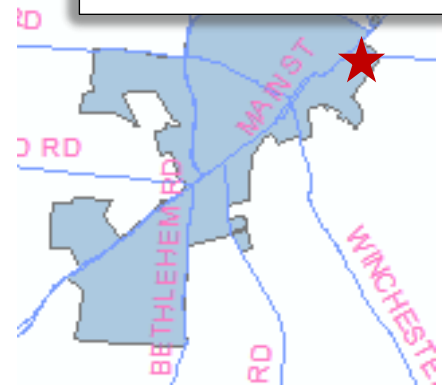


Amended Staff Report

Bourbon County Joint Planning Commission
Public Hearing: April 19, 2018

Blue highlighted text denotes new additions to original staff report.

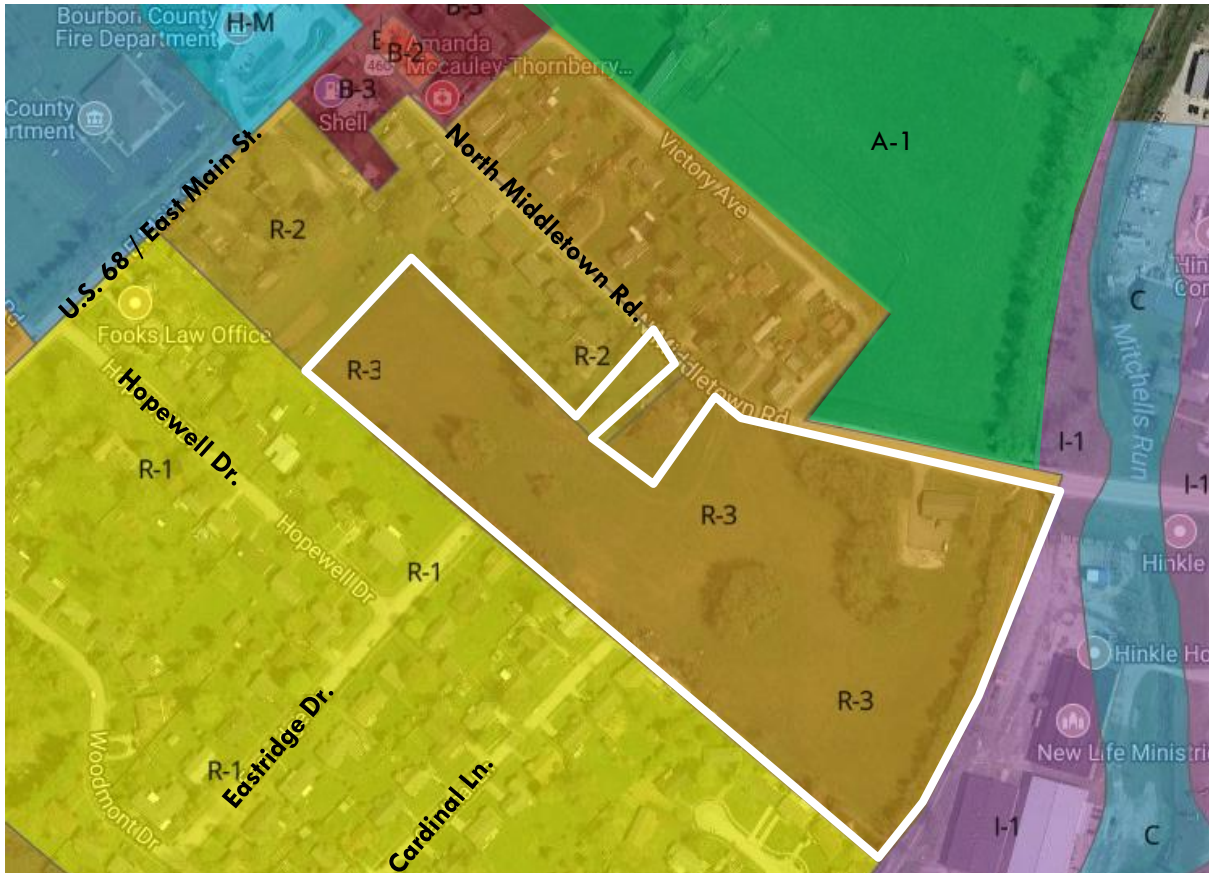


Case Number: MS 18-02
Applicant: Centrust Capital Homes LLC
Location: North Middletown Rd.
MS Request: Preliminary Major Subdivision (MS)
Zoning: R-2 and R-3 (Residential) in the City of Paris
Parcel Size: 13.43 acres
Application Date: February 19, 2018
TRC Meeting Date: February 26, 2018
Legal Notification: March 1, 2018 - Bourbon County Citizen
Planning Commission Review: March 15, 2018
Technical Review Committee: March 26, 2018
Legal Notification: April 12, 2018
Surveyor/Engineer: Thoroughbred Engineering

