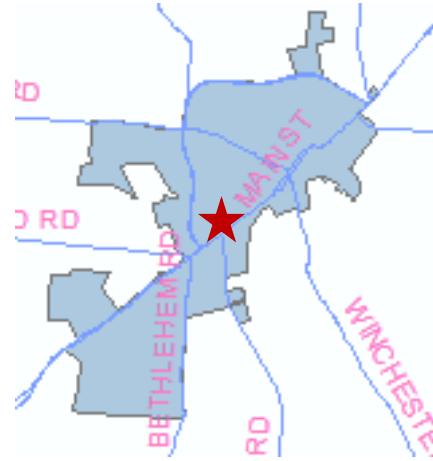


Staff Report

Bourbon County Joint Planning Office

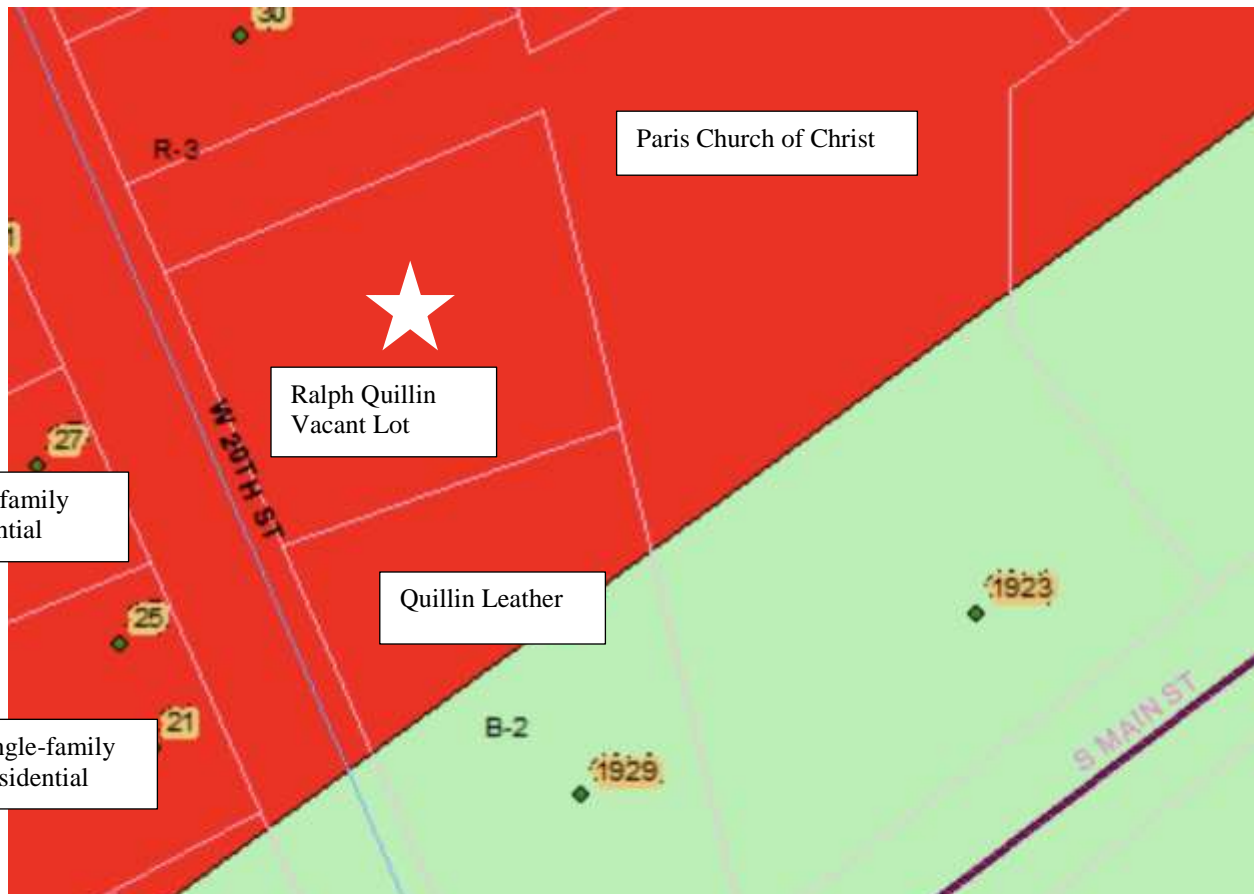
Case Number: DVP 17-07 and ZMA 17-02
Applicant: Ralph Quillin
Location: 1929 S. Main St.
Request: Construct storage building
Zoning: R-3 (see app. ZMA 17-02)
Parcel Size: Existing: .119 acre
After consolidation: .504 acre
Application Date: October 6, 2017
TRC Meeting Date: October 23, 2017
Consolidation application approved.
Legal Notification: November 9, 2017 - *Bourbon County Citizen*
Surveyor/Engineer: Darnell Engineering, Inc.



