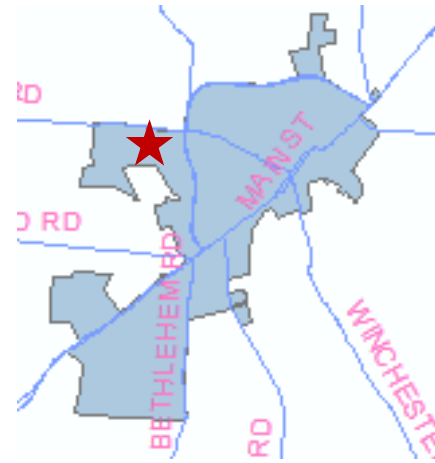


Staff Report

Bourbon County Joint Planning Office
July 19, 2018



Case Number: DVP 18-03
Applicant: The Prodigal's House Ministry Inc.
Location: Lilleston, Hanson, and Williams Streets
Request: Final Development Plan (Amended)
Zoning: R-3 Residential
Parcel Size: .658 acres
Application Date: June 18, 2018
TRC Meeting Date: June 25, 2018
Legal Notification: July 5, 2018 - Bourbon County Citizen
Surveyor/Engineer: Darnell Engineering, Inc.

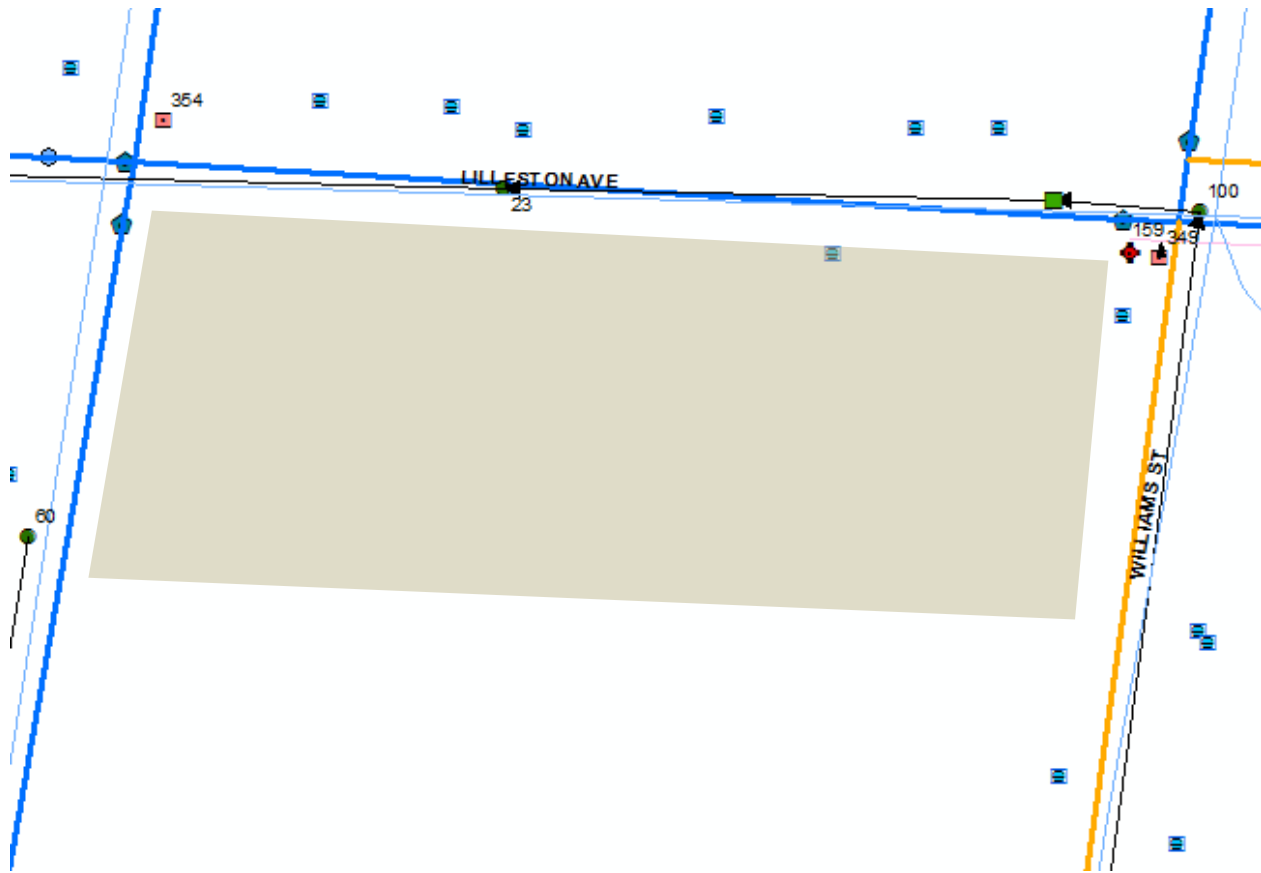
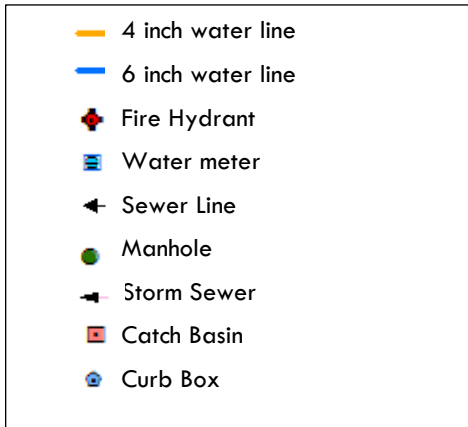
Proposal:

Applicant requests approval of an amended final development plan for the construction of a 2,926 sf church on a .658 acre lot at the intersection of Hanson, Lilleston, and Williams Street. On June 23, 2015 a conditional use permit was approved by the City of Paris Board of Adjustment and issued to the Prodigal's House. On August 25, 2015 the Final Development Plan was approved by the Bourbon County Joint Planning Commission for a 4,020 sf church. A front setback variance of sixteen (16) feet and a rear setback variance of 2.2 feet.

