

**Staff Report**  
**Bourbon County Joint Planning Commission**

**AUGUST 16, 2018**

Case Number:	ZMA 18-04
Applicant:	Ball Homes, LLC
Location(s):	4250 Lexington Rd.
Zone Change:	R-1 (unincorporated county) to R-8 (City of Paris)
Acreage:	20.33 acres
Application Date:	July 16, 2018
TRC Meeting Date:	July 25, 2018
Adjoining Letters:	August 2, 2018
Legal Notification:	August 2, 2018 (Bourbon County Citizen)
Signage Posted:	August 2, 2018




**PROPOSAL**

Applicant requests a zone change for approximately 20.33 acres of land from R-1 Residential in the Unincorporated Bourbon County to R-8 Residential in the City of Paris. This request accompanies a consensual request for annexation to the City of Paris. The property is located to the south of Hume Bedford Rd. A conceptual development plan has been submitted that proposes 74 buildable lots.

**FIGURE 1: SITE MAP IN RELATION TO CITY OF PARIS BOUNDARIES**

Source: 2017 Bourbon County Comprehensive Plan

**LEGEND**

-  City of Paris Corporate Boundary
-  Parcel Boundary
-  Subject Property



## PROPOSED ZONE CHANGE AND THE COMPREHENSIVE PLAN

The goals contained in the 2017 Comprehensive Plan are those officially adopted by each participating jurisdiction. According to KRS 100.187 these goals shall serve as a guide for the physical development and economic and social well-being of the planning unit(s); in this instance, the City of Paris and the Bourbon County Fiscal Court.

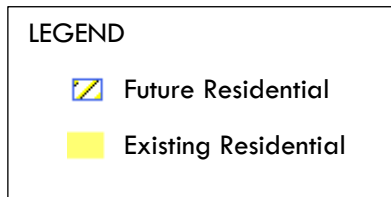
Regarding the designated future land use of the property, the existing Comprehensive Plan Future Land Use Map designates this property for future residential growth (See FIGURE 2)

The most applicable goals that may be affected by this zone change request are as follows:

Housing Resources: To provide an adequate supply of safe and affordable housing to meet the needs of the community.

**FIGURE 2: FUTURE LAND USE MAP**

Source: 2017 Bourbon County Comprehensive Plan

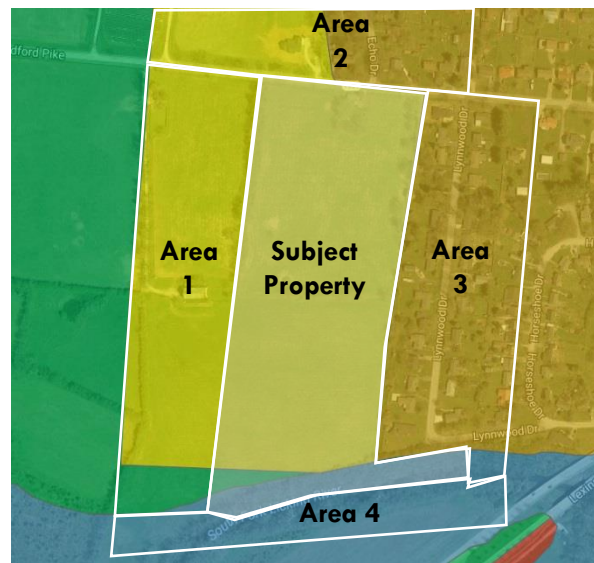


## EXISTING ZONING & LAND USE

FIGURE 3 and the below table list the zoning designations and existing land uses of the subject property and surrounding properties. Existing residential property is located to the north and east of the subject property. West of the property is additional land that is designated for future residential growth on the Lynwood Farm. The southern boundary of the property is Houston Creek.

**FIGURE 3: Zoning Area Map**

Source: [Bourbon County Joint Planning Interactive Zoning Map](#)



Property	Existing Zoning	Existing Land Use
<b>Subject Property</b> 4250 Lexington Rd.	(R-1) Residential (C) Conservation (A-1) Agricultural	Agricultural Waterway Agricultural
<b>Area 1</b> 4250 Lexington Rd.	(R-1) Residential	Agricultural
<b>Area 2</b> 200 Hume Bedford Rd. 110 Echo Dr. 214 Hume Bedford Rd. 246 Hume Bedford Rd.	(R-2) Residential (R-2) Residential (R-1) Residential (R-1) Residential	Single-family Residential Single-family Residential Single-family Residential Agricultural
<b>Area 3</b> 3001, 3007, 3011, 3015, 3019, 3021, 3025, 3029, 3033, 3035, 3039, 3045, 3049, 3053, 3055, 3002, 3006, 3012, 3014, 3018, 3022, 3026, 3030, 3034, 3038, 3044, 3050, 3054, 3058 Lynwood Drive	(R-2) Residential	Single-family Residential
<b>Area 4</b> 4250 Lexington Rd.	(C) Conservation	Waterway

