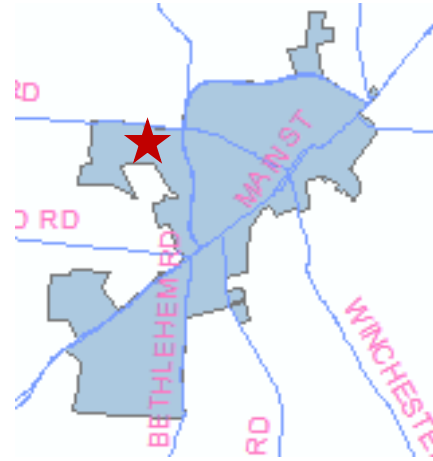


Staff Report

Bourbon County Joint Planning Office
July 19, 2018



Case Number: DVP 18-04 FINAL
Applicant: AgTech Scientific, LLC.
Location: Cleveland Drive
Request: Warehouse/Office Building
Zoning: I-1 (Light Industrial)
Parcel Size: 10 acres
Application Date: June 18, 2018
TRC Meeting Date: June 25, 2018
Legal Notification: July 5, 2018 - Bourbon County Citizen
Surveyor/Engineer: MLH Civil Engineers, PLLC

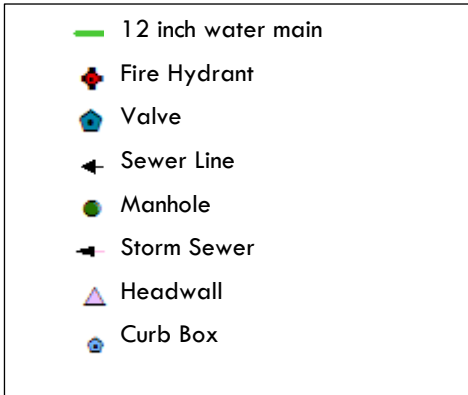
Proposal:

Applicant requests final development plan approval for property located at Cleveland Drive in the Paris-Bourbon County Industrial Park. The proposed development is for the construction of a 50,602 sf. warehouse and office building. Plan includes an ancillary truck dock, loading, and parking areas.

Figure 1: Zoning Classification



Figure 2: Existing Infrastructure



Category	Requirements	Findings
Zoning	I-1 Light Industrial	Conforming. Proposed use of warehouse and office are permitted uses in the I-1 zone.
Area, Road Frontage, and Setback	Minimum lot area: 1 acre Minimum lot width at building setback line: 125 ft. Minimum setback requirements: Front: 100 ft. Side: 50 ft. Rear: 75 ft. Maximum building height: 60 ft.	Conforming. ✓ Lot area: 10 acres ✓ Road frontage: Over 400 ft. at building setback ✓ Front Setback: 100 ft. ✓ Rear Setback: Over 75 ft. ✓ Building Height: 38 ft.
Building Characteristics	Per EDA Covenants and Restrictions: Building materials and colors shall be harmonious and compatible with colors of the natural surroundings and other adjacent buildings.	Staff Comments: While the City of Paris Development Guidelines do not contain design standards, applicant shall coordinate with the EDA on building materials and characteristics.
Off Street Parking	Required Parking: Warehouse - (1) designated and marked space for each employee per maximum working shift plus space for loading and unloading. Office – 1 space per 300 sf of office space. Required parking spaces: 26	Conforming. ✓ Proposed Parking: 26 spaces
Garage and Refuse	Per EDA Covenants and Restrictions: Garbage and refuse containers shall be concealed and contained within buildings, or shall be concealed by means of screening wall of material similar to and compatible with that of the building plan.	Conforming. ✓ Dumpster areas identified in loading area.
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. However, a location is designated for a 100 sf sign at the front corner of the property. For any other than exempt signage (e.g. window signage), applicant must submit separate sign permit application through the Bourbon County Joint Planning Office and reviewed by the Economic Development Authority (EDA).

Category	Requirements	Findings
Drainage	Stormwater Plan, including location of catch basins, manholes, retention/detention basins, calculations.	Conforming. Stormwater plans reflect pre-development runoff is the same or less than post-development runoff (see cover page attached).
Landscaping	<p>Interior Landscaping Requirement: 5% of total vehicular use area (VUA) 7,254 sf. = 363 sf. required). 2 trees required.</p> <p>Perimeter Landscaping: 5 ft. wide buffer with a minimum of 1 small to medium tree every 40 ft. 3 ft. continuous hedge or barrier with intermittent planting.</p> <p>EDA Covenants and Restrictions: The owner shall seek written permission from the Declarant before any trees are removed. It is the intent to encourage cooperation in the preservation of the natural landscape of the property while also meeting the needs ... of the owners.</p>	<p>Conforming.</p> <p>Interior:</p> <ul style="list-style-type: none"> ✓ 2 trees (Japanese Tree Lilac) ✓ 5.8% interior landscaping <p>Perimeter:</p> <ul style="list-style-type: none"> ✓ 7 trees (Black Gum, Hedge Maple, Japanese Tree Lilac) ✓ Shrubs proposed to be Viburnum.
Sidewalks	Sidewalks are not required for industrial properties.	Conforming.

STAFF RECOMMENDATION:

Approve final development plan 18-04 as the plan meets the development plan requirements of the City of Paris Zoning Ordinance.

Should the Planning Commission approve the application, staff recommends the following conditions be attached:

Conditions

1. All development must meet the requirements of the City of Paris Codes and Ordinances.

2. Any revisions or amendments to the approved Preliminary Plan must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. All applicable requirements of the Zoning Ordinance and Subdivision and Development Regulations apply.
4. **Applicant to complete pre-treatment application and consult with City of Paris regarding pre-treatment requirements for wastewater.**
5. **Applicant to install Knox Box on property for emergency access.**

SITE PHOTOS