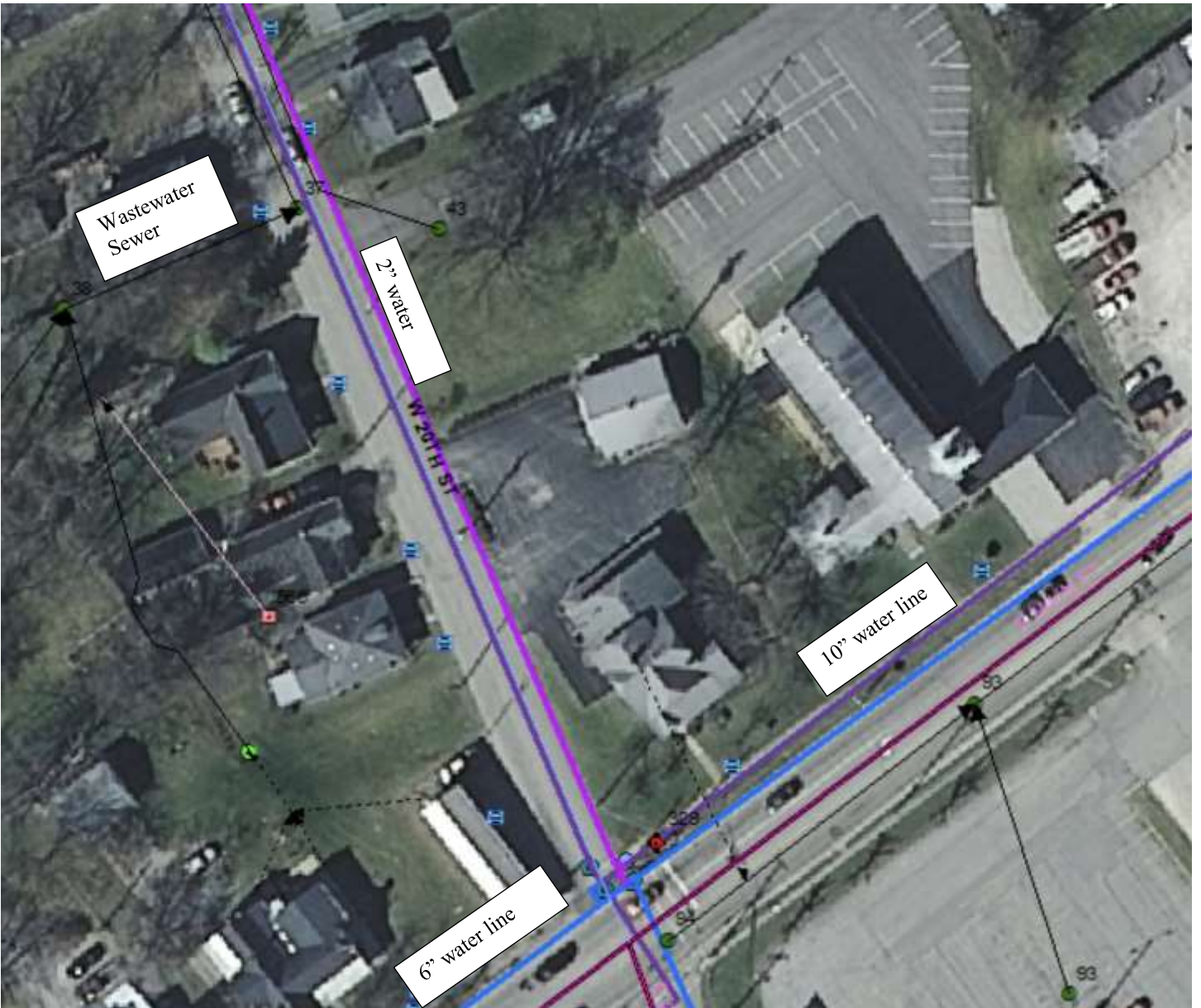
Proposal:

