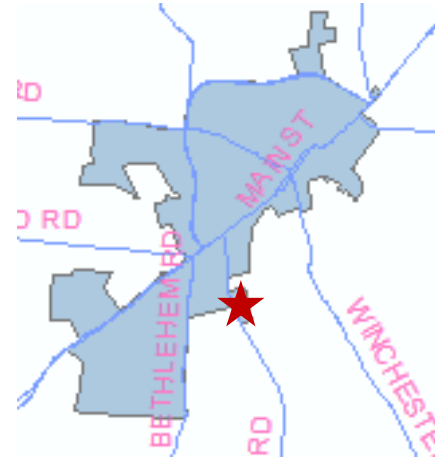


# Staff Report

Bourbon County Joint Planning Commission  
Public Hearing: March 15, 2018

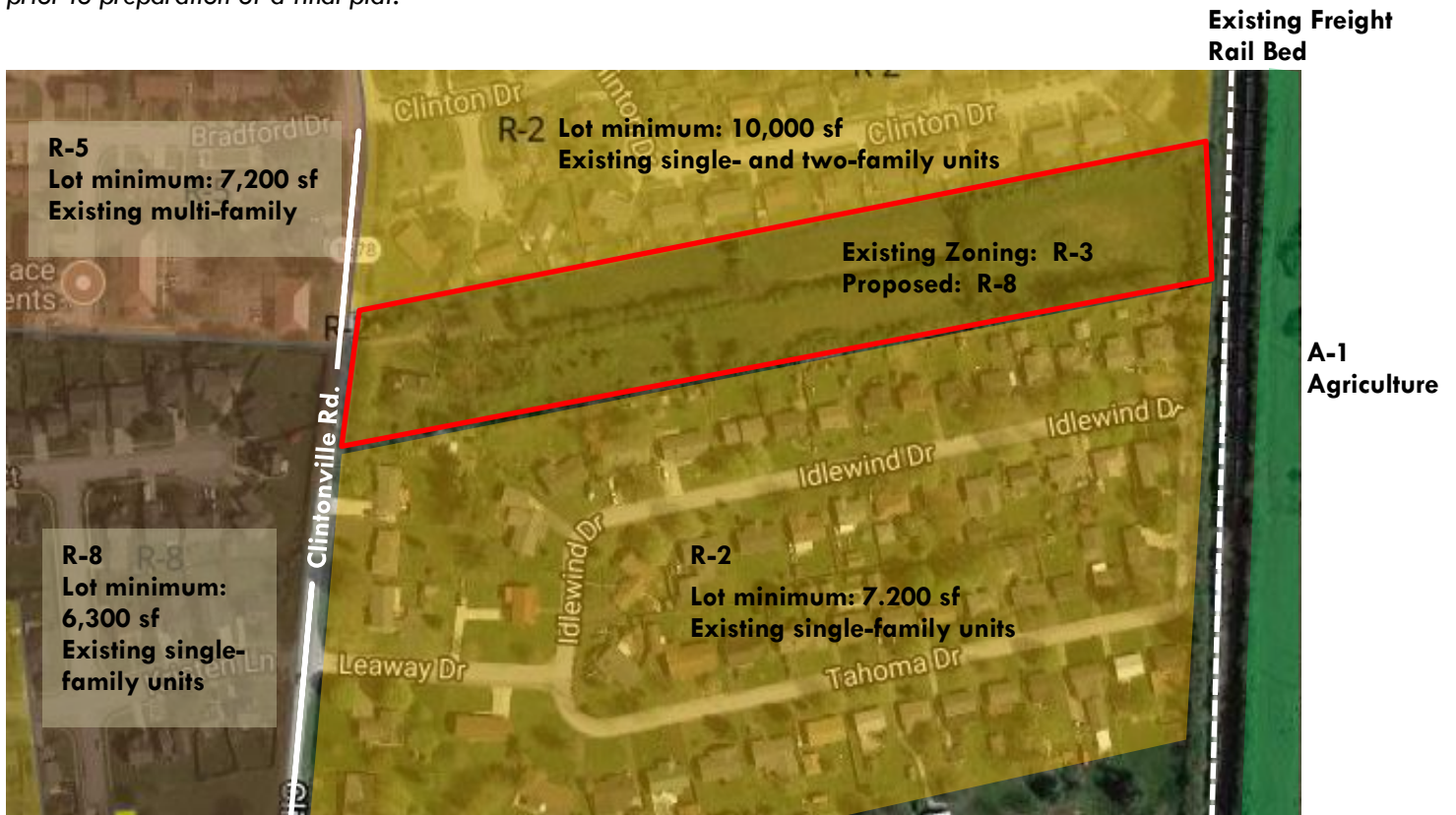


**Case Number:** ZMA 18-01 and MS 18-02  
**Applicant:** Brian Rauf  
**Location:** 383 Clintonville Rd.  
**ZMA Request:** Rezoning from R-3 to R-8  
**MS Request:** Preliminary Major Subdivision (MS)  
**Zoning:** R-3 (Residential) in unincorporated County  
**Parcel Size:** 5.7 acres  
**Application Date:** February 19, 2018  
**TRC Meeting Date:** February 26, 20  
**Legal Notification:** March 1, 2018 - Bourbon County Citizen  
**Surveyor/Engineer:** Darnell Engineering, Inc.

## Proposal for ZMA 18-01:

Applicant requests approval of a zoning map amendment (ZMA) from R-3 Residential to R-8 Residential. This request accompanies a preliminary subdivision plat\* for 23 single-family residential lots on 5.7 acres at 383 Clintonville Rd.

\*Preliminary Plat or Preliminary Development Plan is a tentative subdivision plan, showing the approximate location and size of the proposed streets, lots, and improvements as a basis for consideration by the Planning Commission prior to preparation of a final plat.



## URBAN SERVICES REPORT

The below report assumes services that would be provided upon annexation:

**Roads** – The subject property is most closely located to Clintonville Rd, a state road. The closest residential roads are Leaway Dr., Idlewind Dr., Kristen Lane, Clinton Dr., and Bradford Drive.

**Curb/Gutter/Sidewalks** – Clintonville Rd. along and adjacent to subject property does not contain curbs, gutters, or sidewalks.

**Storm Sewers** – The subject property is located within the South Fork Licking Watershed. The closest storm sewer to the subject property is 250 ft. and located at the intersection of Clintonville Rd. and Leaway Drive. No FEMA special flood hazard area or known flooding issues exist within the immediate area.

**Sanitary Sewers** – The subject property is serviced by the City of Paris Wastewater Treatment Facility. Sanitary sewer exists in the front and rear of the property.

