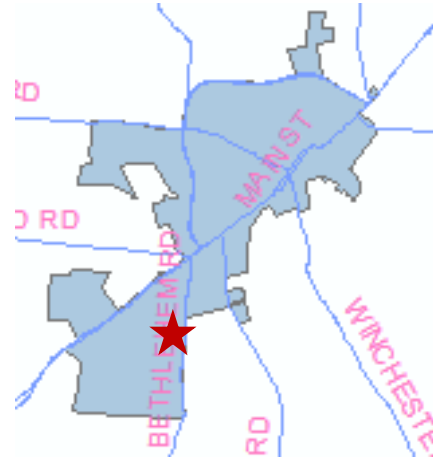


Staff Report

Bourbon County Joint Planning Commission
Public Hearing: August 16, 2018

Case Number: MS 18-11 FINAL
Applicant: Centrust Capital Homes LLC
Location: Bethlehem Rd. & Cross Creek Dr.
MS Request: Final Major Subdivision (MS)
Zoning: R-4 and R-7 Residential
Parcel Size: 35 acres
Application Date: July 16, 2018
TRC Meeting Date: July 25, 2018
Legal Notification: August 2, 2018 - *Bourbon County Citizen*
Surveyor/Engineer: Thoroughbred Engineering



Proposal:

Applicant requests conditional approval of final subdivision plat for 121 single-family residential lots on 35 acres to the west of Bethlehem Rd. (1939) and south of Cross Creek Dr. The final subdivision plat is updated to include three (3) phases.



URBAN SERVICES REPORT

Roads – The subject property is located to the west of Bethlehem Rd. (KY 1939) and to the south of Cross Creek Dr. in the Houston Oaks subdivision.

Sidewalks – Sidewalks do not currently exist along Bethlehem Rd. (KY 1939) and Cross Creek Dr.

Sanitary Sewers – The closest existing sanitary sewer connection is on the north side of Cross Creek Dr.

Storm Sewers – The closest storm sewer is along Cross Creek Dr. There are two curb boxes with outfalls that drain to the north side of Cross Creek Dr. 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: Kentucky Utilities Co.

Refuse Collection: City of Paris

Police: City of Paris

Emergency Medical Service:
Paris/Bourbon County

Fire: Bourbon County 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
Zoning	R-4 – (Detention Area of Property) R-7 – 122 lots proposed	Conforming. Proposed single-family dwellings.
Area, Road Frontage, and Setback	R-4 Lot Requirements (not applicable) R-7 Minimum lot area: 6,300 sf R-7 Minimum lot width at building setback line: 70 ft. R-7 Minimum setback requirements: Front: 20 ft. Side: 5 ft. Rear: 25 ft.	Conforming. ✓ Lot area range: 6,310 sf. to 13,703 sf. ✓ Minimum lot width at building setback: 70 ft. ✓ Building setbacks shown on plat.
Building Characteristics	The City of Paris Zoning Ordinance does not have design standards for new residential developments. <i>Required with final development plan:</i> <input type="checkbox"/> Show building footprints	Conforming ✓ Footprints shown according to setback requirements.
Access to Property	Driveways to be shown on plans. <i>Required with final development plan:</i> <input type="checkbox"/> Show driveway locations on each parcel.	Conforming ✓ Driveway locations shown
Off Street Parking	Single-family dwellings: Two (2) parking spaces for each family unit. <i>Required with final development plan:</i> Show driveway capacity to accommodate two (2) vehicles per household.	Conforming ✓ Driveway area beyond sidewalk is approximately 20 ft. x 20 ft.