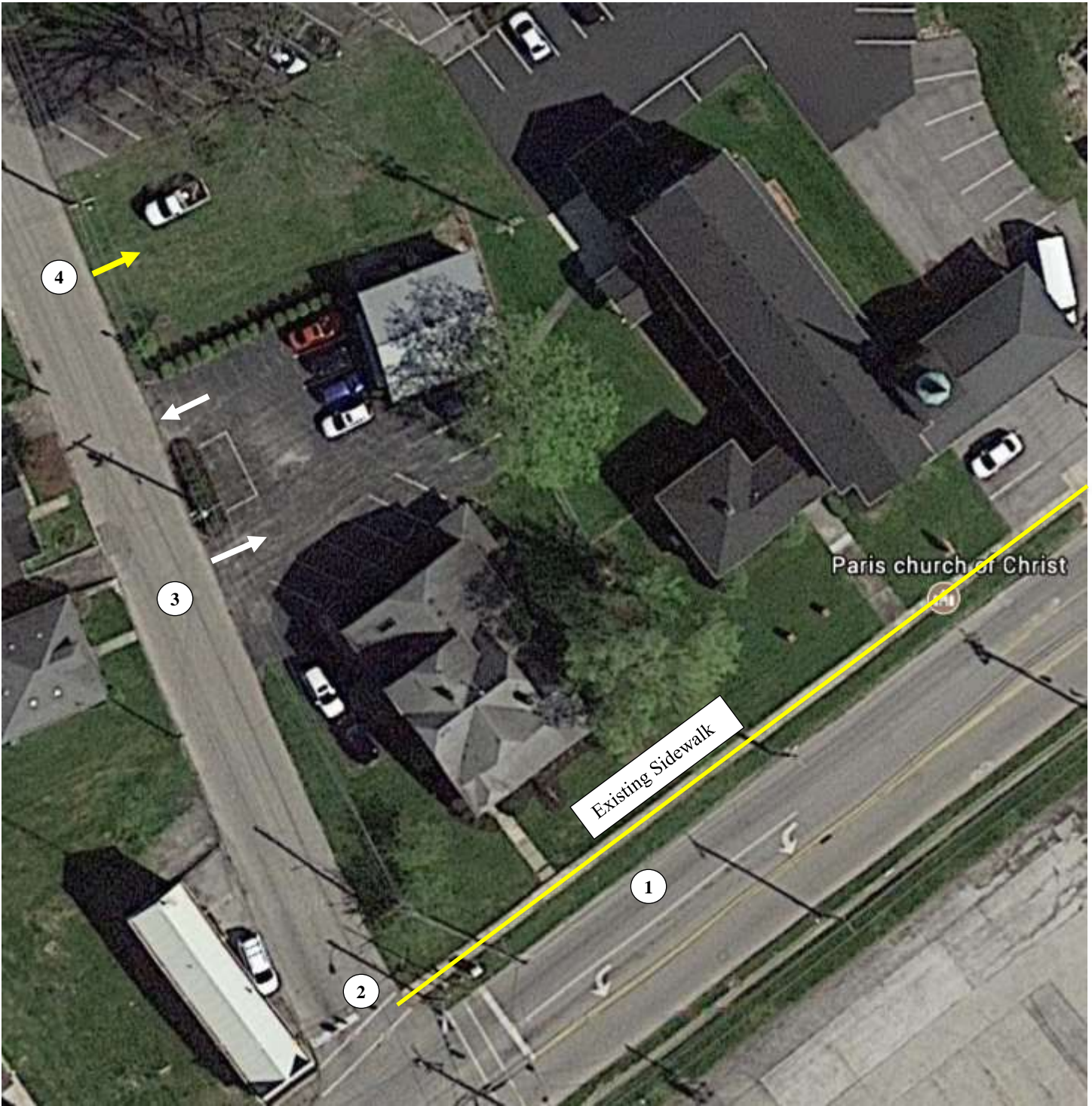
Applicant requests development plan approval for property located at 1929 S. Main St. The proposed development is for the construction of an accessory storage building that would be used in conjunction with the existing agricultural retail business (Quillin Leather). This application (DVP 17-07) accompanies two (2) other applications: 1) MS 17-21 for a double consolidation and ZMA 17-02 for a zoning map amendment from R-3 to B-2.

