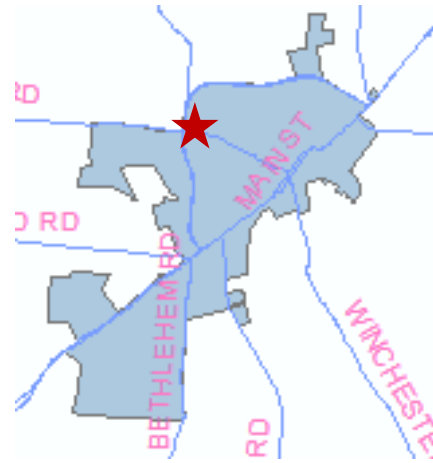


Staff Report

Bourbon County Joint Planning Office

Case Number: DVP 17-02
Applicant: Jeffrey Green
Location: 300 Commerce Drive
Request: Construct Medical Office
Zoning: B-2 (General Commercial)
Parcel Size: 1.5 acres
Application Date: March 16, 2017
TRC Meeting Date: March 27, 2017
Legal Notification: April 12, 2017 - *Bourbon County Citizen*
Surveyor/Engineer: Darnell Engineering, Inc.



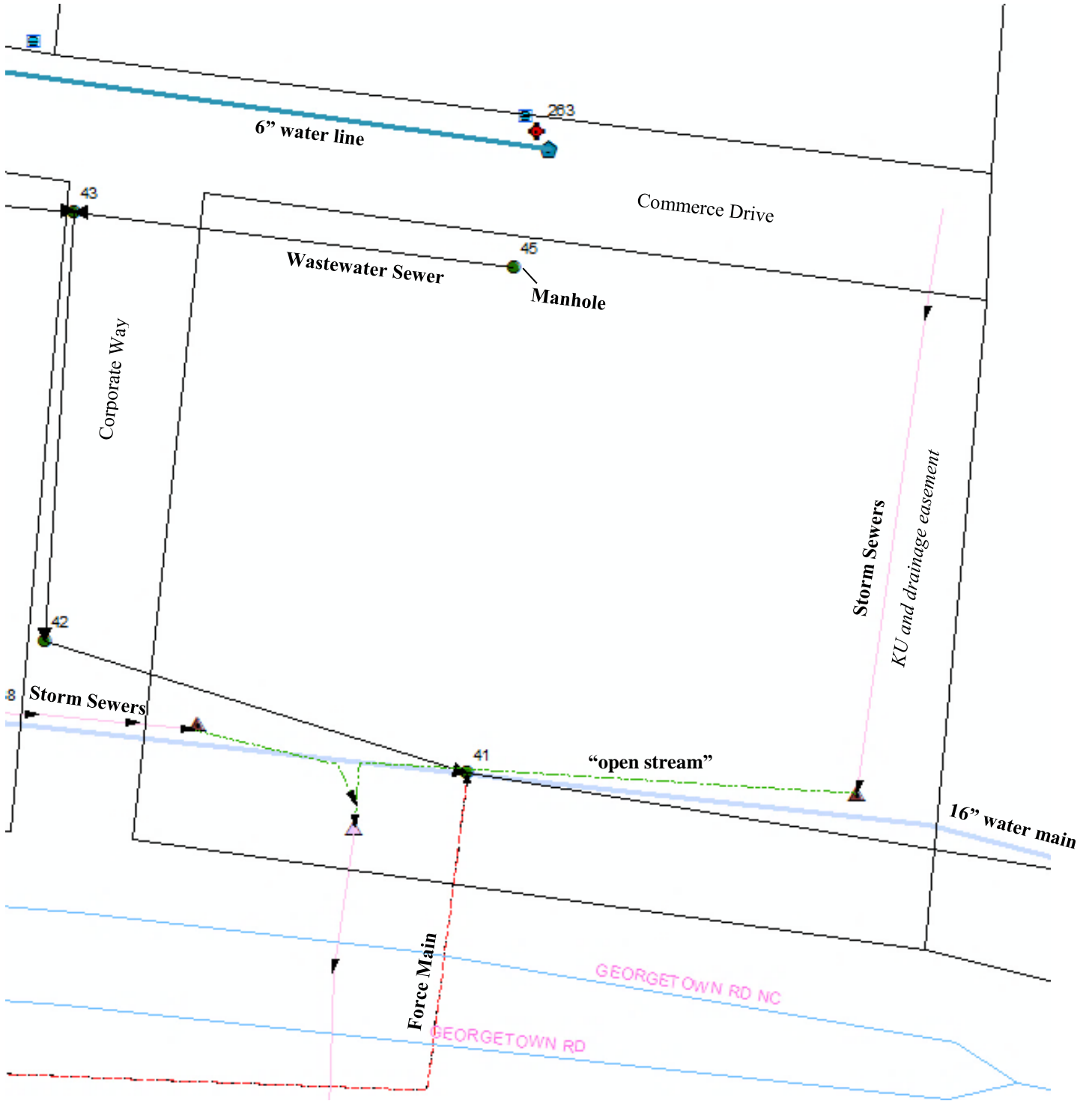
Proposal:

