

Amended

APPLICATION TO PLANNING COMMISSION

Map Amendment

Paris- Bourbon County Joint Planning Commission

301 Main Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

Office Use only:

Application No. ZMA18-01 Fee Amount: \$ 400⁰⁰ Date Fee Received: _____

1. APPLICANT Brian Rauf and Britta Inman

MAILING ADDRESS 818 Pleasant St. Paris, KY 40361

PHONE NO. 859-321-1452 (HOME) _____ (WORK) _____

2. TYPE OF REQUEST: Map Amendment

3. PLEASE CIRCLE: Paris/ Bourbon County/ North Middletown/ Millersburg

4. LOCATION OF REQUEST: 383 Clintonville Rd. Paris, KY 40361 TOTAL ACREAGE: 5.95

5. EXISTING USE: Vacant/Residential ZONING DISTRICT FROM R-3 Bo.Co. TO: R-8 Paris

6. DESCRIPTION OF PROPOSAL: To change from R-3 Bo.Co. which allows Duplexes/Multi-Families/Single Family Homes to R-8 Paris which allows only Single Family homes. And to Subdivide into 23 lots for single family homes.

7. FEE: refer to Fee Schedule

8. SUPPLEMENTAL INFORMATION: (1) A legal description (or deed) of the property. (2) Any request for a zoning map amendment to any single or two family residential zone shall be required to submit a site plan; any request for a zoning map amendment to any other zone shall be required to submit a conceptual development plan in accordance with all applicable requirements of the Zoning Ordinance. (3) A narrative response to address the findings necessary for the map amendment. Before any map amendment is granted, the planning commission must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:

- a. That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate.
- b. That there have been major changes of an economical, physical, or social nature within the area involved which were not anticipated in the adopted Comprehensive plan and which have substantially altered the basic character of such area.

CHECKLIST:

- Attach a Legal Description of the Property
- Attach a narrative to address the necessary findings for the ZMA (as described above)
- Attach a site plan or conceptual development plan
- Attach a list of adjoining property owners (name and address)
- Post a notice of the ZMA on the property at least 14 days prior to the public hearing in accordance with KRS 100.212

I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that the paid fee will not be returned after legal notices have been submitted.

Britta Inman 2-28-18
 APPLICANT SIGNATURE DATE

Applications under zoning regulations involve legal procedures and the satisfaction of legal requirements, often complex, based up the written information in your application and the facts presented at your hearing. If you fail to comply with the procedures, or to satisfy the requirements your application will be subject to denial. Even if your application is approved it could be subject to a neighboring landowners appeal to the Circuit Court. You are not required to employ an attorney but you are encouraged to do so.

383 Clintonville Rd. Legal Description

BEGINNING at (4) corner to Katherine Sousley and running north $77 \frac{3}{4}$ E 1306.25 feet to (2) west margin of right of way of K.C.R.R. south $\frac{1}{2}$ west 197.586 feet to (3) corner to Lot #5; thence south $77 \frac{1}{2}$ 1317.92 feet (4) west margin of Clintonville turnpike road; thence along west margin of said pike north $5 \frac{1}{2}$ east 216.612 to the beginning, and containing 5.9502 acres of land, being all of Lot #4 and portion of Lot #3 of Wakefield Subdivision; and Being the same property conveyed to William Davis Wright, Trustee, of the Virginia Davis Kiser Trust, by deed dated May 12, 2005, and of the record in the Office of the Bourbon County Court Clerk in Deed Book 260, at Page 568.

**Narrative for
Zone Change Proposal of
383 Clintonville Rd.**

The parcel was identified as **Future Residential** development per the City of Paris Future Land Use Map (2016), as cited in the 2017 Paris Bourbon-County Comprehensive Plan. This vacant land, leap-frogged by development, and clearly urban in nature, should be a residential development.

This infill lot is at once a challenging parcel to develop and also a desirable development, per the Comprehensive Plan. The Plan clearly states the objective of developing lots such as this:

- The following is the stated guiding principle used by the framers when evaluating land for development:

“Land for development in Paris was identified in areas contiguous to current development and having adequate infrastructure. This reduces the costs of providing new services and achieves a balance between the need for growth and the maintenance of rural character.” Pg. 54

- The following is listed as a recommended measure for evaluating future development:

“Promoting energy efficiency through...dense, infill development.” Pg. 26

R-8 zoning for this parcel is in compliance with the Comprehensive Plan. R-8 zoning is requested for the residential development because the lot depths are pre-determined by the narrowness of the parcel. As a consequence of the pre-determined lot depth, the frontage must therefore be minimized so that the requirement imposed by the total lot square footage does not dysfunctionally skew the lot width.

In summary, the current residential proposal represents an opportunity for In-fill development with the inherent advantages of adjacency to existing infrastructure and public services. The variation to current residential housing offerings, in both product and price-point, is clearly stated as a Goal and Objective in the Comprehensive Plan. This vacant land, under-utilized and under-serving the community, is undeniably urban-in-nature and therefore should be developed.

Thank you for your consideration of this proposal.

Brian Rauf