Proposal:

Applicant requests approval of preliminary subdivision plat* for 47 single-family residential lots on 13.43 acres of North Middletown Rd.

*Preliminary Plat or Preliminary Development Plan is a tentative subdivision plan, showing the approximate location and size of the proposed streets, lots, and improvements as a basis for consideration by the Planning Commission prior to preparation of a final plat.



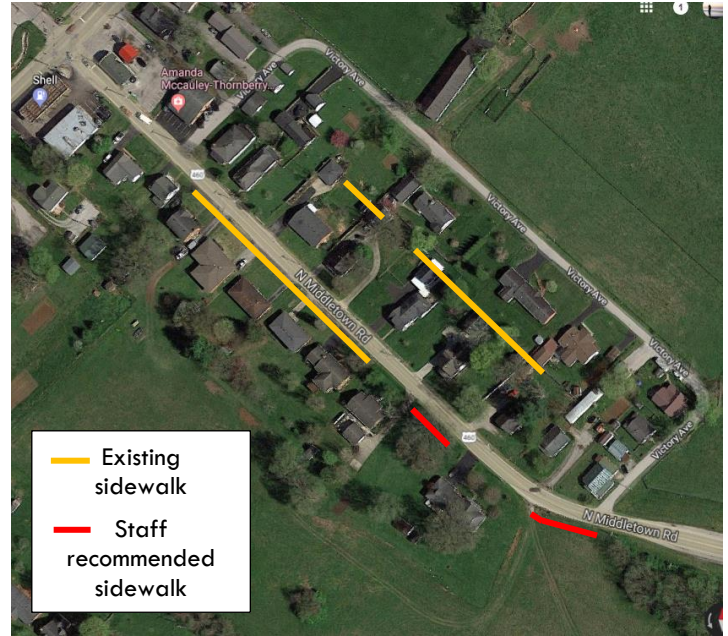
URBAN SERVICES REPORT

Roads – The subject property is most closely located to North Middletown Rd. (U.S. 460) a state road. The closest minor residential streets are Cardinal Ln. and Eastridge Dr. to the south in the adjacent residential subdivision.

