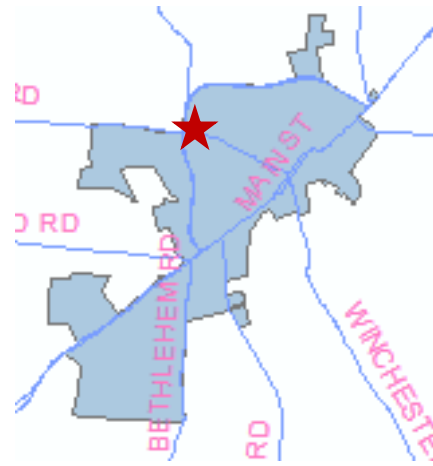


Staff Report

Bourbon County Joint Planning Commission

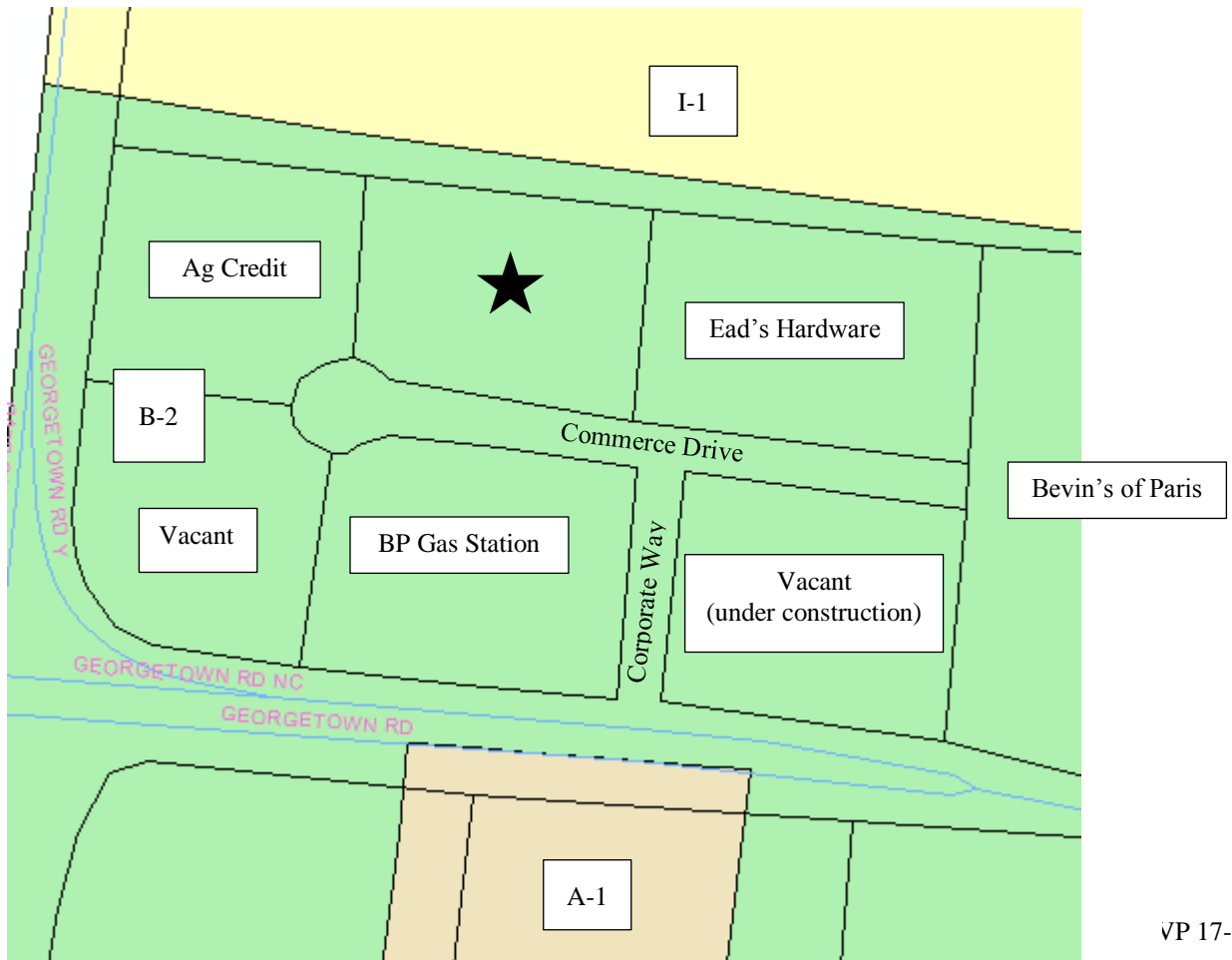
Case Number: DVP 17-03
Applicant: David Eads
Location: 203 Commerce Drive
Request: Construct 12,000 sf hardware store
Zoning: B-2 (General Commercial)
Parcel Size: 1.5 acres
Application Date: March 16, 2017
TRC Meeting Date: March 27, 2017
Legal Notification: April 12, 2017 - *Bourbon County Citizen*
Surveyor/Engineer: Central Kentucky Design Inc. Architects










