

Staff Report

Bourbon County Joint Planning Commission

MARCH 21, 2019

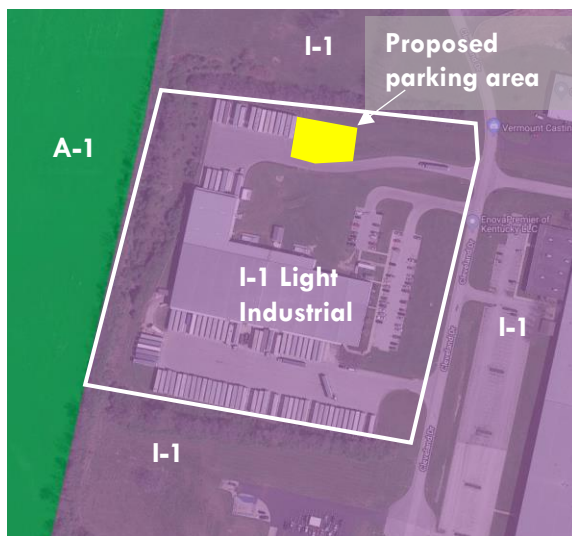
Case Number:	DVP 19-01
Applicant:	Grey Ohio Valley
Owner:	Enova Premier of KY, LLC
Location(s):	160 Cleveland Drive Paris-Bourbon County Industrial Park
Zoning:	I-1 Light Industrial
Acreage:	13.44 acres
Application Date:	February 14, 2019
RC Meeting Date:	February 25, 2019
Legal Notification:	March 14, 2019 (Bourbon County Citizen)
Online Posting:	March 14, 2019



PROPOSAL

Applicant proposes an amended development plan to construct a 19,050 sf. trailer parking lot. The proposed parking area is for 16 trailer spaces.

EXISTING ZONING & LAND USE



Property	Existing Zoning	Existing Land Use
Subject Property 160 Cleveland Drive	(I-1) Light Industrial	Manufacturing Automotive Equipment
South 180 Cleveland Drive	(I-1) Light Industrial	Food Processing
West 1077 Georgetown Road	(A-1) Agricultural	Farm
North 110 Cleveland Drive	(I-1) Light Industrial	Hunt Brother's Pizza
East Cleveland Drive	(I-1) Light Industrial	Public Right-of-Way

EXISTING INFRASTRUCTURE

ROADS

The subject property is located on Cleveland Drive a City of Paris street within the Paris-Bourbon County Industrial Park.

Cleveland Drive Cross Section

14'	14'
Driving Lane	Driving Lane

CURB/GUTTER/SIDEWALKS

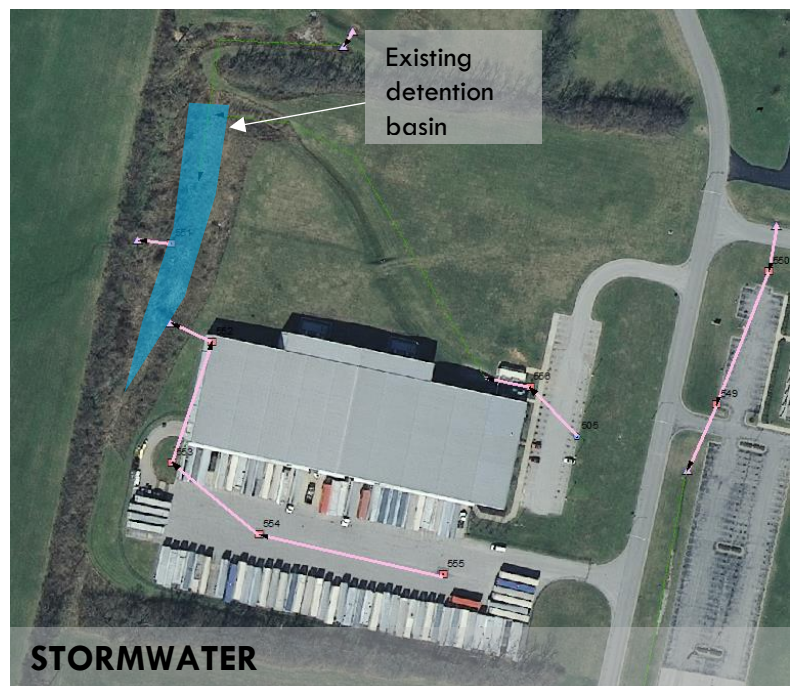
Curb and gutter exist along Cleveland Drive and existing parking areas.