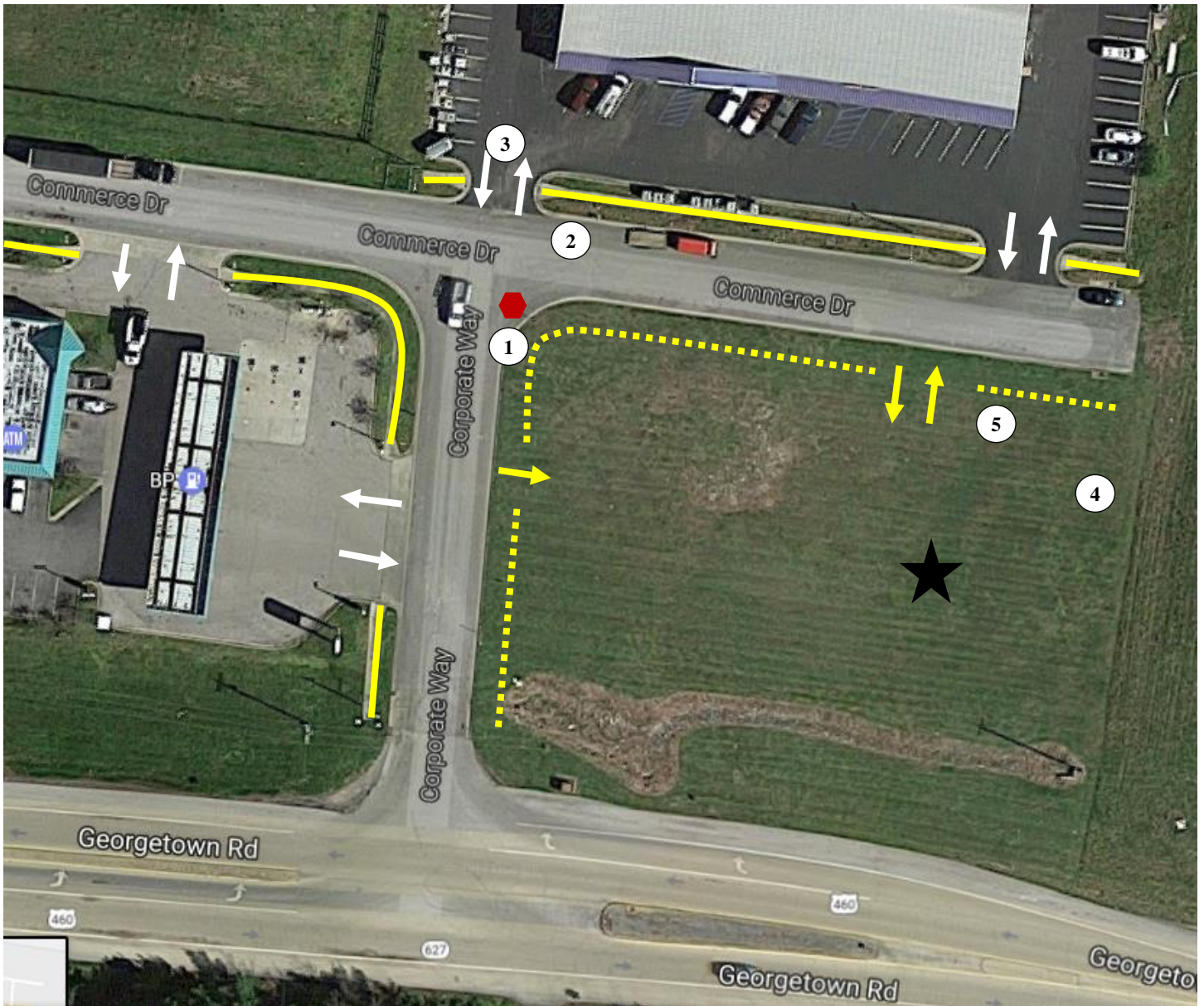
Applicant requests development plan approval for property located at 300 Commerce Drive. The proposed development is for the construction of a family practice medical office building.