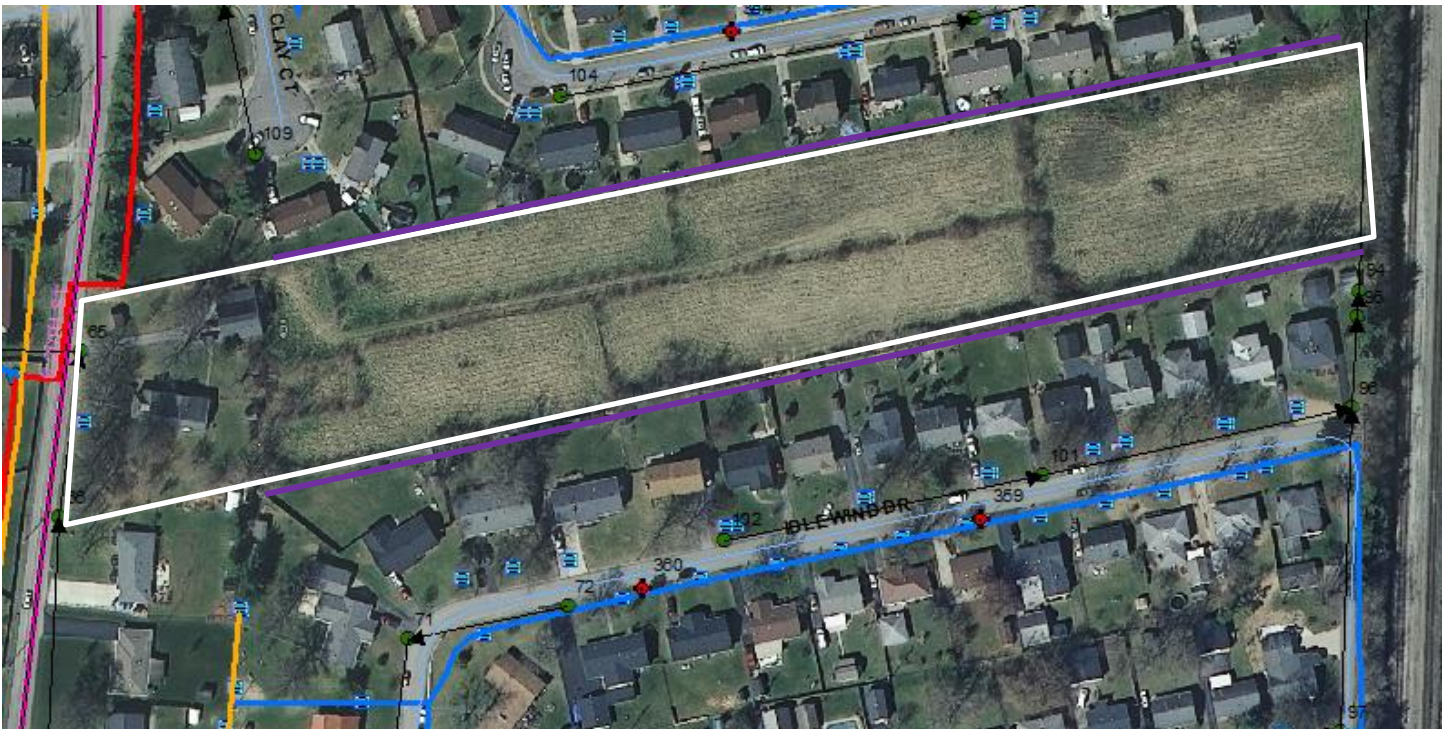
**Refuse** – Refuse collection along Clintonville Rd. is available from the City of Paris.

**Police** – The nearest police station is located at 525 High St.; about 2.2 miles away.

**Fire/Ambulance** – The Bourbon County Fire Department currently serves this property. If annexed, it would be served by the City of Paris Fire Department. Paris Fire Station #2 1.2 miles from the subject property.

**Utilities** – All utilities, including electric, gas, water, telephone, and cable are within the vicinity, but will need to be extended to serve the subject property.

## SEWER AND WATER MAP



- ← Sanitary Sewer
- 8 inch water line
- 6 inch water line
- Existing overhead KU powerlines

## **COMPREHENSIVE PLAN AND PROPOSED USE**

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The 2017 Comprehensive Plan identifies areas for future development and growth. The plan highlights the promotion of in-fill development within current growth areas. The subject property is within this current growth area; has access to sewer, water, and other utilities. It is already zoned for residential use.

The requested zone change to the subject property would be in conformance to the intent of the 2017 Comprehensive Plan and is consistent with surrounding development types.

### **STAFF RECOMMENDATION ZMA 18-01**

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Staff recommends approval of the zoning map amendment request from R-3 to R-8 for the following reasons:

- The zone change request is in alignment with the intent of the 2017 Comprehensive Plan. The proposed zoning is consistent with the surrounding residential zoning designations and will contribute to the plan goal of providing an adequate supply of housing to the community.



## MS 18-02 MAJOR SUBDIVISION REVIEW

### Proposal for MS 18-02:

Applicant requests preliminary subdivision approval for 23 single-family residential lots on 5.7 acres at 383 Clintonville Rd. This request accompanies a zoning map amendment (ZMA) from R-3 Residential to R-8 Residential.

