

Staff Report

Bourbon County Joint Planning Commission

NOVEMBER 15, 2018

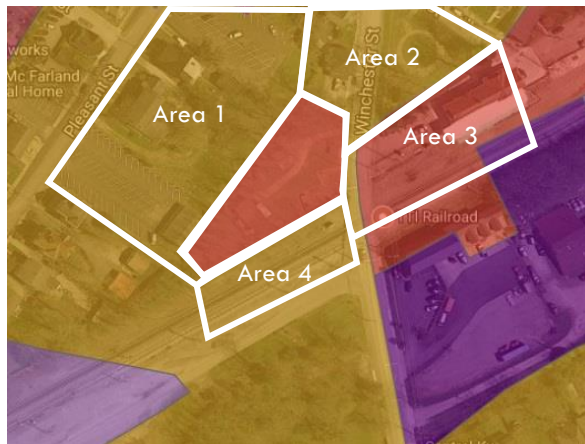
Case Number:	DVP 18-06
Applicant:	David Puryear
Location(s):	141 Winchester St.
Zoning:	B-2 General Commercial
Acreage:	.55 acres (23,958 sf)
Application Date:	October 22, 2018
TRC Meeting Date:	October 29, 2018
Legal Notification:	November 8, 2018 (Bourbon County Citizen)
Online Posting:	November 8, 2018



PROPOSAL

Applicant proposes a final development plan for a 3,200 sf woodworking shop, retail, and office space on .55 acres located at 141 Winchester St. Recently, this property was approved by the City Commission for a zone change to B-2 General Commercial.

EXISTING ZONING & LAND USE



The below table lists the existing zoning and land use on the subject property and properties located along adjacent streets and the railroad.

FIGURE 1: Zoning Area Map

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

Zoning classification of subject property not yet changed on online map.

Property	Existing Zoning	Existing Land Use
Subject Property 141 Winchester St.	(B-2) General Commercial	Vacant/abandoned Commercial and residential
Area 1 1018 Pleasant St. 1022 Pleasant St. 1102 Pleasant St. 1114 Pleasant St.	(R-3) Residential (R-3) Residential (R-3) Residential (R-3) Residential	Church parking lot Single-family residential Multi-family residential Funeral home parking lot
Area 2 117 Winchester St. East 10 th St.	(R-3) Residential (R-3) Residential	Multi-family residential Park/open space
Area 3 134 10 th St. Railroad	(B-2) General Commercial (B-2) General Commercial (I-2) Heavy Industrial	Commercial (future eatery) CSX and TTI freight rail line
Area 4 Railroad	(R-3) Residential	CSX and TTI freight rail line

EXISTING INFRASTRUCTURE

ROADS

The subject properties are most closely located to E. Main St., a state road northeast 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 3,408 vehicles. The width of Winchester St. is 28 ft. at the entrance to the subject property.

Road Cross Section

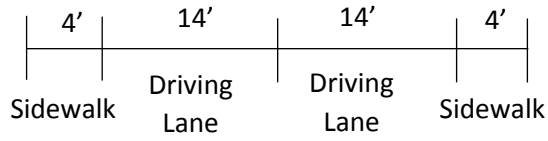


FIGURE 3: Annual Average Daily Traffic Count

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

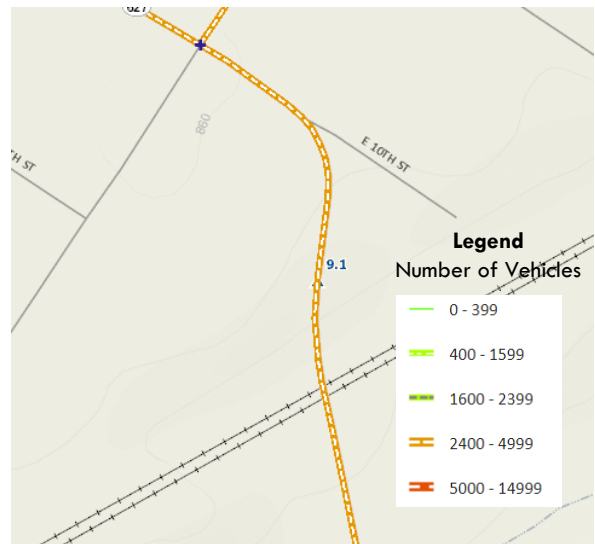


PHOTO 1: Northern View of Winchester St.