Proposal:

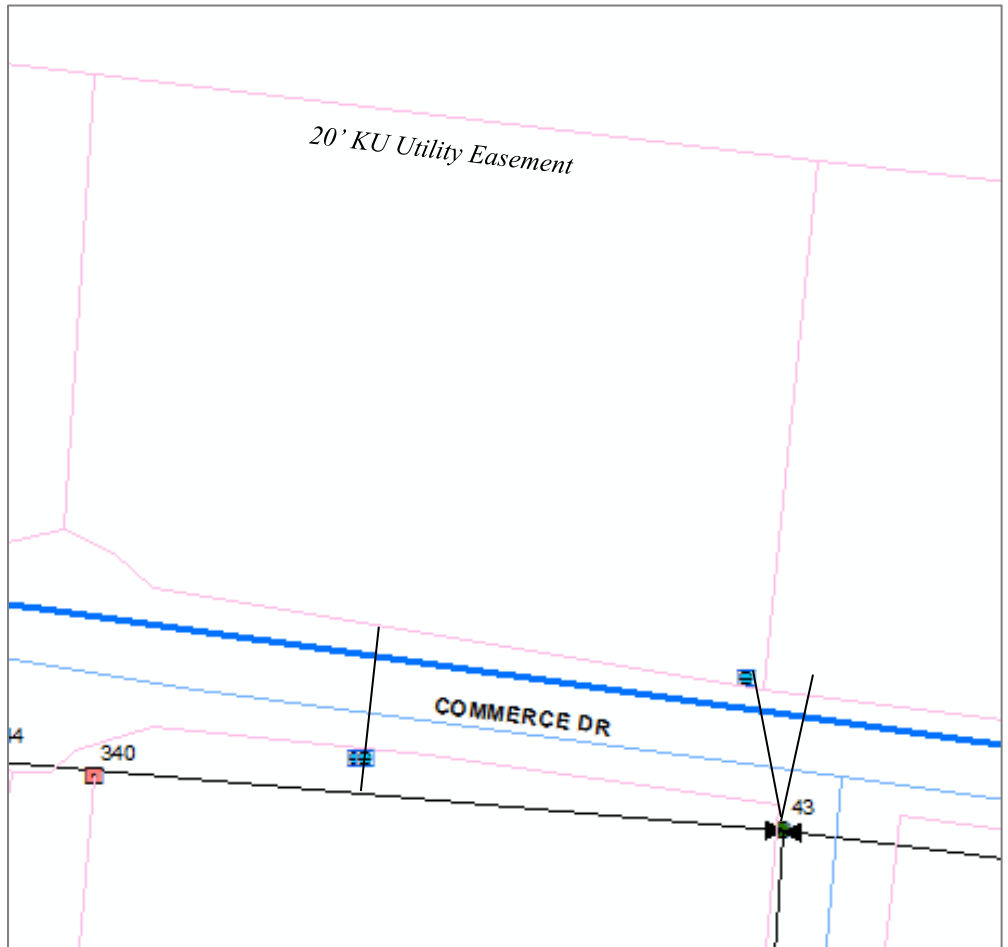
Applicant requests development plan approval for property located at 203 Commerce Drive. The proposed development is for the construction of a 12,000 sf hardware store.