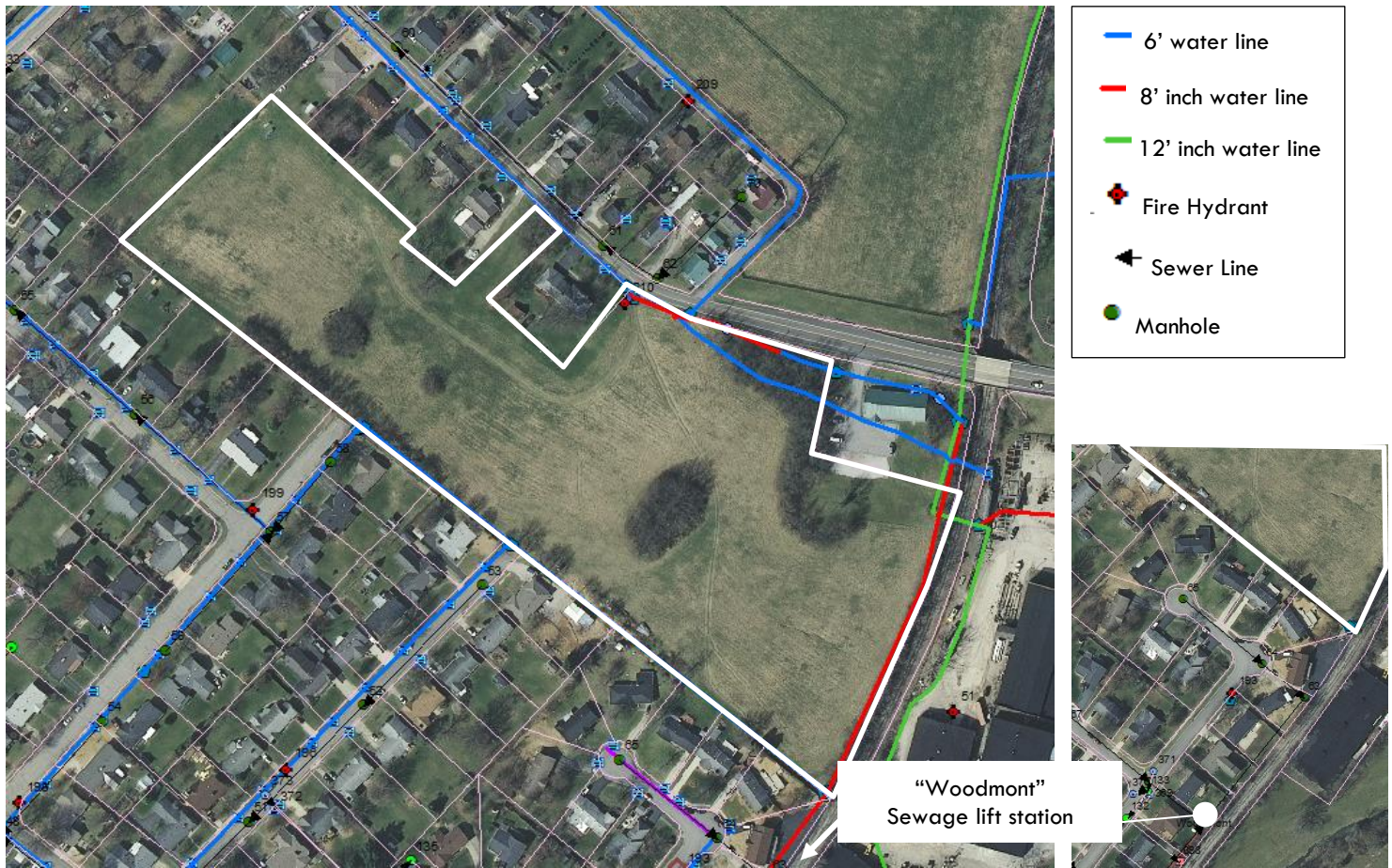
Sidewalks – Sidewalks do not currently exist along property on North Middletown Rd.

Sanitary Sewers – The closest sanitary sewer lines are located at East Ridge Dr. and Cardinal Ln. Any future development on this property would be served by the “Woodmont” lift station which is located off of Woodmont Drive, approximately 500 ft. south of the subject property. This lift station is in major need of upgrades; in particular, 40+ year old pump replacements.

Storm Sewers – The closest storm sewers are along East Main St. at the Health Department and at the intersection of East Main and North Middletown Rd. According to the City of Paris Subdivision Regulations, applicant will be responsible for addressing stormwater runoff with the installation of box curbs and detention areas.