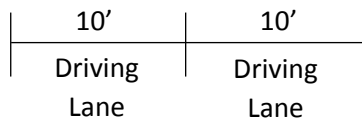


# URBAN SERVICES REPORT

## ROADS

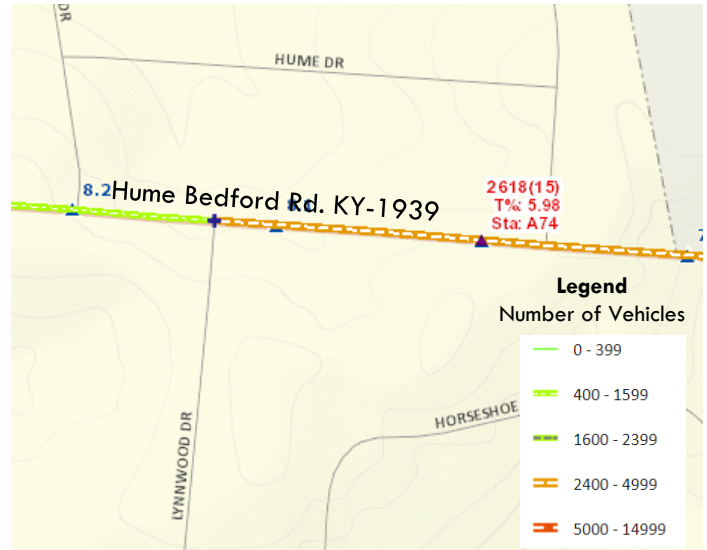
The subject property is located near Hume Bedford Rd., a state road located approximately two (2) miles southwest of downtown. The most recent traffic count was conducted by the Kentucky Transportation Cabinet (KYTC) in 2015 which showed an annual average daily traffic count of 2,618 vehicles. The width of Hume Bedford Rd. is 20 ft. with 10' driving lanes and no shoulder.

Road Cross Section



**FIGURE 4: Annual Average Daily Traffic Count**

(2016) Source: [Kentucky Transportation Cabinet](#)



**PHOTO 1: Eastern view of Hume Bedford Rd.**



## **CURB/GUTTER/SIDEWALKS**

This property is a vacant undeveloped property currently used for agriculture. For that reason, it does not contain infrastructure such as curb, gutters, storm sewer, or sidewalks. The closest road at the north end of the property is Hume Bedford Rd. which as a rural road does not have such infrastructure.

## **FLOODPLAIN MANAGEMENT**

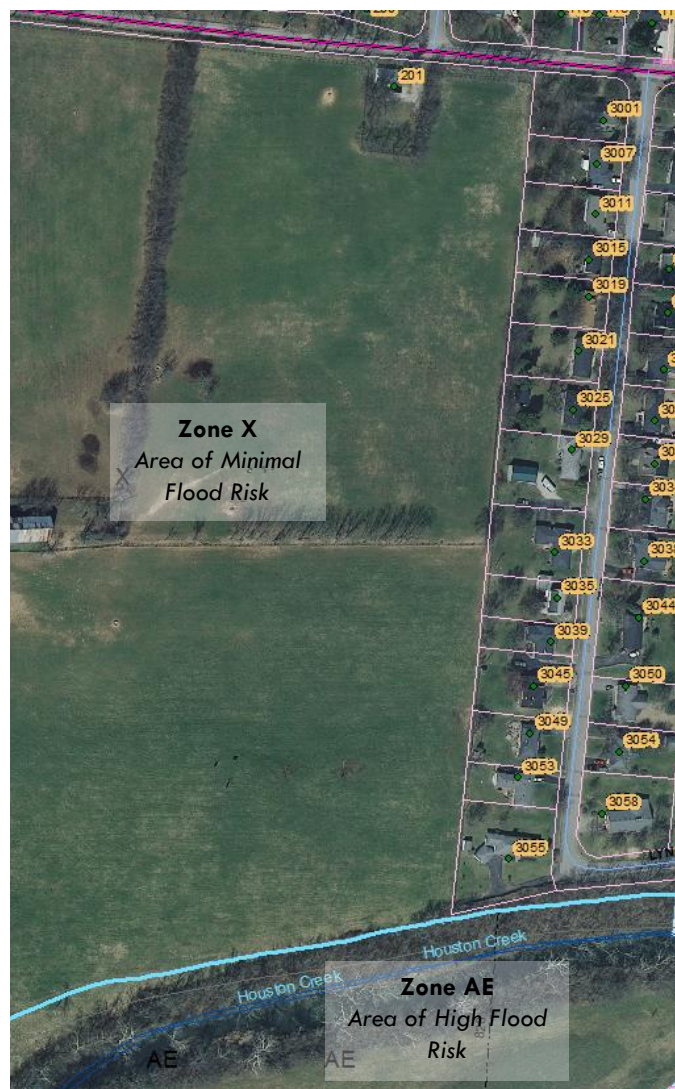
The highest elevation of the subject property is on the north side at 896'. The lowest elevation of the subject property is 820' at the edge of Houston Creek. FIGURE 5 shows the floodway, Area of 1% Annual Flood Risk (Zone AE), and Area of Minimal Flood Risk (Zone X). The proposed conceptual development is located outside of the high risk flood area.