Figure 1: Zoning Classification



Existing Infrastructure:





-  Existing Sidewalks
-  Proposed Sidewalks
-  Existing traffic flow
-  Proposed traffic flow
-  Existing Stop Sign
-  Photo Reference

See following pages for referenced photos

- 1** Northern view of stop sign at intersection of Corporate Way and Commerce Drive.
- 2** Western view of entrance to Ead's Hardware and at the intersection of Commerce and Corporate Way.
- 3** Southern view from entrance to Ead's Hardware and at the intersection of Commerce and Corporate.
- 4** Southern view of utility easement along eastern side of subject parcel.
- 5** Eastern view of subject parcel. Sidewalks are proposed to be constructed along Commerce and Corporate.

1



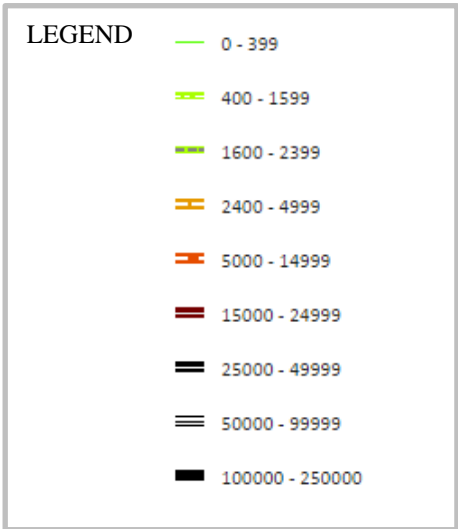
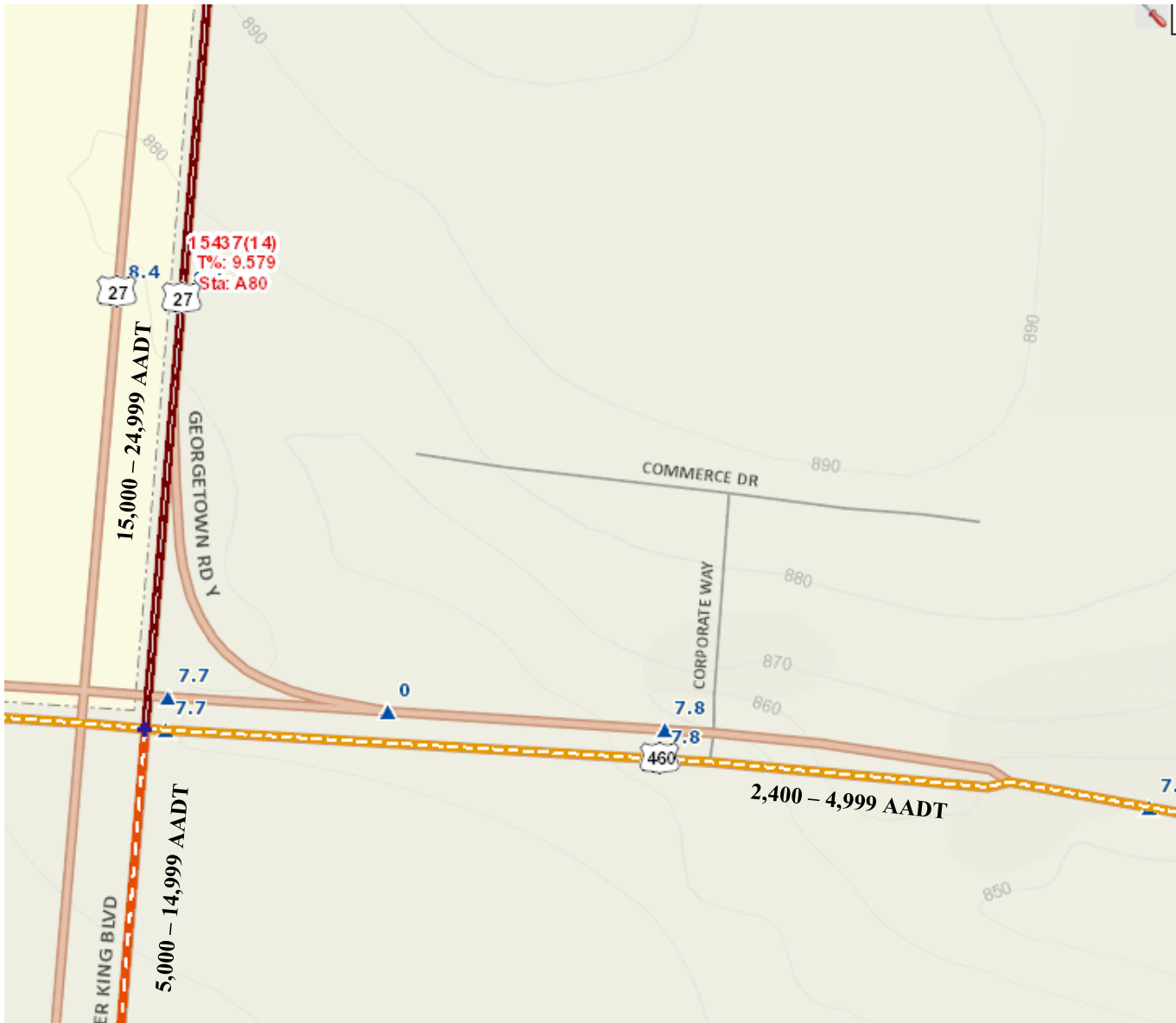
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Traffic Volume:

Below shows average annual daily trips (AADT) per the Kentucky Transportation Cabinet Traffic Counts Interactive Mapping System (<http://maps.kytc.ky.gov/photolog/?config=TrafficCounts>).



Category	Requirements	Findings
Zoning	B-2 General Commercial	Conforming. Doctor's Office is an allowable use in the B-2 zone.
Area, Road Frontage, and Setback	Minimum lot area: ½ acre Percentage of lot coverage: Total footprint of principal and accessory buildings must not exceed 33%. Minimum lot width at building setback line: 150 ft. Minimum setback requirements: Front: 50 ft. Side: 25 ft. Rear: 30 ft.	Conforming. ✓ Lot area: 1.5 acres ✓ Percentage of lot coverage: 4% ✓ Road frontage: 223 ft. ✓ Front setback: 72 ft. ✓ Side setback: Approx. 50 ft. ✓ Rear setback: Approx. 50 ft
Building Characteristics	None.	Building plans for four-sided brick façade.
Access to Property	Exits and entrances to the parking area shall be clearly marked.	Staff Comments: Signage plans for entrances and exits must be submitted to Planning Office and will be issued separate from development application.
Off Street Parking	Medical Clinics: One (1) space for each two hundred (200) square feet of gross floor area. Required for 3,100 sf building: 16 parking spaces Only one-way traffic shall be permitted in aisles serving single-row parking spaces at any angle other than ninety (90) degrees.	Conforming. ✓ 23 parking spaces. Staff Comments: Applicant anticipates the addition of two handicap parking spaces. With the addition of two handicap parking spaces, this will change the amount available from 23 to 22. With this change, it will remain above the minimum required spaces.
Traffic Volume (Trips per day)	Anticipated trip generation required. "Driveway Trips" mean the total number of trips that are generated by a site.	According to the Trip Generation manual of the Institute of Transportation Engineers, the vehicle trip rate for a 3,100 sf medical office would be 155 trips per day. Staff Comments: The number of vehicle trips generated by a medical office is consistent with those allowable uses as permitted in the B-2 zone and as part of the original West 460 Development.

Category	Requirements	Findings
Signage	See Chapter 80.202 Signs and Outdoor Advertising	Staff Comments: Applicant did not submit plans for signage at the time of development application submittal. For any other than exempt signage (e.g. window signage), applicant must submit separate sign permit application through the Bourbon County Joint Planning Office.
Drainage	Stormwater Plan, including location of catch basins, manholes, retention/detention basins, calculations.	Conforming. Comments: Applicant submitted request for waiver of storm detention requirements due to initial drainage report submitted for West 460 Development plan.
Landscaping	Landscape Buffer Easement category VII (81.102): 5 foot buffer with a minimum of 1 small to medium tree every 40 feet (13 trees required). 6 ft continuous hedge or 3 ft w/ earth mound with ground cover of grass or low shrubs. 5% interior landscaping within interior vehicular area. 602 sf required.	Conforming. <ul style="list-style-type: none"> ✓ Interior Vehicular Area proposed: 617.06 sf or 5.1% ✓ Landscape Buffer Trees: 17 proposed. ✓ Grass proposed between sidewalk and public right-of-way.

Staff Recommendation:

Approve development plan, as the application meets the regulations of the City of Paris Zoning Ordinance and Chapter 81: Landscape Buffer Regulations.

Recommended conditions:

- Contact Planning Office for sign permits. At a minimum, signs are required for the entrance points to the property.
- Consider planting native shrubbery and trees that are drought tolerant.
- Any lighting to the property shall be shielded so as not to create a nuisance to adjoining properties or blind vehicular traffic along 460, Corporate, and Commerce Drive.

Comment: City of Paris Road Department and Joint Planning Office to monitor traffic at intersection in case additional stop signs will be needed with additional traffic volume.