UTILITY MAP



Electric: City of Paris

Refuse Collection/Recycling: City of Paris

Police: City of Paris

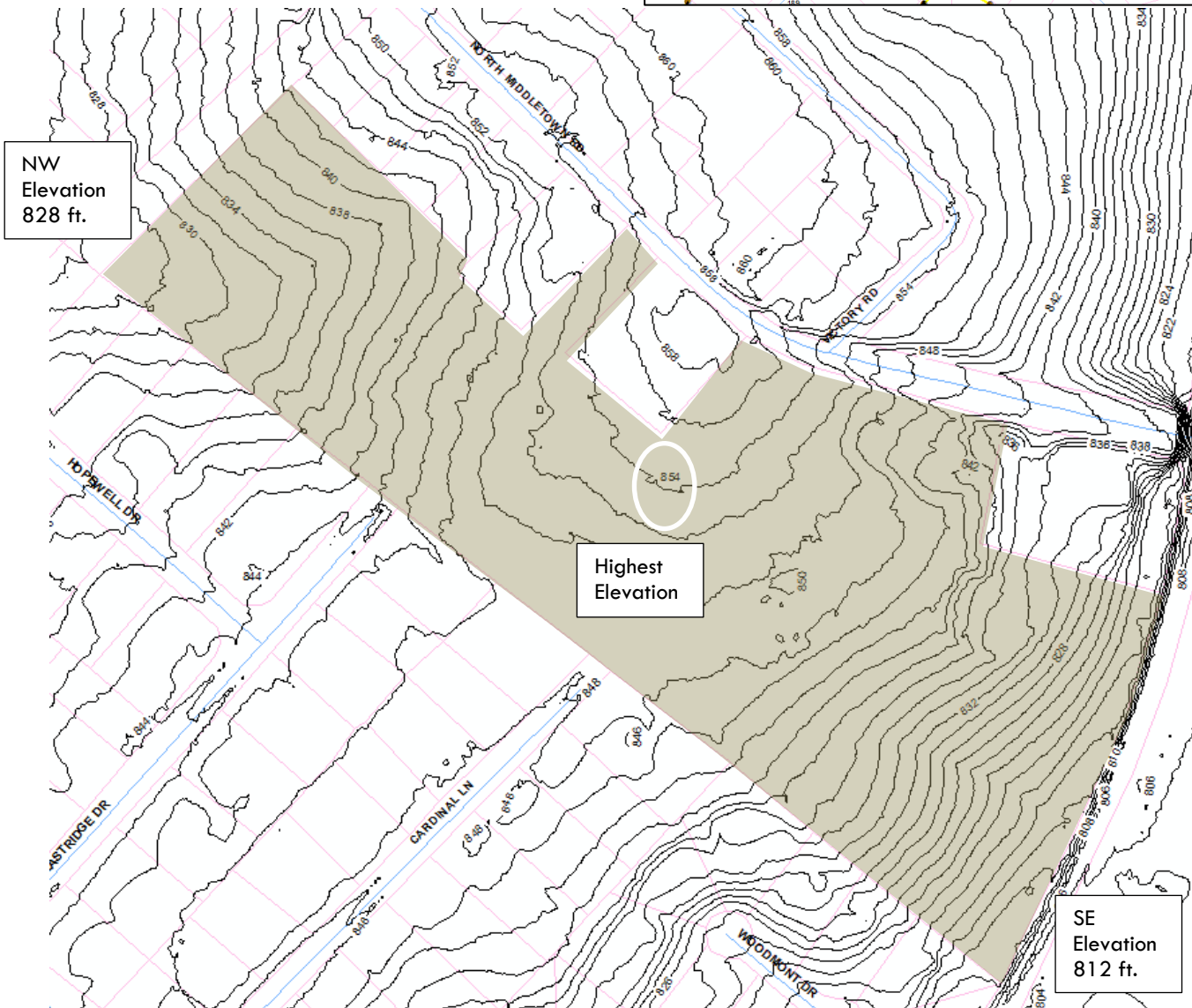
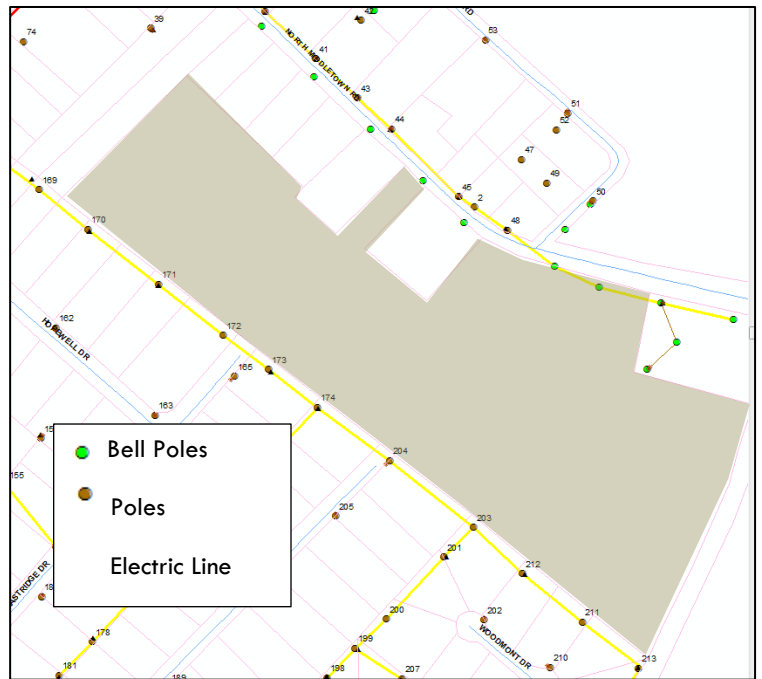
Emergency Medical Service: Paris/Bourbon County

Fire: Paris Fire Department

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.