\*A Preliminary Subdivision Plat is a tentative subdivision plan, showing the approximate location and size of the proposed streets, lots, and improvements as a basis for consideration by the Planning Commission prior to preparation of a final plat.

### Background:

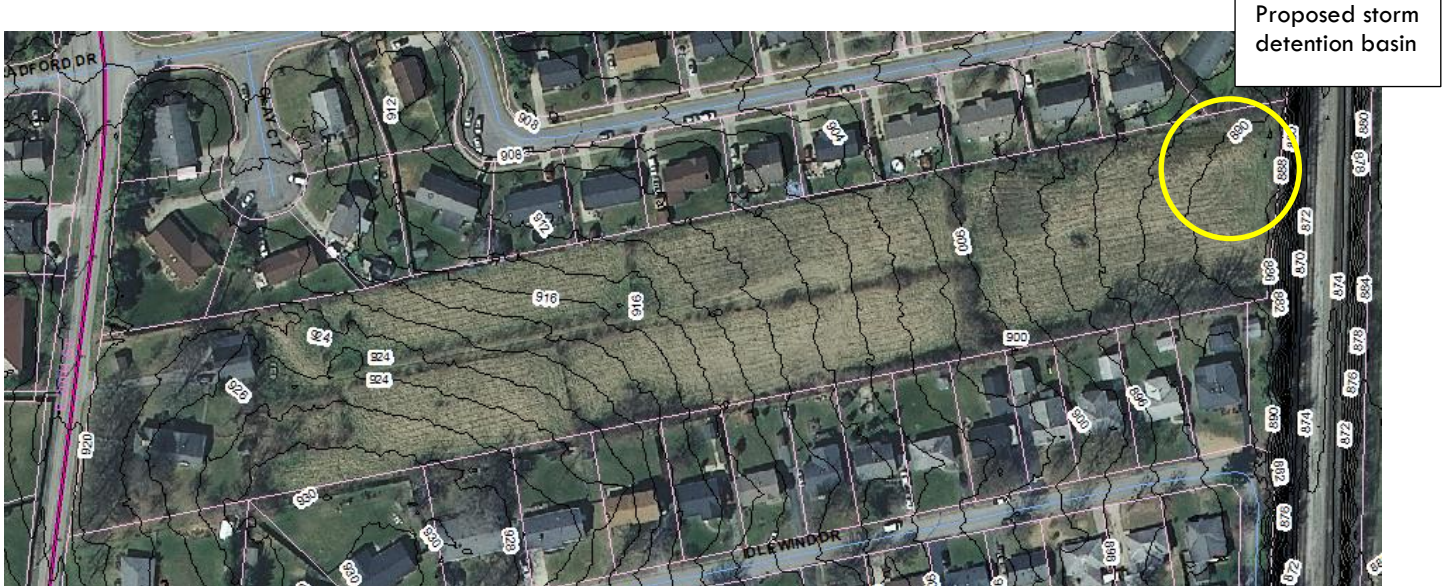
This 5.95 acre tract of land is located within an existing residential area in the south end of the City of Paris. It is currently zoned as R-3 residential but the applicant requests to rezone the property from R-3 Residential (unincorporated county) to R-8 Residential (City of Paris). Currently, the property contains a single-family dwelling, barn, and open grass land. The back portion of the land is mowed occasionally.



**Zoning Classification:** See Zoning Information on page 1.

**Existing Infrastructure:** See Urban Services Report on Page 2.

### Topography:



Elevation at the front of property is 926 ft. and 890 ft. at the rear. The slope is minimal at 2.6% over the length of the property (1,318 ft).

