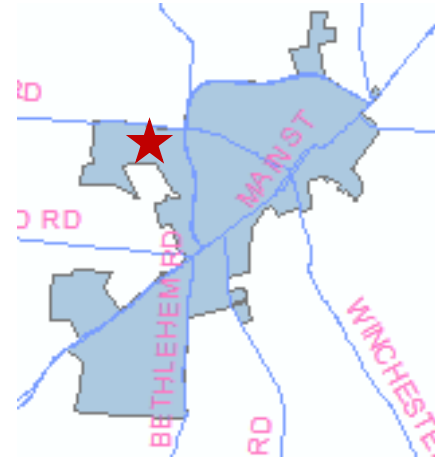


# Staff Report

Bourbon County Joint Planning Office  
July 19, 2018



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**Case Number:** DVP 18-01 FINAL  
**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:** June 18, 2018  
**TRC Meeting Date:** June 25, 2018  
**Legal Notification:** July 5, 2018 - Bourbon County Citizen  
**Surveyor/Engineer:** MLH Civil Engineers, PLLC

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## Proposal:

Applicant requests final development plan approval for property located at 316 Jim Hunt Way in the Paris-Bourbon County Industrial Park. The proposed development is for the construction of a 55,870 sf. warehouse and office building. Plan includes an ancillary truck dock, loading, and parking areas.