Figure 1: Zoning Classification



Existing Infrastructure:





- Existing Sidewalks
- - - Proposed Sidewalks
- Existing traffic flow
- Proposed traffic flow
- ⬠ Existing Stop Sign
- # Photo Reference

See following pages for referenced photos

- 1 *Front view of 1929 S. Main St.*
- 2 *Side view of 1929 S. Main St. from 20th St.*
- 3 *View of lot from 20th St.*
- 4 *View of vacant parcel from 20th St.*

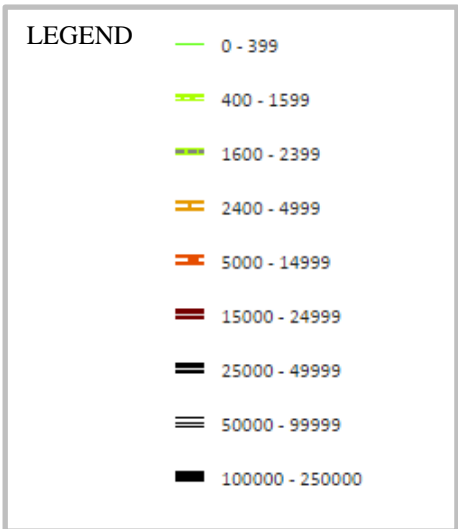




4

Traffic Volume:

Below shows average annual daily trips (AADT) per the Kentucky Transportation Cabinet Traffic Counts Interactive Mapping System (<http://maps.kytc.ky.gov/photolog/?config=TrafficCounts>).



Category	Requirements	Findings
Zoning	B-2 General Commercial R-3 Residential	<p>Conforming. The City of Paris Zoning Ordinance does not specifically state agricultural retail sale as permitted use, however the production of halters and other equipment for the purpose of the equine industry may be considered as “sporting equipment sales” and combined professional office use. Note: Upon staff recommendation, applicant is requesting rezoning of properties to bring existing non-conforming use into compliance and consolidate into one district and one parcel.</p>
Area, Road Frontage, and Setback	<p>Minimum lot area: ½ acre Percentage of lot coverage: Total footprint of principal and accessory buildings must not exceed 33%. Minimum lot width at building setback line: 150 ft. Minimum setback requirements: Front: 50 ft. Side: 25 ft. Rear: 30 ft.</p>	<p>✓ Lot area: .504 acres ✓ Percentage of lot coverage: 26% ✓ Road frontage: 240 ft along 20th St. Road Frontage: 100 ft along Main St. (Existing non-conforming) Proposed side setbacks: Front setback: 25 ft. Side setback: 7.41 ft. Rear setback: 13.36 ft.</p>
Building Characteristics	None.	<p>Building plans have not been received at time of staff report.</p>
Off Street Parking	<p>Retail stores are one (1) space per 300 sf of gross floor area. Required for 2,160 sf building: 7 parking spaces</p>	<p>Existing parking lot on this property contains 12 parking spaces. This is three (3) more parking spaces than required for the existing buildings on the site. Staff Comments: Proposed 12 foot wide access drive is proposed. With current site plan, applicant is requesting a variance of seven (7) parking spaces.</p>