Topography:

Elevation at the highest point of the property is 854 ft. The lowest portions of the property are the northwest (828 ft.) and southeast (812 ft.) corners.



Category	Requirements	Findings	1
Zoning	R-3 (Residential) – 46 lots	<p>Proposed single-family dwellings. Conforming.</p> <p>Staff Comments: Previous proposed R-2 zoned lot (Lot 1) was consolidated with Lot 4. Originally, 47 lots were proposed and now 46 lots are proposed.</p>	
Area, Road Frontage, and Setback	<p>R-3 Minimum lot area: 7,200 sf R-3 Minimum lot width at building setback line: 80 ft. R-3 Minimum setback requirements: Front: 30 ft. Side: 10 ft. Rear: 25 ft.</p>	<p>Conforming.</p> <ul style="list-style-type: none"> ✓ Lot area: Range 7,204 sf. – 17,492 sf. ✓ Minimum lot width at building setback: 80 ft. <p>Staff Comments: R-2 zoned lot was eliminated. See comment in row above.</p>	
Building Characteristics	<p>The City of Paris Zoning Ordinance does not have design standards for new residential developments. However,</p> <p><i>Required with <u>final development plan</u>:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Show building footprints. <input type="checkbox"/> Draft covenants and restrictions. 	<p>Conforming for Preliminary Plat Approval.</p> <p>Staff Comments: While not required at preliminary plat approval stage, draft covenants and restrictions were submitted by applicant.</p>	
Access to Property	<p>Driveways to be shown on plans.</p> <p><i>Required with final development plan:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Show driveway locations on each parcel 	<p>Conforming for Preliminary Plat Approval.</p>	
Off Street Parking	<p>Single-family dwellings: Two (2) parking spaces for each family unit.</p> <p><i>Required with final development plan:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Show driveway capacity to accommodate two (2) vehicles per house. 	<p>Conforming for Preliminary Plat Approval.</p>	

Category	Requirements	Findings	2
<p>Streets*</p> <p>*Definitions:</p> <p>“MINOR.” Those streets that are used or will be used primarily for access to abutting properties and which carry or will carry limited volumes of traffic.</p> <p>“COLLECTOR.” Those streets that carry intermediate volumes of traffic from minor streets to arterial streets.</p>	<p>72.200 requires that dead-end streets, design to be so permanently, shall be provided at the closed end with a turn around having an outside radius of at least 40 ft. and a right-of-way radius of at least 50 ft. Such streets shall not be longer than 700 ft., measured from its intersecting right-of-way line to the outer edge of the turn-around, except where conditions make this limitation impracticable.</p> <p>72.210 To the extent possible, block lengths shall not exceed 1,600 ft. or be less than 500 ft.</p> <p>72.203 Street right-of-way (ROW) and pavement widths shall not be less than the following:</p> <p>Minor Street: ROW 50 ft., pavement width 26 ft. Collector Street: ROW 60 ft., pavement width 36 ft.</p>	<p>Conforming.</p> <ul style="list-style-type: none"> ✓ 72.200 Radius of roundabout and cul-de-sac meets the minimum radius requirements. Proposed is 45 ft. radius and 55 ft. outside radius. Length of road from intersecting right-of-way is 350 ft. ✓ 72.210 Block lengths are along Capital Drive are approximately 500 ft. in length. ✓ 72.203 Proposed pavement width is 26 ft. (Capital Drive) with 50 ft. ROW, and 36 ft. (Franz Drive) with 60 ft. ROW. 	
<p>Traffic Volume</p>	<p>Anticipated trip generation required. “Driveway Trips” mean the total number of trips that are generated by a site.</p> <p><i>Required with final development plan:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>Submit traffic study and obtain approval for entrance and encroachment permit with any required upgrades from Kentucky Transportation Cabinet District 7.</i> 	<p>Per the Trip Generation manual of the Institute of Transportation Engineers, the vehicle trip rate for a per dwelling unit is 9.6 trips per day. Estimated trip generation for 47 houses is 451.2 trips daily.</p> <p>Traffic Study received by Planning Office on April 6, 2018 from applicant for subject property. Planning Staff confers traffic study review to Planning Office Contract Engineer. It is recommended that applicant revise counts at peak hours when Hinkle Contracting is “in-season”.</p> <p>Also, Planning Staff recommends the following traffic calming measures:</p> <ul style="list-style-type: none"> • At intersection of Franz Drive and North Middletown Road, Enlarged Road Sign (30” x 9”) • Consider inverted speed bump on Eastridge Dr. • Consider bump-outs at intersection of Eastridge Dr. and Capital Court. • Shielded street lighting at the entrance to the subdivision at North Middletown Rd. 	

