GOAL: Coordinate the expansion of infrastructure with growth and development.

- p. 52 Bourbon County provides opportunities for developers to explore subdivision design techniques such as conservation subdivision design, cluster development, low-impact design, and sustainable mixed use communities.
  
- p. 68 The City and County should explore selective development through encouragement of conservation subdivision design or other high density cluster development that preserves areas of environmental significance.
  
- p. 70 Implementation: A periodic review of subdivision regulations should be undertaken to establish standards for development that will assure quality developments that will not adversely impact the community and preserve environmentally sensitive areas.

## COMPARATIVE NOTES ON SUBDIVISION REGULATIONS

The below notes are based on rough comparison made of the City of Paris' Subdivision Regulations with other surrounding communities: Lexington Fayette Urban County Government, City of Nicholasville, Woodford County, Winchester/Clark County and Scott County.

<p><b>PROCEDURE</b></p>	<ul style="list-style-type: none"> <li>• Generally, the City of Paris' review process for major subdivisions is <b>less intensive</b> than other communities like Lexington and Scott County.</li> <li>• Lexington has a "Subdivision Committee" that reviews all major subdivision plats in addition to the TRC.</li> <li>• The City of Paris is <b>similar</b> to other communities in our use of a Technical Review Committee (TRC); reviewing preliminary and final subdivision plans.</li> <li>• The Bourbon County Joint Planning Commission's review process of minor subdivisions, consolidations, and agricultural land divisions is <b>more intensive</b> than other communities.</li> <li>• Scott County allows administrative review of final subdivision plans; the final plat does not go before Planning Commission unless major changes have occurred to the plat.</li> <li>• All rely on review by a staff engineer for construction plans and specifications, grading plan, water quality protection plans, and stormwater management plans.</li> </ul>
<p><b>IMPROVEMENT PLANS</b></p>	<ul style="list-style-type: none"> <li>• The City of Paris contains <b>less intensive</b> bonding requirements for public improvements (72.175).</li> <li>• In comparison, Lexington requires an Improvement Plan, Infrastructure Development Agreement, and Extensive Performance Warranty/Surety. The applicant submits progress reports on a weekly basis on improvements.</li> </ul>
<p><b>DESIGN STANDARDS</b></p>	<ul style="list-style-type: none"> <li>• The City of Paris Subdivision Regulations contain <b>less intensive</b> design standards than other communities.</li> <li>• Other communities have more detailed design standards that contain diagrams, imagery, and more environmental requirements such as standards that address sinkholes, low impact development design, environmentally sensitive areas and contain more detailed trees planting requirements.</li> </ul>
<p><b>MINOR SUBDIVISION AND DEVELOPMENT PLAN REQUIREMENTS</b></p>	<ul style="list-style-type: none"> <li>• The City of Paris Subdivision Regulations address <b>major subdivisions</b>. However, language is not included on minor subdivisions, consolidations, or agricultural land divisions.</li> <li>• Bourbon County's Subdivision Regulations contain language on <b>minor subdivisions, consolidations, and agricultural land divisions</b>.</li> <li>• Other communities contain steps for minor subdivisions and some contain development plan procedures within the subdivision regulations. The City of Paris addresses development plan procedures in the Zoning Ordinance Ch. 80.</li> </ul>
<p><b>LENGTH OF DOCUMENT</b></p>	<ul style="list-style-type: none"> <li>• City of Paris: 25 pages</li> <li>• Bourbon County: 43 pages</li> <li>• Winchester – Clark County: 78 pages</li> <li>• Scott County: 281 pages</li> <li>• Lexington: 61 pages</li> <li>• Woodford County: 68 pages</li> <li>• City of Nicholasville: 89 pages</li> </ul>