Figure 1: Zoning Classification

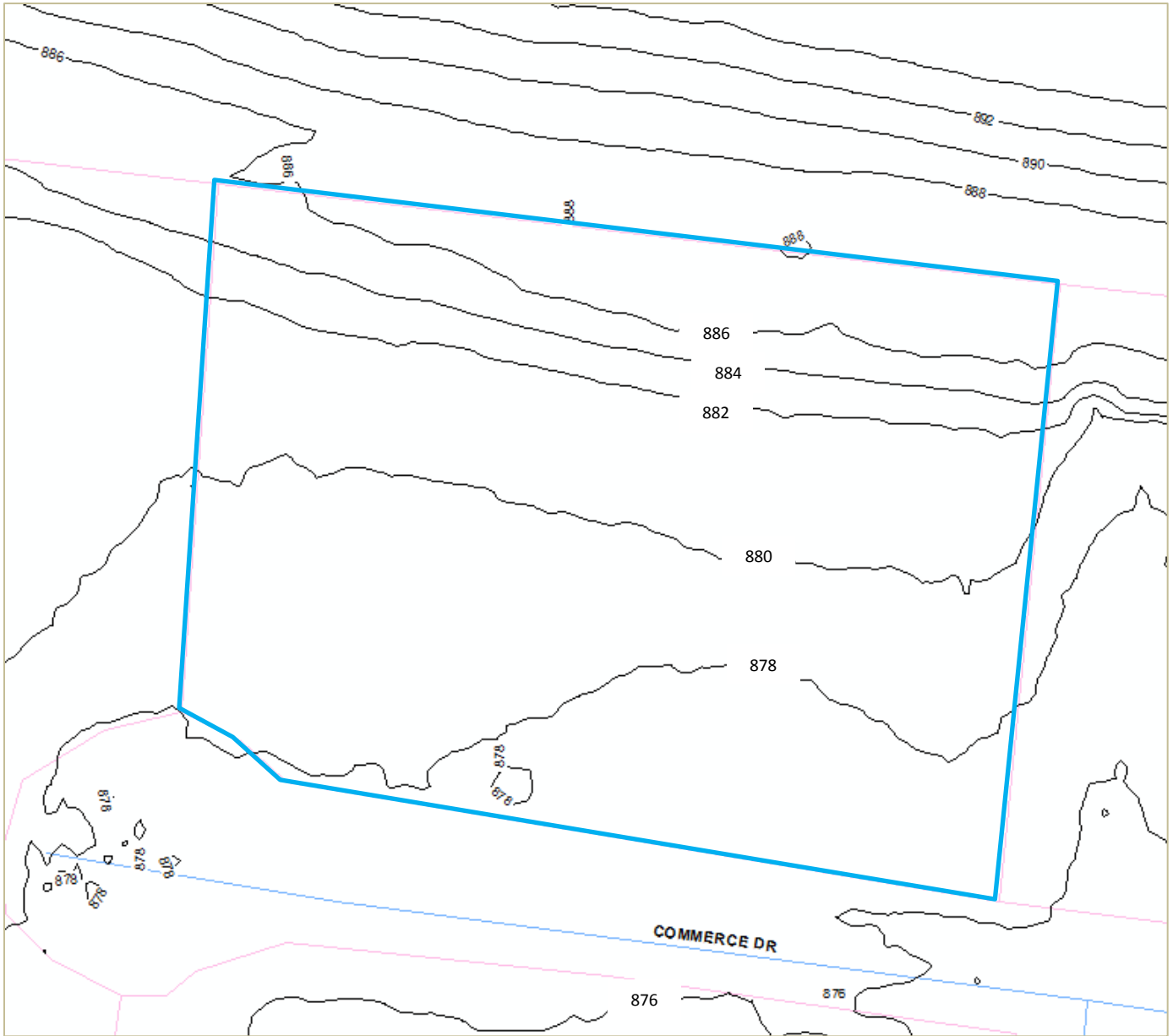


Existing Infrastructure:







<u>Legend</u>	
	Storm Sewer
	Curb Box
	Wastewater Sewer
	Force Main
	6" Water Main
	Water Meter
	Fire Hydrant



Property Contours:





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

See following pages for referenced photos

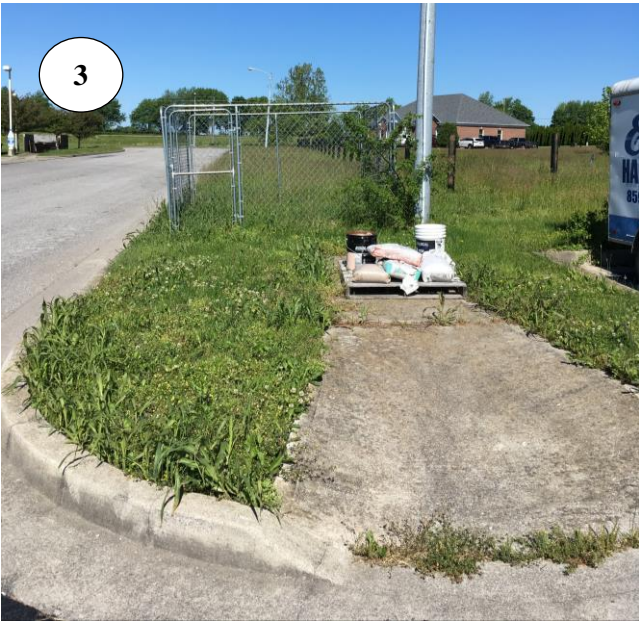
- 1** Northern view of stop sign at intersection of Corporate Way and Commerce Drive.
- 2** Southern view from entrance to Ead's Hardware and at the intersection of Commerce and Corporate.
- 3** Western view along Commerce Drive. Note: 2 street lights exist along front of property.
- 4** Western view showing sidewalk connector at Ag Credit Bank.
- 5** Northern view along property line, proposed buffering includes White Pine and Label Laurel.
- 6** Eastern view along back of property at utility easement showing existing vegetation and slope.
- 7** Northern view of existing parking lot. Proposed parking lot would adjoin the existing parking spaces.
- 8** View of existing 8 ft tall and 12 inch wide retaining wall. Dumpster pad would be located opposite of the existing perpendicular wall.

1



2





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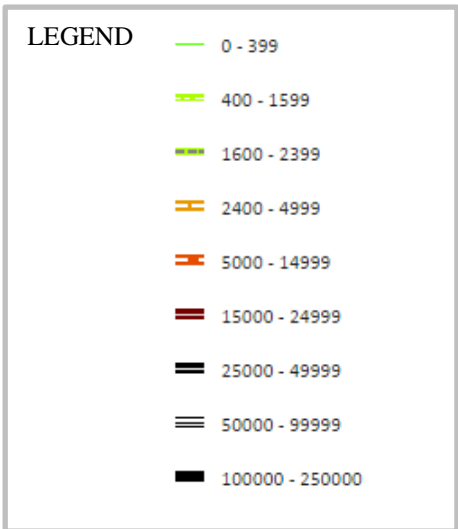
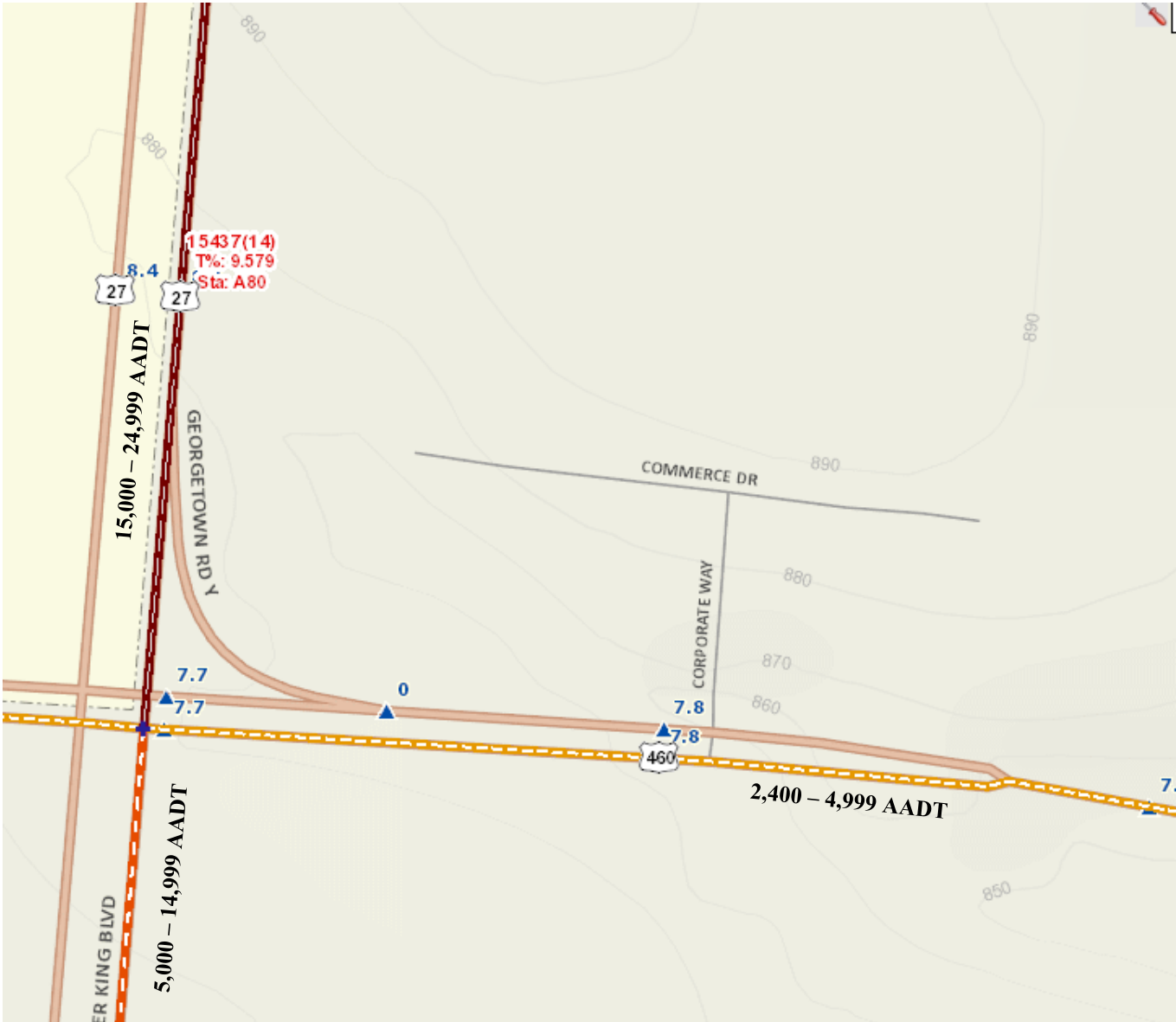