Category	Requirements	Findings	3
Utilities	<p>72.216 Wherever practicable, telephone and electric service lines shall be placed at the rear of all lots or underground, and all transformer boxes shall be located so as not to be unsightly or hazardous to the public.</p>	<p>Conforming for preliminary plat approval.</p> <p>Staff Comments: Current electric utilities provided by the City of Paris are located on the adjacent properties (see map of electric utilities on page 3). Staff recommends the Commission require a condition that the applicant install underground utilities.</p>	
Sewage	<p>72.305 Where an approved sanitary sewer is accessible to the development, all necessary mains and laterals for connection from lots to the system, as shown on the preliminary plat shall be installed by the subdivider.</p> <p>72.410 When a connection of public water or sewer facilities is proposed, assurance of the availability of the service must be presented to the Planning Commission before approval of the final plan.</p> <p>33.200 GENERAL REQUIREMENTS for sewer service to newly developed areas: All proposed projects shall be developed at the expense of the applicant...</p> <p><i>Required with final plan:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Assurance/certification of water and sewer service must be presented to the Planning Commission before approval of the final plan. 	<p>Conforming for preliminary plat approval.</p> <p>Staff Comments: Sewer is located on Eastridge Rd. and Cardinal Ln. However, an upgrade to the existing Woodmont lift station will be necessary if this development is approved.</p> <p>See supplemental correspondence from City of Paris regarding sanitary sewer upgrades.</p>	

Category	Requirements	Findings	4
Drainage	<p>Stormwater Plan, including location of catch basins, manholes, retention/detention basins, calculations.</p> <p>City of Paris Title 4: Traffic Regulations, Chapter 41: Streets, Sidewalks, and Other Public Places.</p> <p>41.206 – Stormwater handling facilities (inlet basins, culverts, pipe, retention areas, etc.) shall be designed such that stormwater drainage from the proposed construction to adjacent properties shall not exceed the pre-development stormwater discharge rate. The finished construction shall not create any adverse effect (erosion, flooding) on adjoining property owners.</p> <p><i>Required with final development plan:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>Submit stormwater plan, including location of catch basins, manholes, retention/detention basins, and calculations.</i> 	<p>Conforming for preliminary plat approval.</p> <p>Applicant has provided pre- and post-outflows based on 100-year 24 hour storm type to three (3) detention basins. While beneficial for preliminary review, the stormwater plan is not required at the Preliminary Stage of Subdivision Plat review.</p> <p>Staff Comments: As the applicant further explores placement, be sure the detention pond will not encroach on sewer lines or other underground utilities.</p>	
Landscaping	<p>72.215: Wherever possible, the subdivider shall preserve trees, groves, waterways...</p> <p>72.309: Wherever the site is not naturally wooded, the subdivider may be required to plant street trees...</p> <p><i>Required with final development plan:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>Applicant submit detailed landscape plans that specify specie type and placement. See City of Paris Subdivision Regulations for landscaping requirements.</i> 	<p>Not required for preliminary plat approval.</p>	