Figure 1: Zoning Classification



Figure 2: Existing Infrastructure



Category	Requirements	Findings
Zoning	R-3 Residential	Conforming. As of June 23, 2015, applicant has been approved for a conditional use permit to operate a church on this property.
Area, Road Frontage, and Setback	Minimum lot area: 7,200 sf Minimum lot width at building setback line: 80 ft. Minimum setback requirements: Front: 30 ft. Side: 10 ft. Rear: 25 ft. Maximum building height: 35 ft.	Conforming. ✓ Lot area: 28,662 sf ✓ Road frontage: 290 ft. ✓ Front Setback: 14 ft. (16 ft. variance approved on August 25, 2015). Rear Setback: 19.8 ft (6 ft. variance requested). ✓ Building Height: 20 ft.
Building Characteristics		✓ Architectural renderings and building plans received.
Off Street Parking	Required Parking: 23 parking spaces (1 parking space for every 4 seats)	Conforming. ✓ Proposed Parking for 90 seat sanctuary: 37 spaces
Garage and Refuse	N/A	Conforming. ✓ Herbies will be used. No dumpster enclosure needed.
Signage	See Chapter 80.202 Signs and Outdoor Advertising Mounted signage shall not exceed 25% of the building face on which it is place.	Staff Comments: ✓ Applicant submitted plans for mounted signage 10' x 2'6". Staff Comments: If applicant intends to install a freestanding sign, a separate sign permit must be submitted and approved by the Bourbon County Joint Planning Office.

Category	Requirements	Findings
Drainage	Stormwater Plan, including location of catch basins, manholes, retention/detention basins, calculations.	Conforming. Comments: Based on historical data, the subject site contains existing impervious coverage and the percentage of increase due to previous areas is not significant. No change from original development plan.
Landscaping	Perimeter Landscaping: 5 foot buffer with a minimum of 1 small to medium tree every 40 feet (10 trees). 3 ft continuous hedge or barrier with intermittent planting. Interior Landscaping Requirement: 5% of total vehicular use area (VUA) 19,099.42 sf. = 955 sf. required). .	Conforming. Perimeter: ✓ 10 trees ✓ 3 ft. continuous hedge Interior: ✓ 4 trees ✓ 5.2% interior landscaping
Sidewalks	Sidewalks required on residentially zoned properties.	Staff Comments: Sidewalk exist along all three sides of property, however many areas are severely dilapidated with cracks, heaving, and spalling. Recommendation: Applicant replace sidewalks.

STAFF RECOMMENDATION:

Approve amended Final Development Plan 18-03 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. Sidewalks shall be replaced prior to issuance of Certificate of Occupancy.
2. Landscaping shall be installed prior to issuance of Certificate of Occupancy.
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.



Photos to the left show sidewalk conditions on recent site visit.



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*ENGINEERING & SURVEYING
Allen Patrick Darnell, PE, PLS
patdarnell@kymail.com(Email)*

June 26, 2018

File No. 14-2788

Andrea Pompei Lacy, Planning Administrator
City of Paris
525 High Street
Paris, KY 41061

Re: Prodigal House Ministry Amended Development Plan
& Drainage Plan

Dear Andrea:

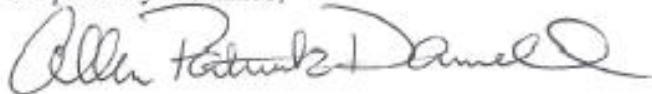
Transmitted herewith, please find our revised "Amended Development Plan" for the subject property located at the corner of Hanson, Lilleston, and Williams Street within the city limits of Paris, Kentucky. Subject property contains approximately 0.658 acre of area. Proposed development creates a new 2,925 square foot building for religious services and an associated parking lot containing approximately thirty-seven spaces.

Per your request, we have reviewed the storm drainage for the subject site. Per zoning ordinance, any new development is restricted to limit post-developed runoff to predeveloped levels. The increase of runoff is realized due to an increase in the impervious coverage of the subject site.

Based on historical data and some previous aerial images, the subject site was the former location of a "Hurley" funeral home and a single family residence with associated parking facilities. Although the proposed site will increase the impervious coverage, the percentage of increase due to these previous areas is not significant. Any increase in runoff due to the proposed development would be minor and insignificant.

Therefore, the subject development being proposed does not significantly increase the storm runoff from the existing site. Previous impervious coverage existed on this site prior to that pervious coverage being proposed with this amended plan. Therefore, we are requesting a waiver of storm detention requirements for this site.

Respectfully submitted,



Allen Patrick Darnell, PE, PLS
Pc: file