FLOODPLAIN MANAGEMENT

The subject property is located in a low flood risk area. The highest point of the property is on the southeastern side at 888 ft. The lowest point of the property is on the western side at 857 ft. (at the detention basin). See development plan for contour lines for more information.

STORMWATER MANAGEMENT

The subject parcel contains an existing detention basin along the western side of the property. The pink lines on the image to the right show the storm sewer lines. All additional runoff from the proposed truck lot would flow to the existing detention basin.



SANITARY SEWER

Currently, the subject property is serviced by the City of Paris Wastewater Treatment Facility. Both a gravity flow and force main are located along Cleveland Drive adjacent to the subject property.

WATER

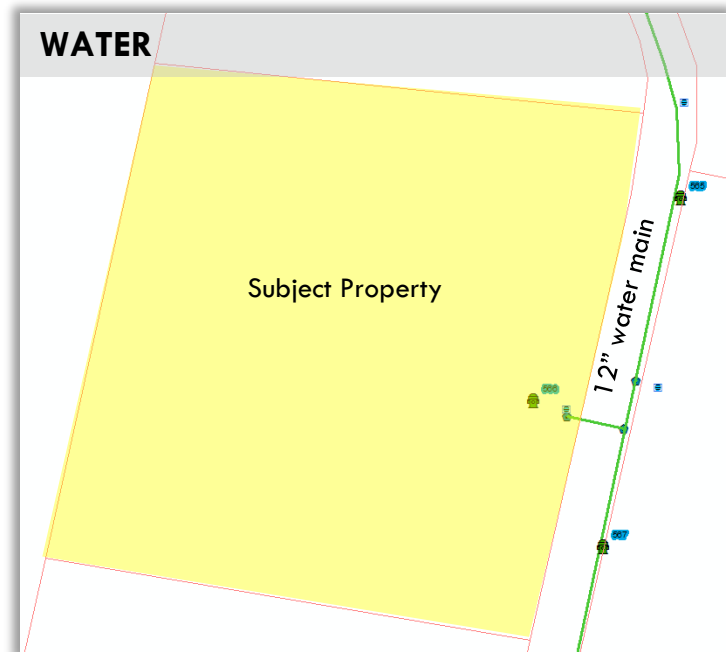
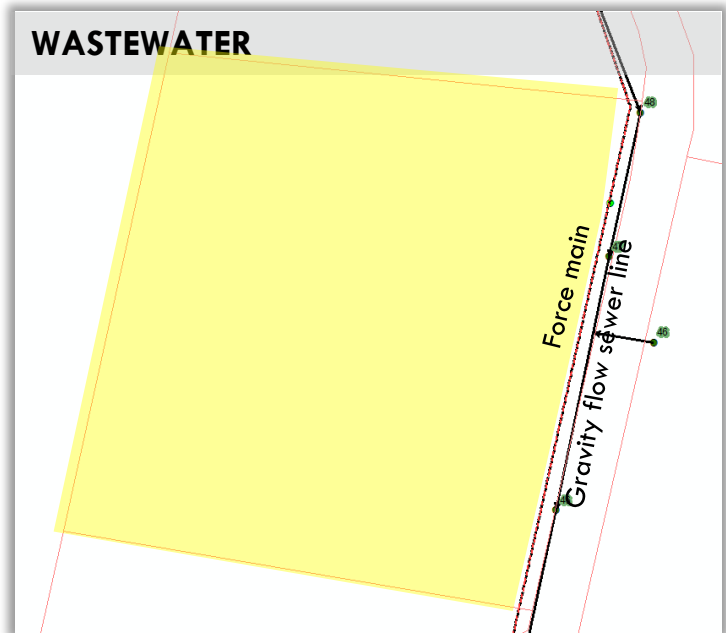
Water service is provided the City of Paris Water Treatment Plant. A 12" water main is located along Cleveland Drive as well as a force main.

REFUSE

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

ELECTRICITY

The Kentucky Utilities serves power to the subject property. Overhead electric is available along Cleveland Drive.

