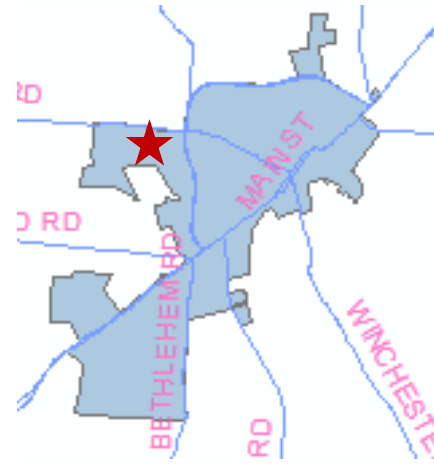


Staff Report

Bourbon County Joint Planning Office
June 21, 2018



Case Number: DVP 18-01 (Amended)
Applicant: Seedtime and Harvest, L.L.C.
Location: Cleveland Drive
Request: Warehouse and Office Building
Zoning: I-1 (Light Industrial)
Parcel Size: 26.995 acres
Application Date: February 19, 2018; May 21, 2018
TRC Meeting Date: February 26, 2018; May 29, 2018
Legal Notification: March 1, 2017; June 7, 2018 - Bourbon County Citizen
Surveyor/Engineer: MLH Civil Engineers, PLLC

Proposal:

Applicant requests development plan approval for property located on Cleveland Drive in the Paris-Bourbon County Industrial Park. The proposed development is for the construction of a 54,000 sf. (originally 55,600 sf.) warehouse and office building. Plan includes an ancillary truck dock, loading, and parking areas.