Category	Requirements	Findings
Zoning	If ZMA 18-01 approved, then R-8 Residential. R-8 Residential allows for single-family dwellings, only.	Proposed single-family dwellings. <b>Conforming.</b>
Area, Road Frontage, and Setback	<p>Minimum lot area: 6,300 sf  Minimum lot width at building setback line: 60 ft.  Minimum setback requirements:  Front: 20 ft.  Side: 5 ft.  Rear: 25 ft.</p>	<p><b>Conforming.</b>  ✓ Lot area (range) for new builds: 6,459 sf – 12,128 sf  ✓ Minimum lot width at building setback: 90 ft  ✓ Side Setback: 5 ft.  <b>Variance Requested:</b>  Front setback: Proposed 13.5 ft setback (6.5 ft front setback variance request)  Rear setback: Proposed 23.5 ft setback (1.5 ft rear setback variance request)</p>
Building Characteristics	The City of Paris Zoning Ordinance does not have design standards for new residential developments.	<p>Applicant has provided typical house plans for 1-story ranch style homes on average 1,575 sf.  <b>Required with final development plan:</b>  <input type="checkbox"/> Show building footprints.</p>
Access to Property	Driveways to be shown on plans.	<p><b>Required with final development plan:</b>  <input type="checkbox"/> Show driveway locations on each parcel</p>
Off Street Parking	Single-family dwellings: Two (2) parking spaces for each family unit.	<p>Based on typical house plans provided, each garage would have a 20 ft. setback, leaving a 20 ft. x 21 ft. sized driveway. According to the City of Paris off-street parking standards, the minimum 90 degree parking space is 9 ft. x 19 ft. With the typical house plan provided, each driveway would meet the requirement for two parking spaces.  <b>Required with final development plan:</b>  <input type="checkbox"/> Show driveway capacity to accommodate two (2) vehicles per house.</p>
Streets	<p><b>72.200</b> requires that dead-end streets, design to be so permanently, shall be provided at the closed end with a turn around having an outside radius of at least 40 ft. and a right-of-way radius of at least 50 ft. Such streets shall not be longer than 700 ft., measured from its intersecting right-of-way line to the outer edge of the turn-around, except where conditions make this limitation impracticable.  <b>72.210</b> To the extent possible, block lengths shall not exceed 1,600 ft. or be less than 500 ft.  <b>72.203</b> Street right-of-way (ROW) and pavement widths shall not be less than the following: ROW 50 ft., pavement width 26 ft.</p>	<p>Conforming.  ✓ Radius of roundabout and cul-de-sac meets the minimum radius requirements. Proposed is 40 ft. radius and 50 ft. outside radius.  ✓ Proposed pavement width is 26 ft. and ROW 50 ft.  <b>Waiver Requested:</b> Applicant requests a waiver of the 700 ft. maximum length requirement. In attempt to calm traffic, a roundabout is proposed at 700 ft.</p>

Category	Requirements	Findings
Traffic Volume (Trips per day)	Anticipated trip generation required. "Driveway Trips" mean the total number of trips that are generated by a site.	Per the Trip Generation manual of the Institute of Transportation Engineers, the vehicle trip rate for a per dwelling unit is 9.6 trips per day. Estimated trip generation for 23 houses is 221 trips daily. <b>Required with final plan:</b> <input type="checkbox"/> Obtain approval for entrance and abide by any necessary upgrades from Kentucky Transportation Cabinet District 7.
Utilities	72.216 Wherever practicable, telephone and electric service lines shall be placed at the rear of all lots or underground, and all transformer boxes shall be located so as not to be unsightly or hazardous to the public.	<b>Staff Comments:</b> Current electric utilities provided by KU are located on the adjacent properties (see aerial photo on page 2). Upon consideration of the requested setback variances, staff recommends the Commission require a condition that the applicant install underground utilities.
Sewage	72.305 Where an approved sanitary sewer is accessible to the development, all necessary mains and laterals for connection from lots to the system, as shown on the preliminary plat shall be installed by the subdivider.  72.410 When a connection of public water or sewer facilities is proposed, assurance of the availability of the service must be presented to the Planning Commission before approval of the final plan.	<b>Staff Comments:</b> Existing gravity flow sewer lines are located at the front and rear of the subject property.  <b>Required with final plan:</b> Assurance/certification of water and sewer service must be presented to the Planning Commission before approval of the final plan.
Drainage	Stormwater Plan, including location of catch basins, manholes, retention/detention basins, calculations.  City of Paris Title 4: Traffic Regulations, Chapter 41: Streets, Sidewalks, and Other Public Places.  41.206 – Stormwater handling facilities (inlet basins, culverts, pipe, retention areas, etc.) shall be designed such that stormwater drainage from the proposed construction to adjacent properties shall not exceed the pre-development stormwater discharge rate. The finished construction shall not create any adverse effect (erosion, flooding) on adjoining property owners.	Based on preliminary calculations, applicant has identified and area for proposed storm detention basin (see topography map on page 4).  <b>Required with final development plan:</b> Submit stormwater plan, including location of catch basins, manholes, retention/detention basins, and calculations.  <b>Staff Comments:</b> Detention area is proposed near an existing sewer line in the rear of the property. As the applicant further explores placement, be sure the detention pond will not encroach on the sewer line.
Landscaping	72.215: Wherever possible, the subdivider shall preserve trees, groves, waterways... 72.309: Wherever the site is not naturally wooded, the subdivider may be required to plant street trees...	<b>Staff Comments:</b> Suggest applicant consider preserving some of the larger trees at the front of the property near Clintonville Rd. Suggest planting of small to medium street trees.