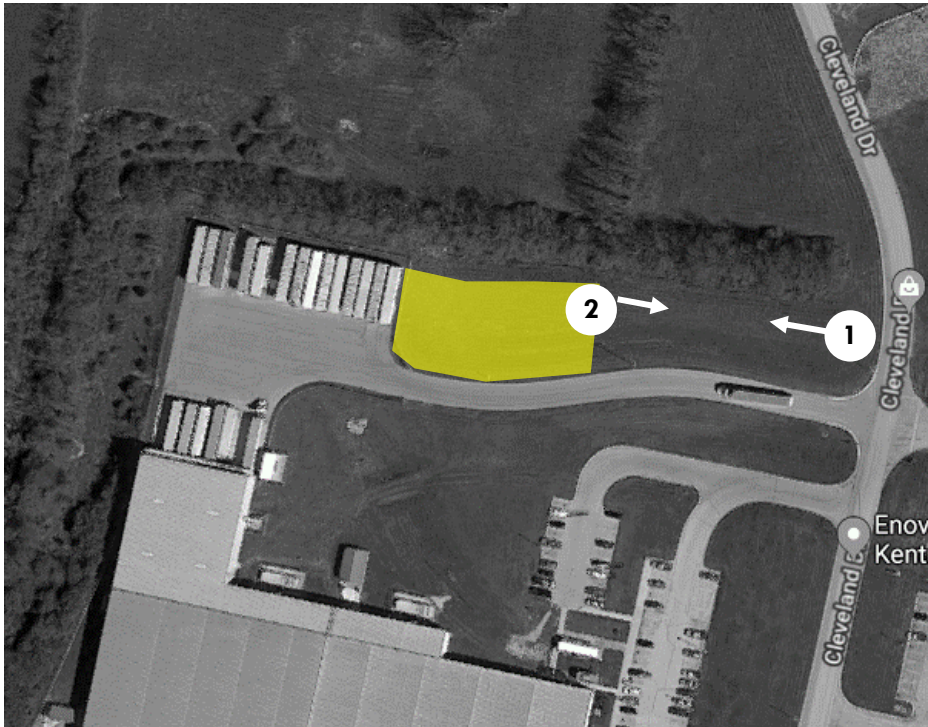


Category	Requirements	Findings
Zoning	I-1 Light Industrial	Conforming. Proposed use is for a truck lot expansion as an accessory use to this manufacturing facility.
Area, Road Frontage, and Setback	Minimum lot area: 1 acre Minimum lot width at building setback line: 125 ft. Minimum setback requirements: Front: 100 ft. Side: 50 ft. Rear: 75 ft. Maximum building height: 60 ft. Maximum lot coverage requirement: 33%	Conforming. ✓ Lot area: 13+ acres ✓ Road frontage: 697 ft. ✓ Front Setback: 160+ ft. ✓ Side Setback: 240+ ft. ✓ Rear Setback: 120 ft. ✓ Building Height: Less than 60 ft. ✓ Lot coverage of permanent building: 14.3%
Off Street Parking	Required Parking: 51 employee parking spaces.	Conforming. Staff Comments: Applicant proposes to add 16 additional truck parking spaces.
Stormwater Drainage	Post-development runoff shall be equal to or less than pre-development runoff.	See enclosed revised stormwater runoff plans and engineer review by Planning Office consulting engineer.
Landscaping	<u>Perimeter Landscaping:</u> Vehicular use areas (VUA)* that are adjacent to any public right of way are required to install the following landscape buffering. Width: 5 ft. Trees: 1 small to medium tree within 40 ft. intervals. Hedges: 3 ft. continuous hedge or barrier with intermittent planting. Ground cover: Grass, mulch, or crushed stone. Wall/fence: 3 ft. wall or earth mound.	Staff Comments: Applicant requests waiver for landscape screening (trees or shrubs) along the right-of-way edge of the proposed trailer parking lot. Hardship claimed is that the proposed eastern edge of the trailer parking is 6 ft. below the existing road elevation. Additional Comments: Staff has the opinion that simply the elevation of the roadway in relation to the trailer lot is not a suitable hardship to warrant the approval of a waiver for such request.

Staff Recommendation:

Staff recommends **conditional approval** of Final Development Plan DVP 19-01. **However, this approval would be condition upon the addition of the following: 5 ft. landscape buffer between the proposed fencing and the road right-of-way. This buffer shall contain the following: 3 medium to large trees and 80 ft. of continuous hedging.** Applicant shall obtain a building permit from the Bourbon County Joint Planning Office and any additional changes or alterations to these plans shall be subject to review by the full Commission.

AERIAL IMAGE AND SITE PHOTOS



View from Cleveland Drive



View toward Cleveland Drive