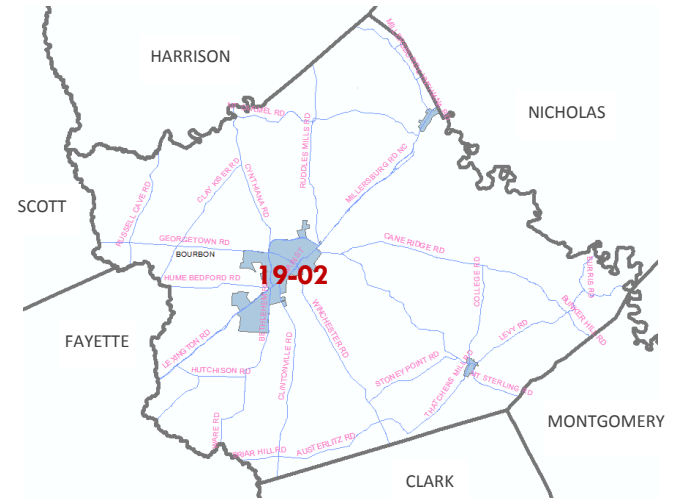


Staff Report

Bourbon County Joint Planning Commission

March 21, 2019

Minor Subdivision (MS) 19-02



Case Number	Location	Zoning/ Use	Application Date	TRC Review	Legal Ad	Division Requested	Lot Width	Entrances	Staff Recommendation
MS 19-02	E. 19 th St	R-3 Residential	2/14/19	2/25/19	3/14/19	Parcel 1-A: .367 acre Parcel 2: .834 acre <i>Minimum lot size in R-3 District: 7,200 sf or .165 acre</i>	Parcel 1-A: 126 ft Parcel 1-B: 124 ft <i>Minimum lot width requirement is 80 ft at the building setback line. The front setback requirement is 30ft.</i>	Parcel 1-A: Existing Parcel 1-B: Proposed entrance from private drive.	Staff recommends approval of MS 19-02 allowing the applicant to construct a private paved drive according to City of Paris road specifications. Staff also recommends approval of the waiver request for curb, gutter, and sidewalk provided the applicant make proposed drainage improvements by the installation of a culvert with larger runoff capacity. Condition: Applicant make final edit to application which shows length and labeling of private drive.
<p>Waiver Request: With the request to construct a 20 ft wide and 120 ft long private drive that would provide road frontage for Parcel 1-B (see area labeled "40' ACCESS EASEMENT ON PLAT) the applicant is proposing to mitigate an existing drainage issue. The existing culvert is one (1) ft in diameter and is not adequate to handle the existing stormwater runoff from 19th St. The applicant is proposing to install a two (2) ft diameter drain pipe with two precast wall units on either side of the proposed 20 ft wide private road. As a concession to the proposed drainage improvements, the applicant has requested a waiver of the sidewalks, curb, and gutters.</p>									



Additional Photos