CURB/GUTTER/SIDEWALKS

Curb and Sidewalk exist along the boundary of the property on Winchester St.

FLOODPLAIN MANAGEMENT

The subject property is located in a low flood risk area. The highest point of the property is on the north side; 854 ft. The lowest point of the property is on the south side; 840 ft.

FIGURE 4: Elevation Contours

Source: City of Paris, ArcGIS Mapping System



STORMWATER MANAGEMENT

The closest storm sewer infrastructure is located across Winchester St. at the entrance to the Paris Train Depot. Existing runoff from the subject property flows toward the Railroad Tracks. Currently, there are six buildings on the property and an old building foundation.

Per City of Paris Build Regulations, post-development stormwater runoff shall be equal or less than pre-development conditions (See attached Drainage Report submitted by Baldwin Engineering).

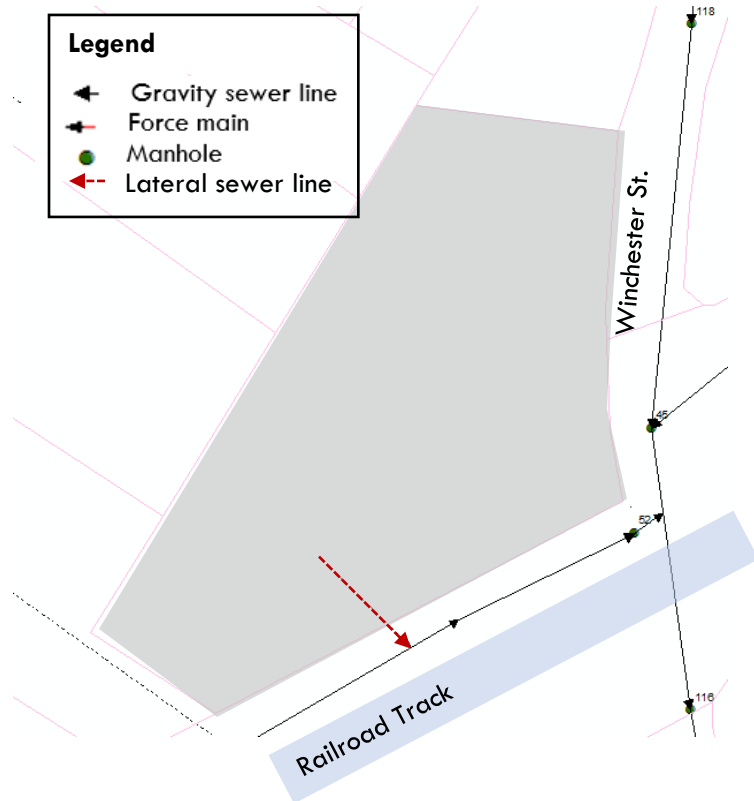
SANITARY SEWER

Currently, the subject property is serviced by the City of Paris Wastewater Treatment Facility. There are gravity sewer lines located along Winchester St. and the railroad tracks. The lateral sewer line runs from the existing vacant residence on the property to the sewer line that runs parallel to the railroad tracks.

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

FIGURE 5: Existing Sanitary Sewer 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 Winchester St. (see FIGURE 6).

If a future use requires an increased demand on system, upgrades to existing water infrastructure will need to be considered.

REFUSE

Refuse collection is available from the City of Paris or other private contractors.