**Figure 1: Zoning Classification**

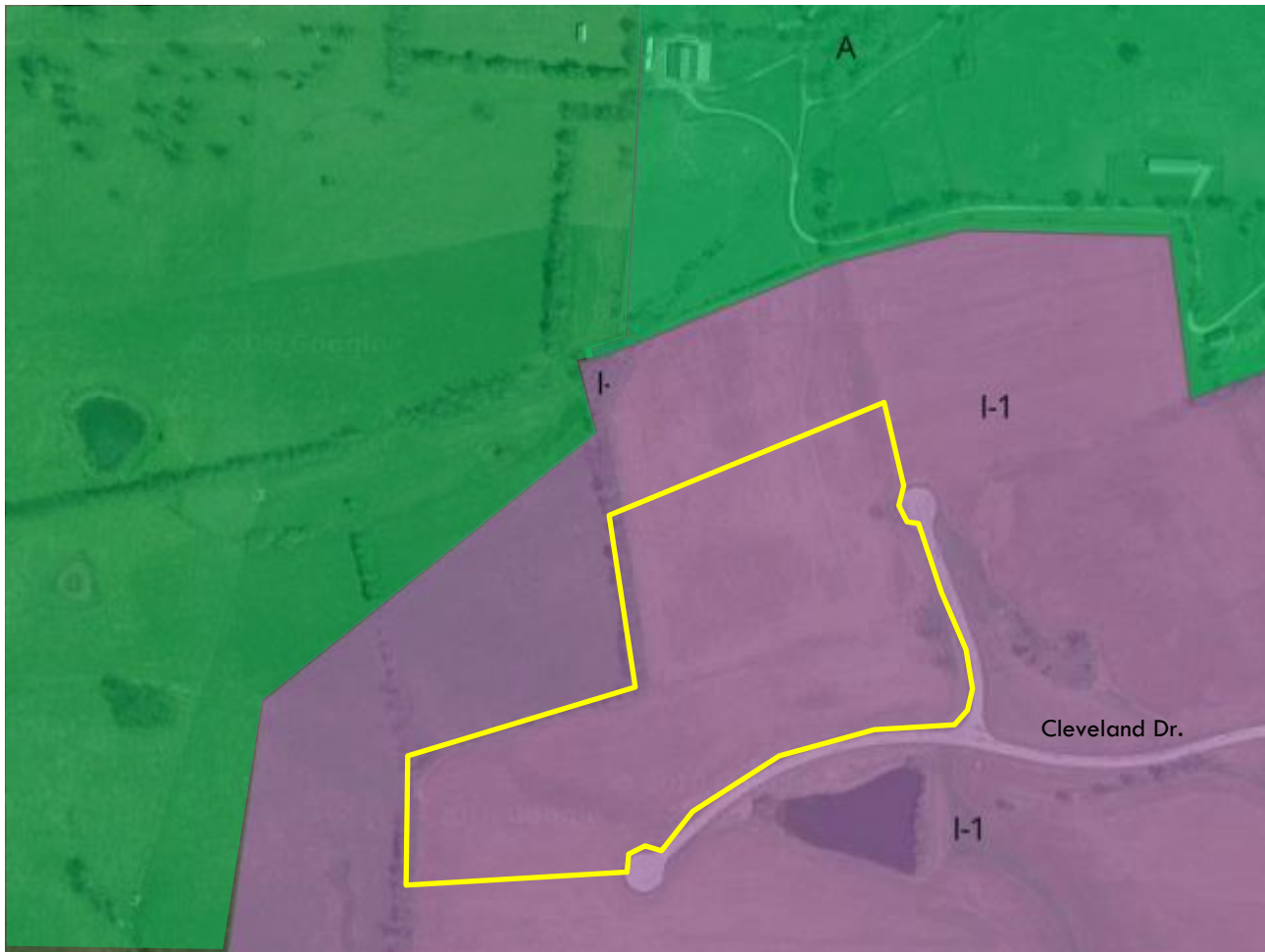
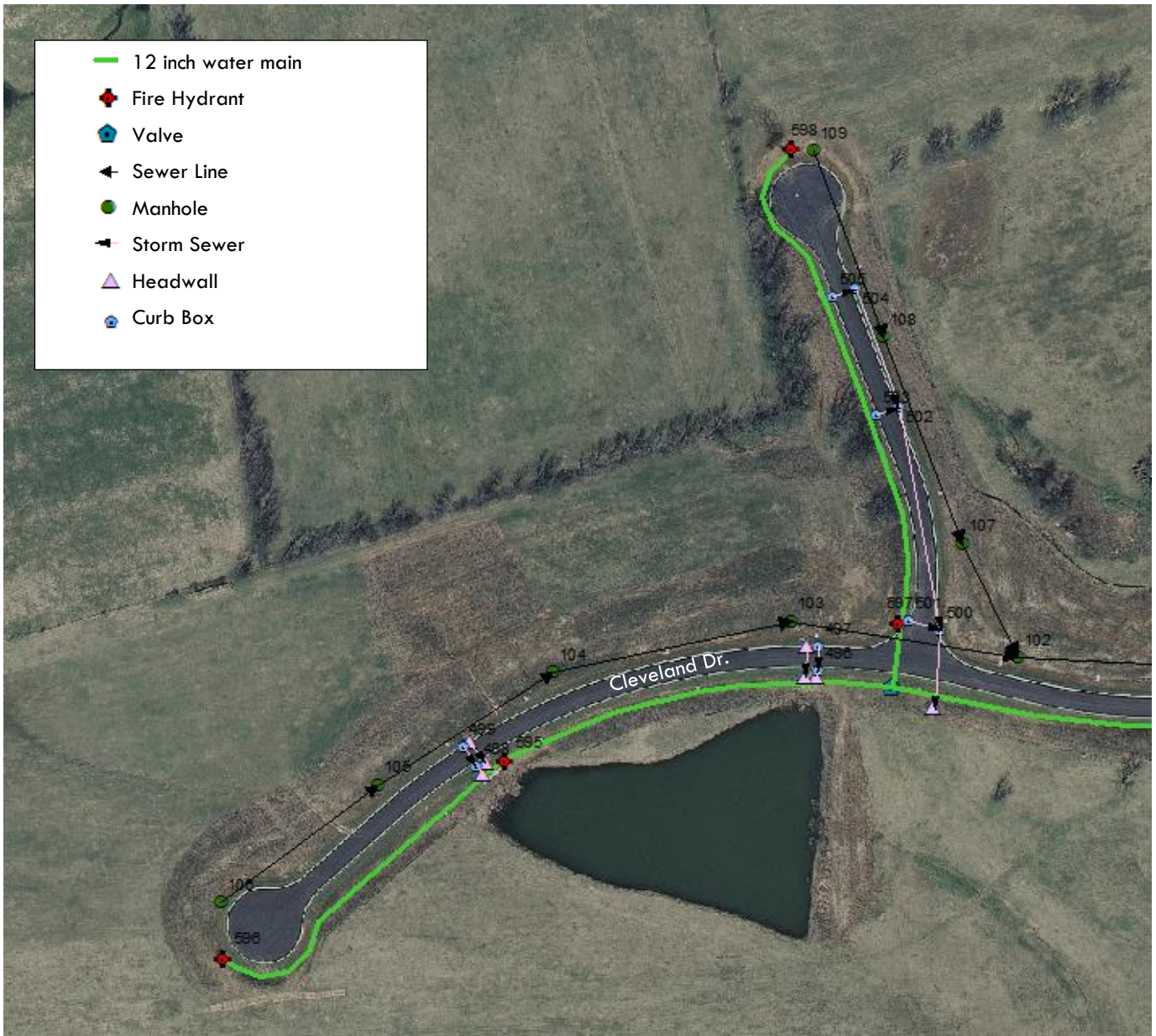