8



Traffic Volume:

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



Category	Requirements	Findings
Zoning	B-2 General Commercial	Conforming. Hardware store is considered retail and 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: 1.05 acres ✓ Percentage of lot coverage: 26% ✓ Road frontage: 273 ft. ✓ Front setback: 50 ft. ✓ Side setback: Approx. 52 ft. (east side) and 25 ft. (west side) ✓ Rear setback: Approx. 37 ft
Building Characteristics	None.	Building Plans for metal siding and 8” split face block.
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	Retail: One (1) space for each three hundred (300) square feet of gross floor area. Required for 12,000 sf building: 40 parking spaces Only one-way traffic shall be permitted in aisles serving single-row parking spaces at any angle other than ninety (90) degrees.	Parking variance request of 16 parking spaces. Staff Comments: Two handicap parking spaces shown on existing plan.
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 12,000 sf home improvement store would be 360 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 Plan.

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 and approved 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 (16 total 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. 878 sf required.	Interior Landscape Variance requested of 2.5% ✓ Interior Vehicular Area proposed: 440 sf or 2.5% ✓ 3 trees proposed. Buffer Landscape Variance requested of 5 trees along front of property where water line is located. ✓ Total proposed trees along property buffer: 12. ✓ Grass and scrubs proposed along landscape buffer.
Waste Disposal	Show location of dumpsters and trash receptacles.	Conforming. Staff Comments: For final development plan, dumpster pad and enclosure must be reoriented on Plan and submitted to Planning Office.

Staff Recommendation:

Approve development plan, along with the following variances:

- Parking variance of 16 parking spaces based on limited lot area needed for building square footage, building access, and loading area requirements.
- Interior landscape variance of 2.5% or 438 sf to allow for better parking and building access.
- Perimeter landscape buffer variance request of 5 trees due to water line along the front of the property.

Recommended conditions:

- Submit revised plan with reoriented dumpster area to Planning Office for Administrative Approval.
- Final Development Plan must be received by Planning Office and signed by Applicant, Chair of Planning Commission, and the City of Paris for Water/Sewer & Fire prior to obtaining a building permit.
- Once Final Development Plan is signed, applicant may obtain building permit from the Building Inspector (987-2150).
- Contact Planning Office for sign permits. At a minimum, signs are required for the entrance points to the property. Please submit dimensional drawings to Planning Office when ready.
- Consider planting native shrubbery and trees that are drought tolerant.

Comments: 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.