Figure 1: Zoning Classification

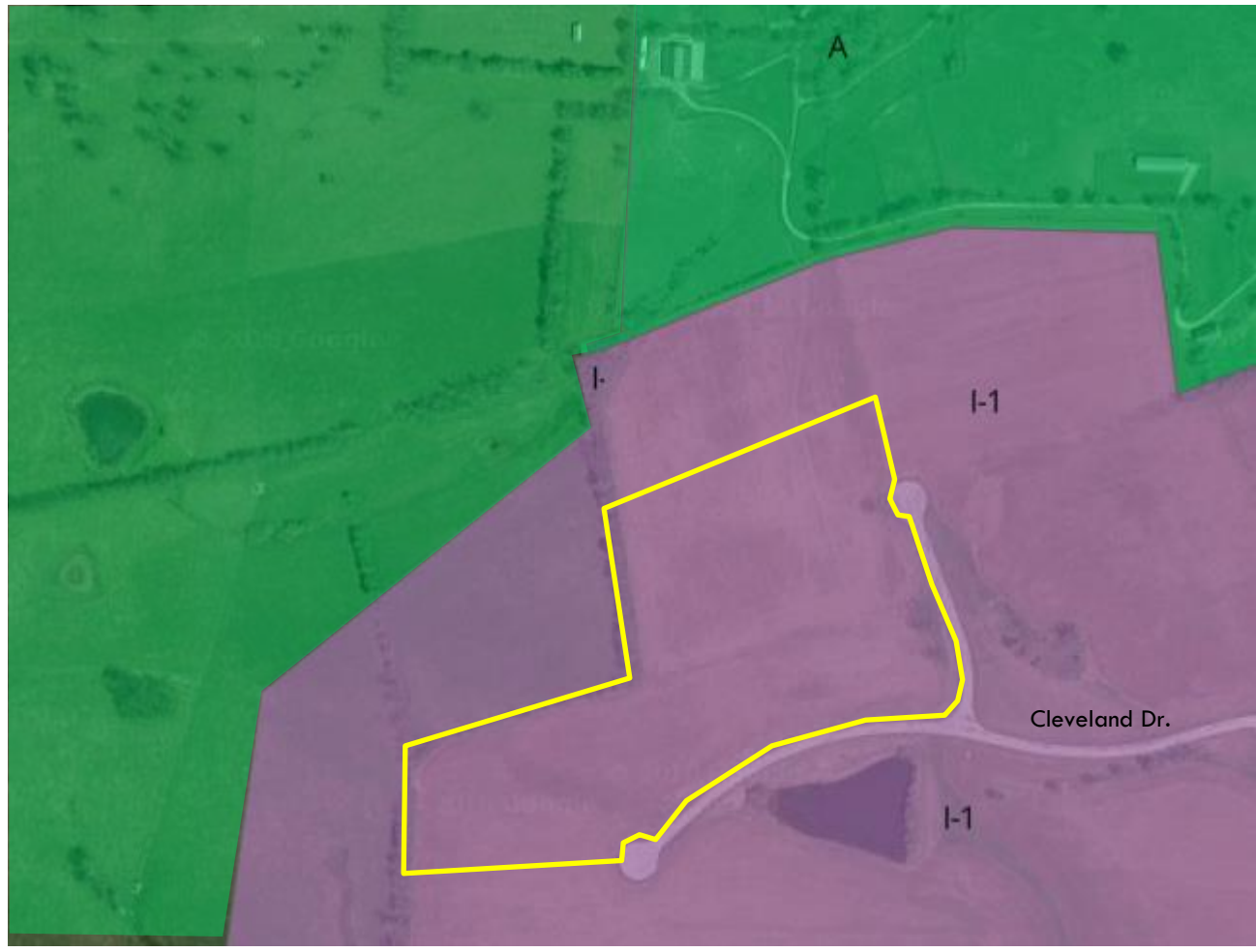
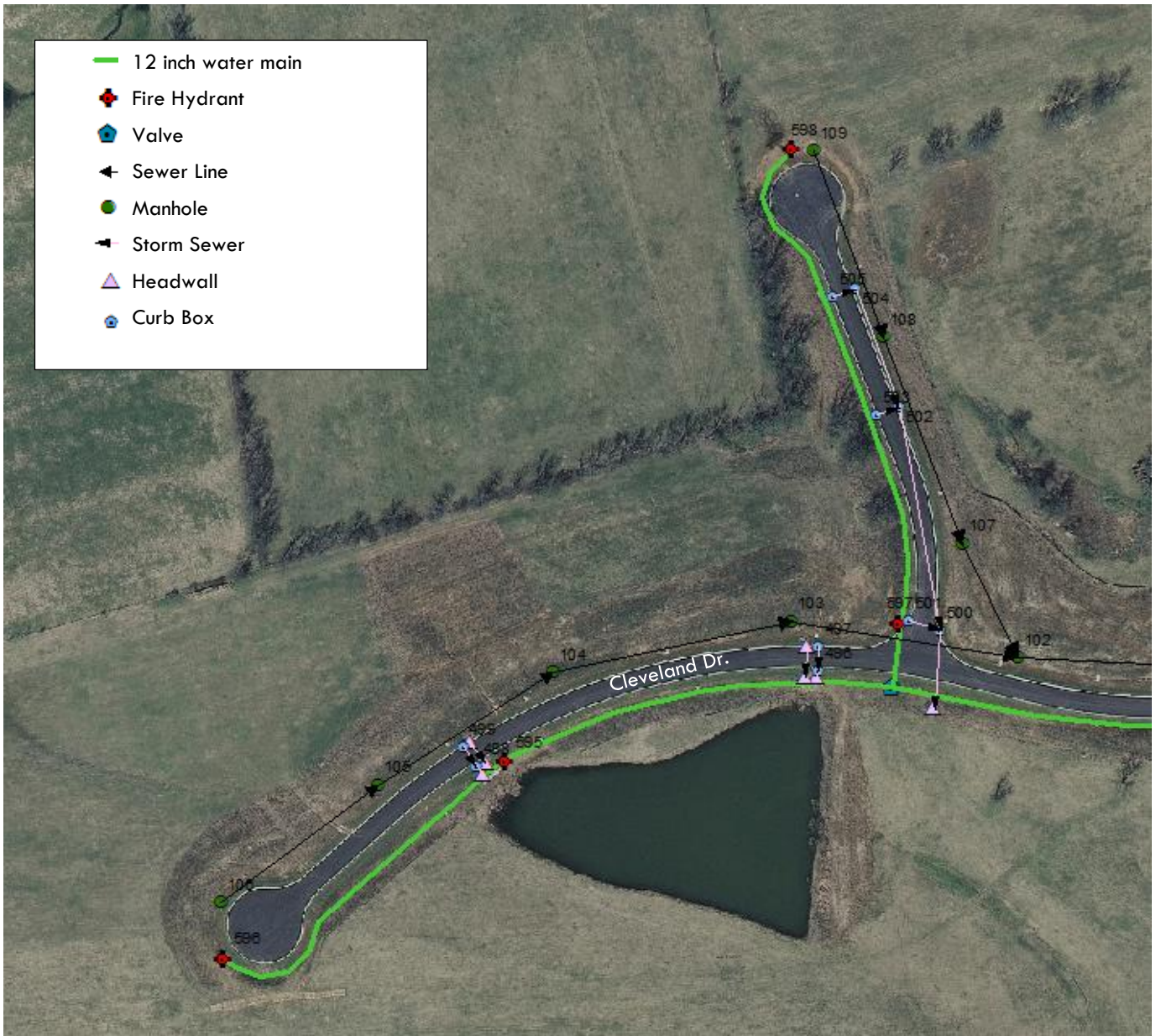