## **STORM SEWERS**

Storm sewer infrastructure does not exist on or near the subject property. Per City of Paris Build Regulations, post-development stormwater runoff must be equal or less than pre-development conditions. Stormwater infrastructure must be provided as part of future development.

**FIGURE 5: Floodplain Boundaries**

Source: FEMA Floodplain Layers PANEL 21017C0153C eff. 1/6/2011  
City of Paris, ArcGIS Mapping System.



## SANITARY SEWER

Currently, the subject property is not serviced by the City of Paris Wastewater Treatment Facility. The closest gravity flow sewer line is located on Lynwood Drive (see FIGURE 6). Contents then continue to gravity flow to the Lexington Rd. Lift Station.

Any modifications or changes of water usage on the subject property would need consideration for sanitary sewer upgrades.

## REFUSE

Upon annexation, refuse collection would be available from the City of Paris.

## POLICE

Currently, the Bourbon County Sheriff's Department serves the subject property. However, if annexed, the City of Paris Police Department would serve the subject property. The closest station is located at 525 High Street; 2 miles from the property.

## FIRE/AMBULANCE

Bourbon County Fire Department serves the subject property. However, if annexed, the City of Paris Fire Department would serve the subject property. The nearest City of Paris fire station is located at 1097 Martin Luther King Blvd; approximately 1.3 miles from the subject property. Additionally, the Bourbon County fire station is located at 345 E. Main St.

**FIGURE 6: Existing Sanitary Sewer Infrastructure**

Source: City of Paris, ArcGIS Mapping System





**FIGURE 7: Existing Water Infrastructure**

Source: City of Paris, ArcGIS Mapping System



**WATER**

Water service is provided by the City of Paris Water Treatment Plant. Water mains are located along Lynwood Drive and Hume Bedford Drive (see FIGURE 10).

**ELECTRICITY**

Bluegrass Energy serves power to the subject property.

**ARTICLE 5: AMENDMENTS**

<p>80.400 B. The zoning ... map shall not be amended, changed, or modified in such manner as to create a free-standing district of less than five (5) acres...</p>	<p>✓ Conforming. Property is adjacent to properties that are zoned as residential and does not create a free-standing district of more than five (5) acres.</p>
<p>80.403 B. The Planning Commission shall make findings of fact and a recommendation for approval or disapproval of the proposed amendment to the City Commission. Before recommending to the City Commission that an application for amendment to the Official Zoning Map ... be granted, the Planning Commission... must find that the amendment request is in agreement with the current Bourbon County Comprehensive Plan, or in the absence of such a finding that:</p> <p>The original zoning classification given to the property was inappropriate or improper, and that the proposed classification is proper.</p> <p>That there have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the Comprehensive Plan adopted by the Planning Commission and which have substantially altered the basic character of the area.</p> <p>The Planning Commission shall also determine, as part of its findings, the suitability and compatibility of any proposed development of said property.</p>	<p>The applicant claims that this zoning map amendment request is in alignment with the Comprehensive Plan and that the R-8 zoning classification is "more appropriate".</p> <p><b>Staff Comments:</b> <b>In agreement with current Comprehensive Plan?</b></p> <p>Yes. This property is clearly identified in the Comprehensive Plan Future Land Use Map for future residential growth. Additionally, the request is in alignment with the housing goal to provide an adequate supply of safe and affordable housing to meet the needs of the community.</p> <p>Additionally, the request for changing from R-1 to an R-8 zoning designation will allow for increased density and housing at a more affordable price range.</p>
<p>The Planning Commission shall have the power to hear and finally decide applications for variances ... in conjunction with a requested zoning map amendment, if the proposed development requires both a map amendment and one or more variances.</p>	<p>No variances or waivers requested at this time.</p>

**Staff Recommendation:**

Based on the current application and report findings, Staff concludes that the application is in direct alignment with the Comprehensive Plan goals and designated future land use map. As a result, Staff recommends approval of ZMA 18-04. This property is designated for future residential growth and the zone change request to a higher density single family designation will allow for more affordable housing.