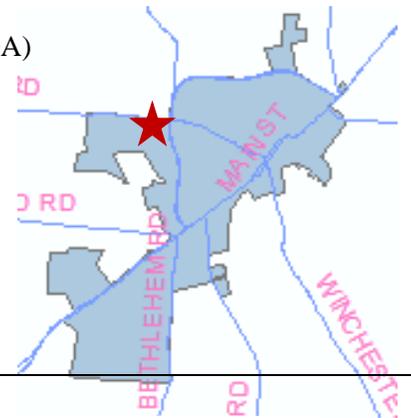


# Staff Report

## Bourbon County Joint Planning Commission

**Case Number:** ZMA 17-01  
**Applicant:** Paris-Bourbon County Economic Development Authority (EDA)  
**Location:** Georgetown Road  
**Zone Change:** From A-1 Agricultural to I-1 Light Industrial  
**Acreage:** 28.7 acres  
**Application Date:** June 19, 2017  
**TRC Meeting Date:** June 26, 2017  
**Legal Notification:** July 12, 2017 - *Bourbon County Citizen*  
**Surveyor/Engineer:** Darnell Engineering, Inc.



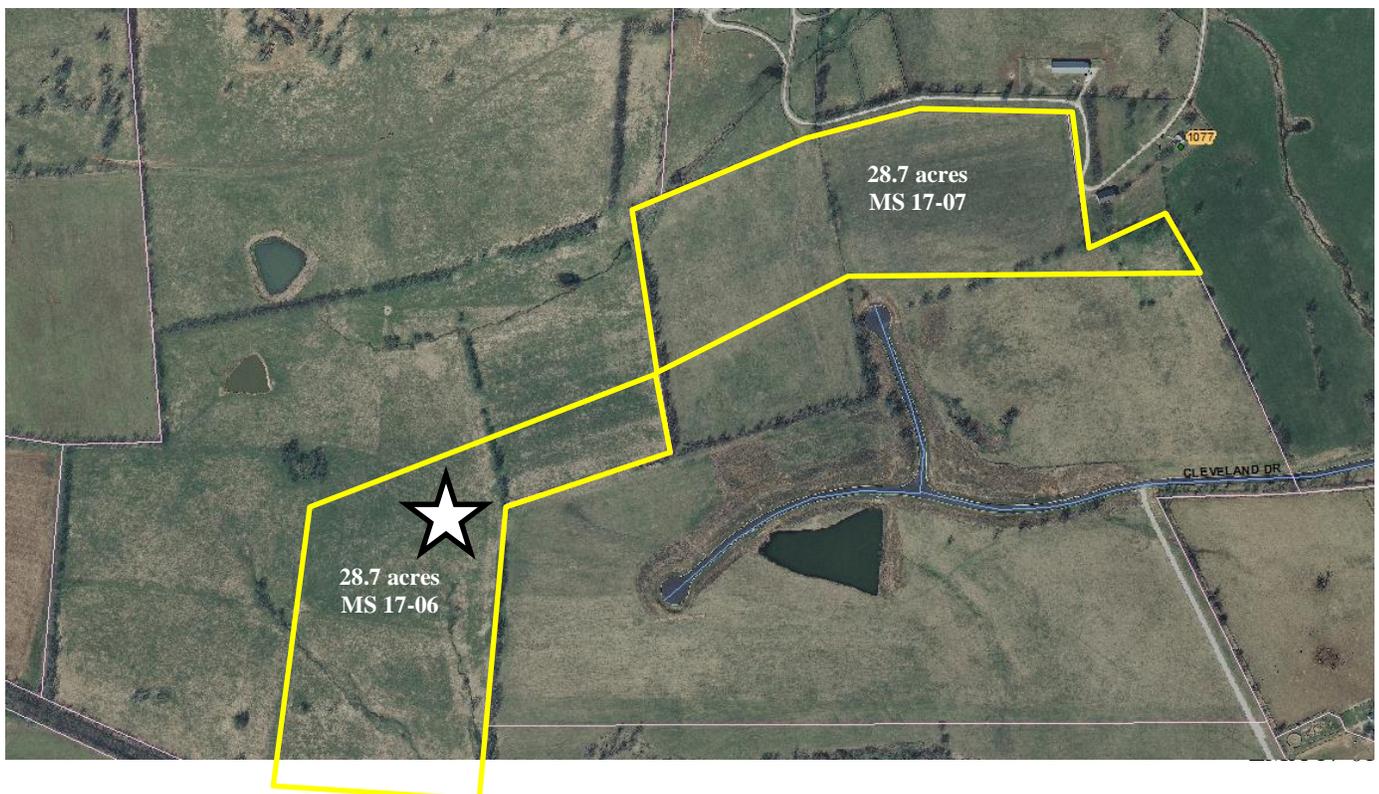
### Proposal:

Applicant requests a zone change for approximately 28.7 acres of land that is concurrent to the existing boundary of the Paris-Bourbon County Industrial Park.

The application is related to three other applications under consideration:

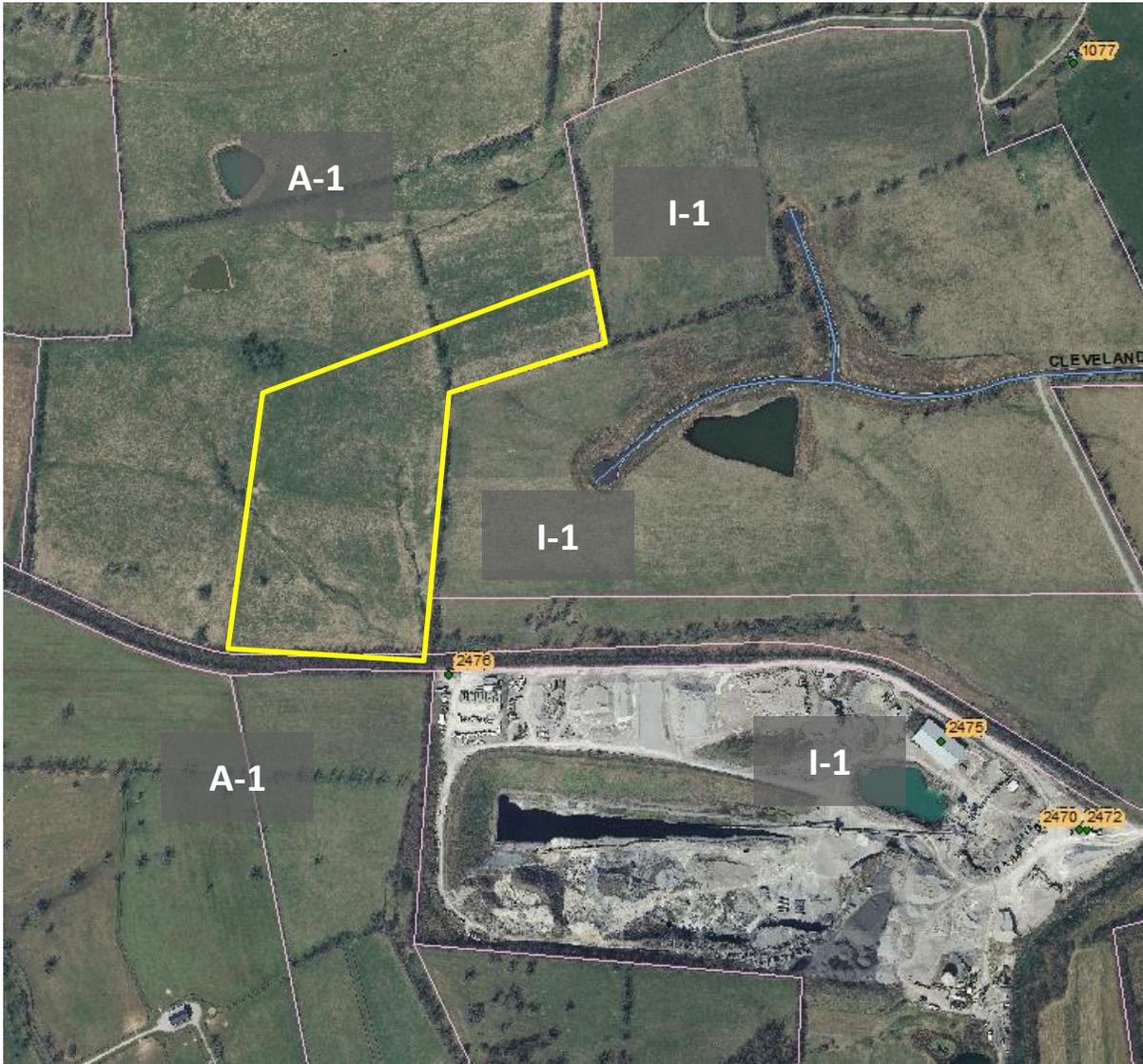
- MS 17-06 Minor Consolidation request by Austin Paul & Brenda Paul for property located on Cleveland Drive;
- MS 17-07 Minor Consolidation request by the Paris-Bourbon County EDA for property located on Cleveland Drive;
- Proposed ordinance of annexation for new I-1 property into City of Paris.