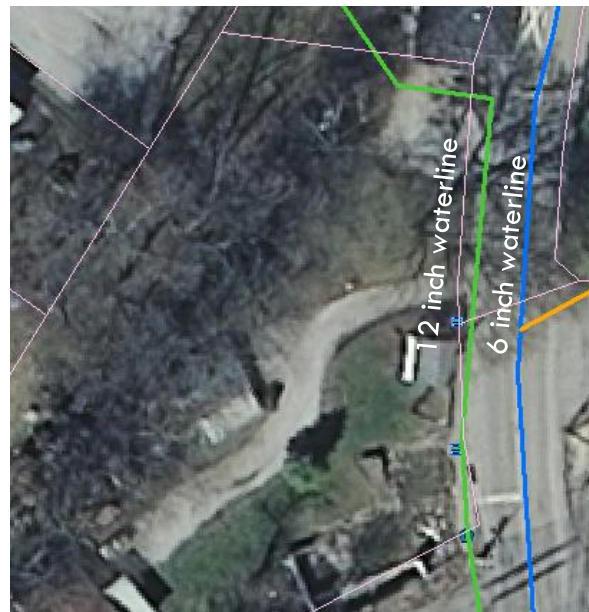
ELECTRICITY

The City of Paris Combined Utilities serves power to the subject property. Overhead electric is available on the subject property.

Electric Department met with applicant and confirmed future relocation of utility pole. Neither the proposed development or the replacement of the existing utility pole will encroach on one another.

FIGURE 6: Existing Water Infrastructure

Source: City of Paris, ArcGIS Mapping System



Category	Requirements	Findings
Zoning	B-2 General Commercial	<p>Conforming. Proposed use of woodworking shop with retail and office space is permissible.</p>
Area, Road Frontage, and Setback	<p>Minimum lot area: .5 acre Minimum lot width at building setback line: 150 ft. Minimum setback requirements: Front: 50 ft. Side: 25 ft. Side: 50 ft. (if adjoining residentially zoned property) Rear: 50 ft. Maximum building height: 35 ft.</p>	<p>Conforming. <ul style="list-style-type: none"> ✓ Lot area: .55 acre ✓ Road frontage: Over 160 ft. ✓ Front Setback: 59 ft. ☐ Side Setback: 10 ft. and 25 ft. ✓ Rear Setback: Over 100 ft. ✓ Building Height: 20 ft. <p>Staff Comments: Applicant proposes side variances due to the unusual shape of this property. 25 ft side variance request on the northern side of the property and 15 ft side variance request on the southern side of the property.</p> </p>
Off Street Parking	Required Parking: 4 spaces	<p>Conforming. <ul style="list-style-type: none"> ✓ Proposed Parking: 7 spaces </p>
Garage and Refuse	Show dumpster access on property.	<p>Conforming. <ul style="list-style-type: none"> ✓ Applicant proposes a small dumpster in the rear of the property. </p>
Signage	See Chapter 80.202 Signs and Outdoor Advertising	<p>Staff Comments: Signage is identified on the plat as one freestanding sign and a mounted sign that will be located on the building. The applicant has submitted the dimensional drawings as well.</p> <ul style="list-style-type: none"> ✓ Signage plans are conforming.

Category	Requirements	Findings
Drainage	Stormwater calculations.	<p>Conforming. Comments: Pre- and post-stormwater runoff calculations were submitted by applicant. Post-runoff conditions were negligibly more. The slope of the property runs downhill toward the train tracks which contain gravel ditches.</p> <p>Upon review by GRW Engineering, the post-development runoff would be negligible with this new in-fill development.</p>
Landscaping	<p>Perimeter Landscaping: Along residentially zoned property, a 15 ft. landscape buffer is required with one medium to large tree every 40 ft. with six (6) ft. hedge with fencing.</p> <p>Interior Landscaping Requirement: Interior landscaping is required for parking lots that contain more than 6,000 sf or 20 or more parking spaces. Interior landscaping is not required for this development.</p>	<p>Landscape buffer variance requested. (see FIGURE 7 on following page)</p> <p>Interior:</p> <ul style="list-style-type: none"> • Conforming.
Sidewalks		Sidewalks exist along Winchester Road and are in satisfactory condition.

Staff Recommendation:

Staff recommends approval of Final Development Plan DVP 18-06 with a 25 ft side variance on the northern side of the property and 15 ft side variance on the southern side of the property. Also, approval of a landscape buffer variance along the northern and northeast boundaries of the property due to vegetative screening that currently exists on the property.

The plan meets the requirements of the Chapter 80 of the City of Paris Zoning Ordinance.

- Applicant must obtain a building permit from the Bourbon County Joint Planning Office.

FIGURE 7: Existing Vegetation on Site