Category	Requirements	Findings
Sidewalks	<p>City of Paris Title 4: Traffic Regulations, Chapter 41: Streets, Sidewalks, and Other Public Places.</p> <p>41.205: In residential subdivisions, sidewalks are required on both sides of the street, the full length of the streets. Sidewalks shall be a minimum of four feet (4') wide and four inches (4") thick ...</p>	<p><b>Conforming.</b>  Comments: See "Typical Cross Section" on Subdivision Plat. This shows a proposed 4 ft. wide sidewalk.</p>
Certifications	<p>72.175: General requirements to be considered for final plat approval are provision for water, sewage, and other utility services, provision for schools, and provisions for essential municipal services.</p>	<p><b>Required with final plan:</b>  Assurance/certification of water, sewer, fire, and school must be presented to the Planning Commission before approval of the final plan.</p>

### 72.153 PRELIMINARY PLAT: A GUIDE FOR PREPARATIONS OF FINAL PLAT

Conditional approval of a preliminary plat shall not constitute approval of the final plat. Rather, it shall be deemed an expression of approval to the layout submitted on the preliminary plat as a guide to the preparation of the final plat which will be submitted for final approval of the Planning Commission.

If approved, the Planning Commission shall express its approval as conditional approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons.

#### STAFF RECOMMENDATION

Staff recommends the following:

- **Approval of MS 18-02, the preliminary subdivision plat for Maple Lane Development.** The plat meets the requirements for preliminary plat approval of the City of Paris Subdivision Regulations. While the lot sizes exceed the lot minimum requirement for the R-8 district, the lots are more wide than they are deep. As a result, the applicant has requested variances in order to offer one-story housing.

#### STAFF RECOMMENDATION

- Approval of the waiver request for the 700 ft. street length maximum requirement due to the long and narrow shape of this property and inability to connect with developments to the north and south. These make the road length maximum impractical. To mitigate this issue, the applicant has added traffic calming measures by use of a roundabout at approximately 700 ft. into the development. However, staff recommends the following conditions:
  - Applicant install mountable aprons\* at center of roundabout and cul-de-sac for use by vehicles with a wide and/or long wheelbase.
  - Applicant establish "no parking zones" on perimeter of roundabout and along one side of the street, ideally the side that contains fire hydrants.
- Approval of the front setback variance request of 6.5 ft. and rear setback variance request of 1.5 ft. However, as a condition of this approval, staff recommends the following conditions:
  - Applicant install privacy fencing along the rear of each property.
  - Applicant install underground utilities.

\*mountable aprons allow large vehicles to navigate the roundabout.

SITE PHOTOS