**Figure 1: Zoning Classification**



### EXISTING ZONING & LAND USE

<u>Properties</u>	<u>Zoning</u>	<u>Existing Land Use</u>
Subject Property	A-1	Agriculture
To North	A-1	Agriculture
To East	I-1	Vacant
To South	A-1, I-1	Agricultural & Limestone Quarry
To West	A-1	Agriculture



## URBAN SERVICES REPORT

*The below report assumes services that would be provided upon annexation:*

**Roads** – The subject property is most closely located to Cleveland Drive, a local road located within the the Paris-Bourbon County Industrial Park. The closest arterial is Georgetown Rd (US 460); a two lane state road that connects Paris to Georgetown in Scott County.

**Curb/Gutter/Sidewalks** - Cleveland Drive was constructed with curb and gutter but without sidewalks.

**Storm Sewers** – The subject property is located in the South Fork Licking Watershed. Stormwater improvements have been completed on Cleveland Dr with storm sewers. No FEMA special flood hazard area or known flooding issues exist within the immediate area.

**Sanitary Sewers** – The subject property will be serviced by the City of Paris Wastewater Treatment Facility. Sanitary sewers have been constructed along Cleveland Dr; however, no lines currently extend to the subject property. Capacity of the sewer system will need to be verified prior to construction of any use on the subject property.

**Refuse** – Refuse collection along Cleveland Dr. is available from the City of Paris or other private contractor.

**Police** – The nearest police station is located at 525 High St. ; about 3.25 miles from subject property.

**Fire/Ambulance** – The City of Paris Fire Department serves the subject property. Station #2 is the closest to the subject property at approximately 2.15 miles from subject property.

**Utilities** – All utilities, including electric, gas, water, telephone, and cable are within the vicinity, but will need to be extended to serve the subject property.

## COMPREHENSIVE PLAN AND PROPOSED USE

The 2017 Comprehensive Plan Goals provide the vision into a physical pattern of commercial and industrial uses, roads and public facilities while being sensitive to maintaining the historic character of the community. The resultant goals support this statement.

The subject property is proposed for a zoning map amendment provided that an even amount of land that is currently zoned I-1 Light Industrial be down-zoned to A-1 Agricultural at a later date. Both properties that are involved in the “land swap” are located within the Cooper’s Run Rural Historic District which is a 8,935 acre area that is recognized on the National Historic Register. While this rural historic district is not currently protected via zoning ordinances within Bourbon County, it is relevant to the map amendment application under review and the goals of the Comprehensive Plan.

## STAFF RECOMMENDATION

Staff recommends approval, for the following reasons:

- The zone change would reorient land within the Industrial Park to the south and further away from the Georgetown Rd (US 460) view shed than the property to the north that is proposed to be down-zoned.
- The subject property is adjacent to land that is zoned I-1 Light Industrial.
- The zone change would not result in an expansion of the Industrial Park, but an alteration of the current boundary.

Staff also recommends the following conditions:

- The zone change approval be conditional upon the down-zoning of property (see MS 17-07)