Figure 2: Existing Infrastructure



Category	Requirements	Findings
Zoning	I-1 Light Industrial	<b>Conforming.</b> 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.	<b>Conforming.</b> ✓ 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.	<b>Staff Comments:</b> While the City of Paris Development Guidelines do not contain design standards, applicant shall coordinate with the EDA on building materials and characteristics.
Off Street Parking	Required Parking: 90 spaces	<b>Conforming.</b> ✓ 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.	<b>Conforming.</b> ✓ Dumpster areas identified in loaded area with screening.
Signage	See Chapter 80.202 Signs and Outdoor Advertising	<b>Staff Comments:</b> 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.	<p><b>Conforming.</b> Per request by Planning Commission, stormwater revisions were made to ensure pre-development runoff is the same or less than post-development runoff (attached).</p>
Landscaping	<p>Perimeter Landscaping: 5 foot buffer with a minimum of 1 small to medium tree every 40 feet (<b>15 trees</b>). 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>Perimeter Zone to Zone Requirements: 15 ft. wide landscape buffer with 1 medium to large tree within 40 ft. intervals or part thereof. 6 ft. continuous hedge or 3 ft. with earth mound. A barrier of a 6 ft. wall or fence. 941 ft. boundary to A zoned property to the north. Required: Minimum 24 trees.</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><b>Conforming.</b> Perimeter:  ✓ 15 trees (red oak, sugar maple, hedge maple, ginkgo)  ✓ 597 ft. of continuous hedge (viburnum)  <b>Interior:</b>  ✓ 9 trees (see types above)  ✓ 5.9% interior landscaping  <b>Perimeter:</b>  ✓ 47 trees (white pine and white spruce)</p> <p>Staff Comments: Per EDA Covenants and Restrictions, has applicant consulted the EDA about tree preservation of existing mature trees?</p>
Sidewalks	Sidewalks are not required for industrial properties.	<p><b>Conforming.</b></p>

**STAFF RECOMMENDATION:**

**Approve final development plan 18-01** as the plan meets the development plan requirements of the City of Paris Zoning Ordinance.

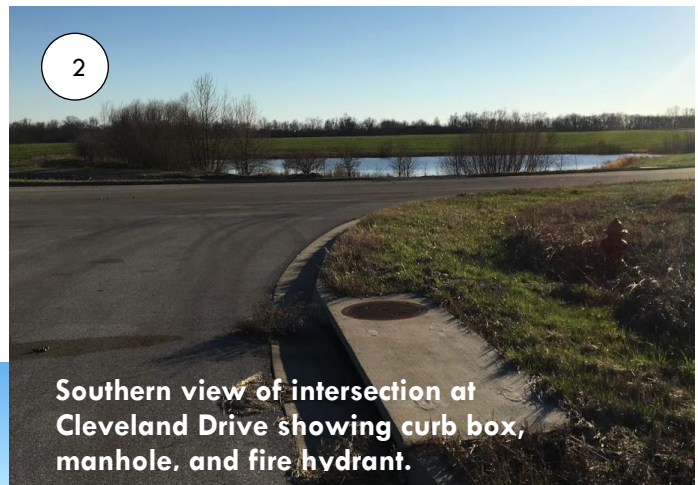
Should the Planning Commission approve the application, staff recommends the following conditions be attached:

Conditions

1. All development must meet the requirements of the City of Paris Codes and Ordinances.
2. 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).
3. All applicable requirements of the Zoning Ordinance and Subdivision and Development Regulations apply.



## SITE PHOTOS





## MLH Civil Engineers, PLLC

John W. Hunt, PE, PLS  
john@mlhcivil.com

06 July 2018

Andrea S. Pompei Lacy, AICP  
Planning Administrator – Bourbon County Joint Planning  
525 High Street  
Paris, KY 40361

RE: Pre- & Post-Development Stormwater Runoff – **REVISION -06 July 2018**  
Seedtime & Harvest, LLC – Hunt Brothers Pizza  
Cleveland Road  
Paris, KY

Dear Ms. Lacy:

Attached with this correspondence are SEDCAD4 printouts of the existing conditions and post development stormwater characteristics for the aforementioned project. It is my belief that these calculations were performed within the guidelines, storm events, and modeling scenarios presented in the City of Paris Stormwater Manual.

The following peak runoff values have been calculated:

	WATERSHED A		WATERSHED B		PRE	POST
	PRE-	POST	PRE-	POST	TOTAL	TOTAL
10 YR. / 1 HR.	5.14 cfs	2.45 cfs	7.48 cfs	10.16 cfs	12.62 cfs	12.61cfs
25 YR. / 24 HR.	27.18 cfs	9.71 cfs	22.16 cfs	21.76 cfs	49.34 cfs	31.47cfs
100 YR. / 1 HR.	16.21 cfs	5.48 cfs	18.59 cfs	20.23 cfs	34.80 cfs	25.71cfs
100 YR. / 24 HR.	39.29 cfs	14.73 cfs	30.68 cfs	30.29 cfs	69.97 cfs	45.02cfs

Watershed A has a reduction in all storm events due to the proposed basin and the installation with a 5" & 12" orifice in a 24" X 24" Drop Inlet structure with a HOE-320 grate (1.8 sft drainage area). Watershed B has an increase in all of the storm events as the proposed employee parking lot and half of the loading dock are draining to the southeast corner, a small basin was added to detain the rear dock water in the smaller storms. Since both Watersheds drain under Cleveland Drive to the existing pond, one can compare the TOTAL runoff as it reaches the adjacent farm pond. Comparing the Pre & Post TOTAL runoff, there is a decrease in runoff in all of the storm events.

Included with this submittal are watershed maps illustrating the Existing & Post Development watersheds with the current site design. More detailed construction plans can be provided as the design development continues.

If there is anything else I can do to help, please don't hesitate to call.

Sincerely,

JOHN W. HUNT, PE, PLS  
Professional Engineer  
Professional Land Surveyor

ARCIB01L3

### MLH CIVIL

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