Figure 2: Existing Infrastructure



Category	Requirements	Findings
Zoning	I-1 Light Industrial	Conforming. Proposed use of warehouse and office are permitted uses in the I-1 zone.
Area, Road Frontage, and Setback	Minimum lot area: 1 acre Minimum lot width at building setback line: 125 ft. Minimum setback requirements: Front: 100 ft. Side: 50 ft. Rear: 75 ft. Maximum building height: 60 ft.	Conforming. ✓ Lot area: 26.995 acres ✓ Road frontage: Over 125 ft. ✓ Front Setback: Over 100 ft. from each roadway. ✓ Rear Setback: Over 75 ft. ✓ Building Height: 42 ft.
Building Characteristics	Per EDA Covenants and Restrictions: Building materials and colors shall be harmonious and compatible with colors of the natural surroundings and other adjacent buildings.	Building plans to be provided at time of final development plan application.
Off Street Parking	Required Parking: 90 spaces	Conforming. ✓ Proposed Parking: 110 spaces
Garage and Refuse	Per EDA Covenants and Restrictions: Garbage and refuse containers shall be concealed and contained within buildings, or shall be concealed by means of screening wall of material similar to and compatible with that of the building plan.	Conforming. ✓ Dumpster areas identified in loaded area with screening.
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. However, a location is designated for a 100 sf sign at the front corner of the property. For any other than exempt signage (e.g. window signage), applicant must submit separate sign permit application through the Bourbon County Joint Planning Office and reviewed by the Economic Development Authority (EDA).

Category	Requirements	Findings
Drainage	Stormwater Plan, including location of catch basins, manholes, retention/detention basins, calculations.	Conforming. Comments: Pre- and post-stormwater runoff calculations were submitted by applicant. Upon review by GRW Engineering, post drainage flows for 10 year/1 hour storm events need to be addressed. The post- amount is more than the pre-development amount. Detention basin is identified on plat.
Landscaping	<p>Perimeter Landscaping: 5 foot buffer with a minimum of 1 small to medium tree every 40 feet (15 trees). 3 ft continuous hedge or barrier with intermittent planting.</p> <p>Interior Landscaping Requirement: 5% of total vehicular use area (VUA) 37,922 sf. = 1,896 sf. required). 8 trees required.</p> <p>EDA Covenants and Restrictions: The owner shall seek written permission from the Declarant before any trees are removed. It is the intent to encourage cooperation in the preservation of the natural landscape of the property while also meeting the needs ... of the owners.</p>	<p>Conforming.</p> <p>Perimeter:</p> <ul style="list-style-type: none"> ✓ 15 trees ✓ 597 ft. of continuous hedge <p>Interior:</p> <ul style="list-style-type: none"> ✓ 9 trees ✓ 5.9% interior landscaping <p>Staff Comments: Detailed landscaping planning plan must be submitted with final development plan. 5 mature trees exist along northern road. Please consult with EDA on intent to preserve trees.</p>
Sidewalks	Sidewalks are not required for industrial properties.	Conforming.

STAFF RECOMMENDATION:

Approve amended preliminary development plan 18-01 as the plan meets the development plan requirements of the City of Paris Zoning Ordinance. Should the Planning Commission approve the application, staff recommends the following conditions be attached:

Conditions

1. A final stormwater management plan must be submitted and approved by the Planning Commission Engineer prior to approval of the final development plan.
2. All development must meet the requirements of the City of Paris Codes and Ordinances.
3. Any revisions or amendments to the approved Preliminary Plan must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
4. All applicable requirements of the Zoning Ordinance and Subdivision and Development Regulations apply.

Conditions, continued:

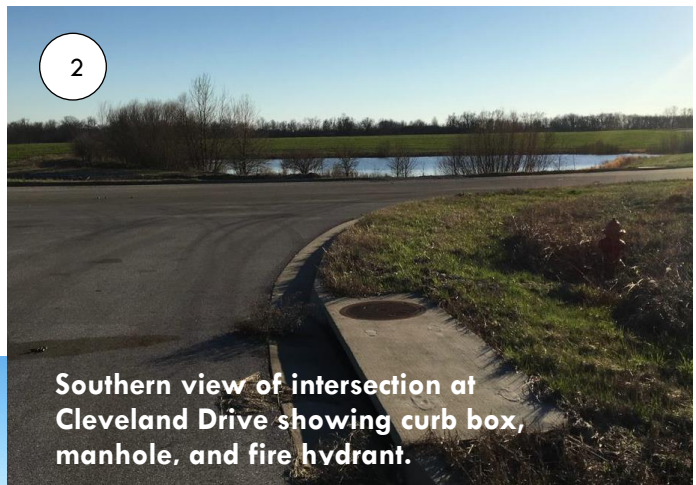
5. A specie-specific landscape plan shall be provided along with the final development plan.
6. Make edit to plat under "Purpose of Development Plan" to 54,000 sf. from 55,600 sf.

SITE PHOTOS



1

Southern view of Street "A" showing mature trees.



2

Southern view of intersection at Cleveland Drive showing curb box, manhole, and fire hydrant.



3

Eastern view of Cleveland Drive to industrial park detention pond.



4

Eastern view of Cleveland Drive. Subject property is located to the left of this road.