Category	Requirements	Findings	5
Sidewalks	<p>City of Paris Title 4: Traffic Regulations, Chapter 41: Streets, Sidewalks, and Other Public Places.</p> <p>41.205: In residential subdivisions, sidewalks are required on both sides of the street, the full length of the streets. Sidewalks shall be a minimum of four feet (4') wide and four inches (4") thick ...</p>	<p>Non-conforming.</p> <p>Comments: See "Typical Cross Section" on Subdivision Plat. This shows a proposed 4.5 ft. wide sidewalk; 6 inches wider than the minimum requirements. Sidewalk is also shown along North Middletown side of lot 35.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Sidewalk must be added on Lot 4 that fronts North Middletown Rd. 	
Certifications	<p>72.175: General requirements to be considered for final plat approval are provisions for water, sewage, and other utility services, provision for schools, and provisions for essential municipal services.</p> <p><i>Required with final plan: Assurance/certification of water, sewer, fire, and school must be presented to the Planning Commission before approval of the final plan.</i></p>	<p>Not required for preliminary plat approval.</p>	

72.153 PRELIMINARY PLAT: A GUIDE FOR PREPARATIONS OF FINAL PLAT

Conditional approval of a preliminary plat shall not constitute approval of the final plat. Rather, it shall be deemed an expression of approval to the layout submitted on the preliminary plat as a guide to the preparation of the final plat which will be submitted for final approval of the Planning Commission.

If approved, the Planning Commission shall express its approval as conditional approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons.

STAFF RECOMMENDATION

Staff recommends the following:

- **Approval of MS 18-02, the Preliminary Subdivision Plat for Ed Franz Estate.** The plat meets the requirements for preliminary plat approval of the City of Paris Subdivision Regulations.

STAFF RECOMMENDATION, continued

- Staff recommends the following conditions:
 - Applicant install of underground utilities.
 - Applicant commit to contributing to the upgrade of the Woodmont lift station.
 - ~~Applicant include sidewalks along North Middletown Road on final development plan. (revised)~~
 - ~~Provide KYTC Encroachment permit for lot #1.~~ Provide encroachment permit for additional entrance improvements at Franz Drive. Improvements must be completed prior to lot platting.
 - Applicant install the following traffic calming measures as in agreement with the City of Paris:
 - At intersection of Franz Drive and North Middletown Road, install enlarged road sign.
 - Install inverted speed bump on Eastridge Dr. or similar traffic calming measure.
 - Install bump-outs at intersection of Eastridge Dr. and Capital Court.
 - Install shielded street lighting at the entrance to the subdivision at North Middletown Rd.
 - ~~Update plat with additional landscaping according to the City of Paris Landscape Requirements. (required at final plat review stage)~~
 - Per City of Paris request, applicant obtain estimates for upgrade of Woodmont Lift Station.
 - Install sidewalks on lot 4 along North Middletown Rd.
 - Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
 - All applicable requirements of the Zoning Ordinance Subdivision and Development Regulations.

SITE PHOTOS

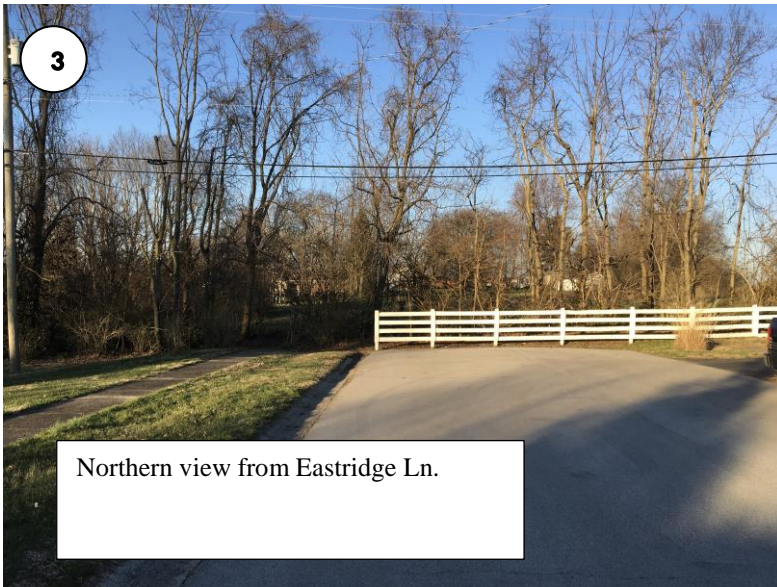




1
Western view of North Middletown Rd from proposed Franz Drive.



2
Eastern view of North Middletown Rd from proposed Franz Drive.



3
Northern view from Eastridge Ln.



4
Southern view of existing subdivision on south side of subject property.