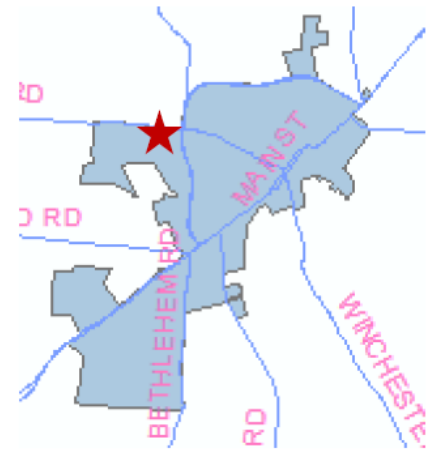


Staff Report

Bourbon County Joint Planning Commission

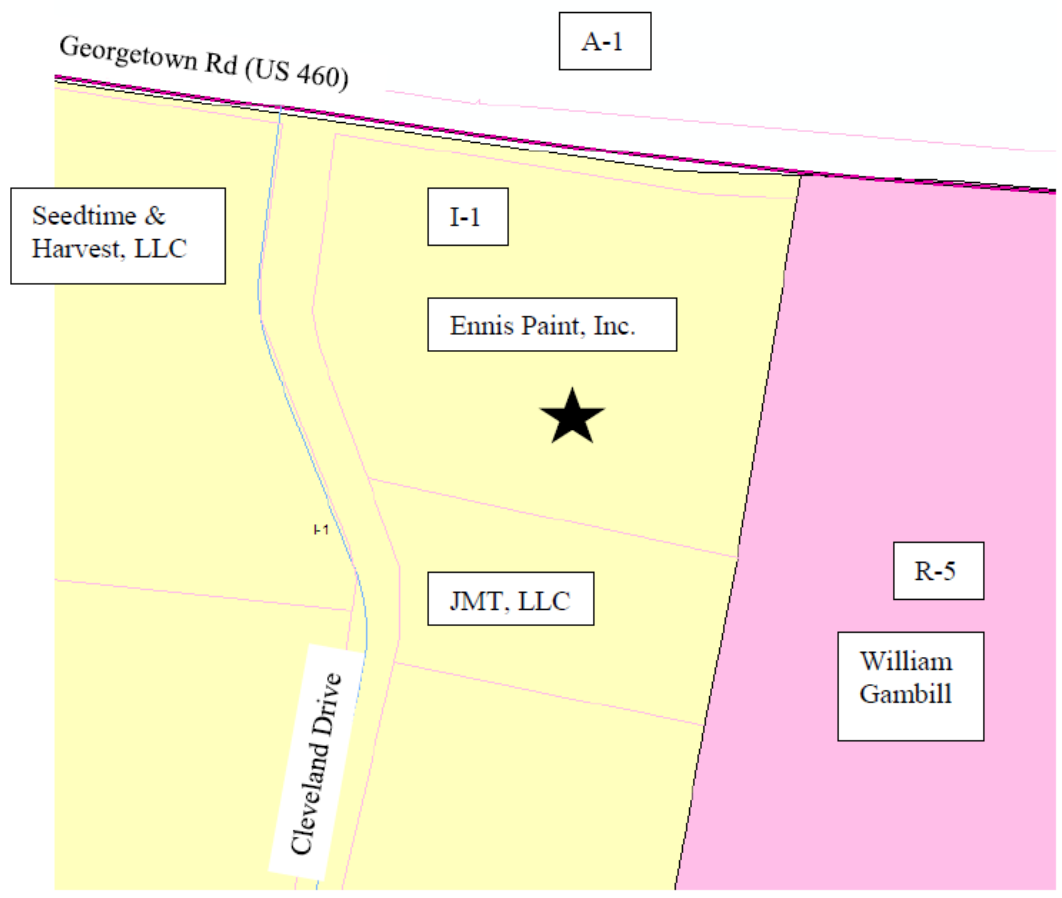
Case Number: DVP 17-05
Applicant: Ennis Paint, Inc.
Location: 129 Cleveland Drive
Request: Addition of parking lot/loading area
Zoning: I-1 (Light Industrial)
Parcel Size: 10.9 acres
Application Date: June 19, 2017
TRC Meeting Date: June 26, 2017
Legal Notification: July 12, 2017 - *Bourbon County Citizen*
Surveyor/Engineer: Denham-Blythe Co.












Proposal:

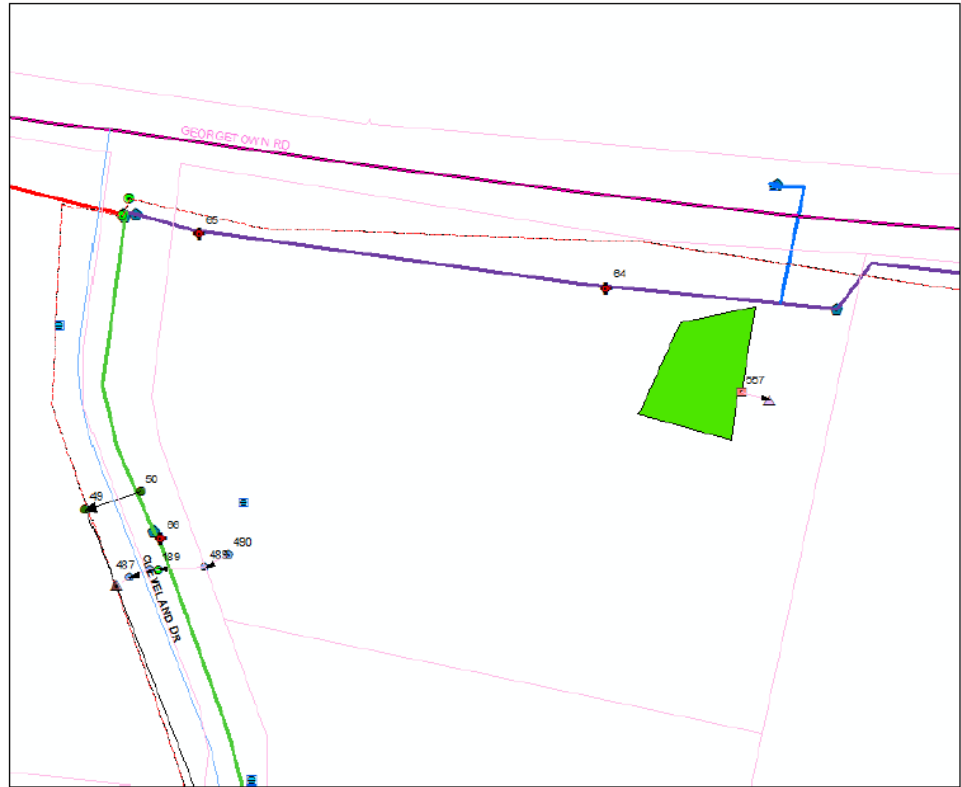
Applicant requests amended development plan for addition of an impervious truck drive aisle/loading lot and additional access point on Cleveland Drive.

Figure 1: Zoning Classification



Existing Infrastructure:

Legend	
	Storm Sewer
	Curb Box
	Wastewater Sewer
	Force Main
	10" Water Main
	12" Water Main
	Water Meter
	Fire Hydrant
	Retention





See following pages for referenced photos:

- 1 Southern view of property from entrance of Industrial Park.
- 2 Southern view of property from Georgetown Rd (US 460)
- 3 Southern view of newly poured concrete pad.
- 4 Northern view of newly poured concrete pad.
- 5 View of rear loading area.
- 6 View of existing gravel parking area.
- 7 Northern view of perimeter along Cleveland Dr.
- 8 Southern view of perimeter along Cleveland Dr.



3



4







Category	Requirements	Findings
Zoning	I-1 Light Industrial	Conforming. Manufacturing, fabrication, and processing of paint.
Area, Road Frontage, and Setback	Minimum lot area: 1 acre Minimum lot width: 125 ft. Minimum setback requirements: Front: 100 ft. Side: 50 ft. Rear: 75 ft.	Conforming. ✓ Lot area: 10.9 acres ✓ Building and lot meets all setback and lot width requirements.
Building Characteristics	N/A	N/A
Access to Property	Exits and entrances to the parking area shall be clearly marked.	Staff Comments: New entrance proposed along Cleveland Drive. Approximate distance from Georgetown Rd (US 460) intersection: 300 ft.
Off Street Parking	Retail: One (1) space for every two (2) employees. Required: 13 spaces Proposed: 30 spaces	Conforming. ✓ Existing 14 parking spaces. Staff Comments: 30 additional parking spaces proposed.
Traffic Volume (Trips per day)	Anticipated trip generation required. “Driveway Trips” mean the total number of trips that are generated by a site.	Conforming. According to the Trip Generation manual of the Institute of Transportation Engineers, the vehicle trip rate for a 36,930 sf manufacturing facility is 4 trips per 1,000 sf. Staff Comments: The average number of trips is 148. At this time, the number of employees and size of the facility is not proposed to change.

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 amended 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: Stormwater design calculations submitted. These calculations demonstrate that proposed impervious addition is located in the place of 25,000 sq. ft. area designated for future expansion on the original development plan. Detention ponds 1 and 2 were evaluated and calculated to have ample capacity for the proposed lot expansion.
Landscaping	Landscape Buffer Easement category VII (81.102): 5 foot buffer with a minimum of 1 small to medium tree every 40 feet. 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.	<ul style="list-style-type: none"> ✓ Interior VUA landscaping proposed: 2,993 sf (5%) ✓ 12 trees proposed on interior. ✓ Total proposed trees along property buffer: Six (6) additional along southern and western property boundaries. Staff Comment: Recommend applicant alter tree removal boundary to preserve existing vegetation along northern boundary of property. This could meet minimum landscape buffer requirements along Georgetown Road.

Staff Recommendation:

Approve amended development plan.

Recommended conditions:

- ✓ Summit revised plan that shows altered “Tree Removal Boundary” to meet landscape buffer requirements along Georgetown Road with existing vegetation, or submit revised plan with new plantings along same boundary.
- ✓ Final development plan must be received by Planning Office, signed by applicant, Chair of Planning Commission, and City of Paris prior to any construction commencing.
- ✓ Contact Planning Office for any additional sign permits. At a minimum, directional signage is required for the entrance points to the property.