Category	Requirements	Findings
Signage	See Chapter 80.202 Signs and Outdoor Advertising	Staff Comments: Applicant did not submit plans for signage at the time of development application submittal. For any other than exempt signage (e.g. window signage), applicant must submit separate sign permit application through the Bourbon County Joint Planning Office.
Drainage	Stormwater Plan, including location of catch basins, manholes, retention/detention basins, calculations.	Comments: Applicant submitted hydraulic calculations for an additional 2,550 sf of impervious coverage. Additional runoff is less than one additional cubic feet of runoff for each storm event. As a result, applicant requests waiver of storm detention requirements.
Landscaping	Landscape Buffer Easement category VII (81.102): 5 foot buffer with a minimum of 1 small to medium tree every 40 feet (2 trees required). 3 ft continuous hedge or or barrier with intermittent planting. Interior landscaping requirements do not apply.	✓ Landscape Buffer Trees: 2 proposed. Staff Comments: Recommend 3 ft continuous hedges or intermittent plantings be installed at property boundary that fronts 20 th St.
Sidewalks	Sidewalks to be installed on commercial property at discretion of the City Engineer.	Staff Comments: Given the following considerations, staff does not recommend requiring applicant to install sidewalks at this time: 1. Proposed building is accessory to the primary commercial structure on the property, 2. Sidewalks do not exist along this property and are not currently planned for this section of 20 th street in the near future.

Additional Zoning Map Amendment Review Elements

<u>Properties</u>	<u>Zoning</u>	<u>Existing Land Use</u>
Subject Property	R-3	Vacant
To North	R-3	Entrance to Church Parking Lot
To East	R-3	Church Parking Lot
To South	B-2	Quillin Leather
To West	R-3	Residential

URBAN SERVICES REPORT

Roads – The subject property is located along 20th St, a local road located within the City of Paris Corporate Boundaries. The closest signalized intersection is at Main St. and 20th St. This property is a corner lot located at the northeast corner of this intersection.

Curb/Gutter/Sidewalks – 20th street does not contain stormwater sewer, street curbs, or sidewalks.

Sanitary Sewers – See map on page 2 of this report. Subject property will continue to be serviced by the City of Paris Wastewater Treatment Facility. Sanitary sewer is available to property.

Refuse – Refuse collection along 20th St. is available from the City of Paris.

Police – The nearest police station is located at 525 High St.

Fire/Ambulance – The City of Paris Fire Department serves the subject property.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2017 Comprehensive Plan Goals provide the vision into the physical pattern of commercial and industrial uses, roads, and public facilities while being sensitive to maintaining the historic character of the community. **The subject property is considered an in-fill development site and is in alignment with the emphasized need for in-fill development.**

Staff Recommendation:

Approve development plan for construction of accessory structure and approve zoning map amendment request to include the following variances:

- **17.59 foot side yard setback variance**
- **16.64 foot rear yard setback variance**
- **25 foot front yard setback variance**
- **Allowance of seven (7) less parking spaces.**

Other recommendations:

- Required: Contact Planning Office for building and sign permitting.
- Revise plan to include five (5) foot landscape buffer area with hedging or intermittent landscaping where possible.
- Consider planting shrubbery and trees that native and/or drought tolerant.
- Any lighting to the property shall be shielded so as not to create a nuisance to adjoining properties or those in mode of transportation.