Category	Requirements	Findings
Streets	<p>72.178 Improvements Private until Dedicated. Every street, park, or other improvement shown on a subdivision plan...shall be deemed to be a private street...until such time as the same has been offered for dedication to the city and accepted, by resolution, and recorded in the Office of the County Clerk.</p> <p>72.200 requires that dead-end streets, designed 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: ROW 50 ft., pavement width 26 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 War Cloud Court is proposed at 711.71 ft. ✓ 72.210 The longest block length along Gallahad Dr. is proposed to be 1,133 ft. ✓ 72.203 Proposed pavement width ranges from 30 ft. to 36 ft. <p>Staff Comments: Waiver for length of War Cloud Court approved on April 19, 2018.</p>
Traffic	<p><i>72.175 APPROVAL OF FINAL PLAT In determining whether an application for approval shall be granted, the Planning Commission shall determine if the plat provides for: (4) Distribution of population and traffic in a manner tending to create conditions favorable to health, safety, convenience, and the harmonious development of the city and county.</i></p> <p><i>72.200 (C) Local streets shall be laid out so that their use by through traffic will be discouraged.</i></p>	<p>Staff Comments: Encroachment Permit feedback received from KYTC District 7 review with the following comments. The Planning Office has received these comments and applicant has applied revisions to the final plat.</p>

Category	Requirements	Findings
Utilities	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.	Staff Comments: Current electric utilities are provided by Kentucky Utilities. Proposed underground utilities.
Sewage	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. 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.	Conforming. Staff Comments: Storm & Sanitary Layout Plan has been submitted by applicant. Assurance of availability received from the City of Paris.
Certifications	72.175: General requirements to be considered for final plat approval are provision for water, sewage, and other utility services, provision for schools, and provisions for essential municipal services. <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>	Staff Comments: Assurance received for water and sewer. Signatures must be obtained on final plat for school and fire prior to signature of final plat by Commission.
Stormwater Drainage	Stormwater Plan, including location of catch basins, manholes, retention/detention basins, calculations. City of Paris Title 4: Traffic Regulations, Chapter 41: Streets, Sidewalks, and Other Public Places. 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.	Conforming. Applicant has submitted Storm Sewer Analysis and a Detention Analysis. Technical memo by consulting engineer to be presented by Staff at time of public hearing.

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>Required with final development plan: Applicant submit detailed landscape plans that specify specie type and placement. Also, submit plans for proposed park and recreation facilities. See City of Paris Subdivision Regulations for requirements.</p>	<p>Conforming.</p> <p>Landscaping plan specifies specie type and placement of hedge maple and red maple trees every 40' along roadways. Per the City of Paris Landscape Ordinance, tree plantings must be outside street right-of-way and at least 15' from any underground utilities.</p> <p>Beyond the landscape requirements, the applicant proposes a 4' high landscape berm with shrubs and trees interspersed alongside a proposed 8' multi-use trail along Cross Creek Drive.</p>
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>Conforming.</p> <p>As a condition of preliminary plat approval, the applicant has added a 4' sidewalk along Bethlehem Rd. However, KYTC District 7 has required a 5' sidewalk be installed along this corridor. Applicant proposes an 8' multi-use path along Cross Creek Drive along the north end of the subject property.</p> <p>Staff Comments: Planning Commission approve final plat with condition that sidewalks along Bethlehem Rd. be changed to 5' per the requirement of KYTC District 7.</p>
Guarantee of Improvements	<p>Conditional approval of final plats. The Planning Commission may approve a plat for a subdivision in which the improvements and installations have not been completed by the applicant as required by this chapter, provided that the subdivider enter into an agreement described and provide a bond which shall:</p> <ul style="list-style-type: none"> • Run to the City of Paris; • Be in an amount determined by the Planning Commission to be sufficient to complete the improvements and installations in compliance with the City of Paris Subdivision Regulations; to reimburse the city for reasonable legal, engineering, and inspection fees; • Be with surety satisfactory to the Planning Commission and the City of Paris; • Specify the time for completion of the improvements and installations. 	<p>The applicant has provided a cost estimate for improvements for each of the three phases with a total amount of \$2,255,348. As part of the requirements for conditional approval of the final plat, the applicant must obtain bonding for the development.</p>

72.175 APPROVAL OF FINAL PLAT

(E) Conditional approval of final plats. The Planning Commission may approve a plat for a subdivision in which the improvements and installations have not been completed by the applicant provided that the subdivider enters into an agreement and provides a bond which shall:

- Run to the City of Paris;
- Be in an amount determined by the Planning Commission to be sufficient to complete the improvements and installations in compliance with the Subdivision Regulations...

STAFF RECOMMENDATION

Staff recommends the following:

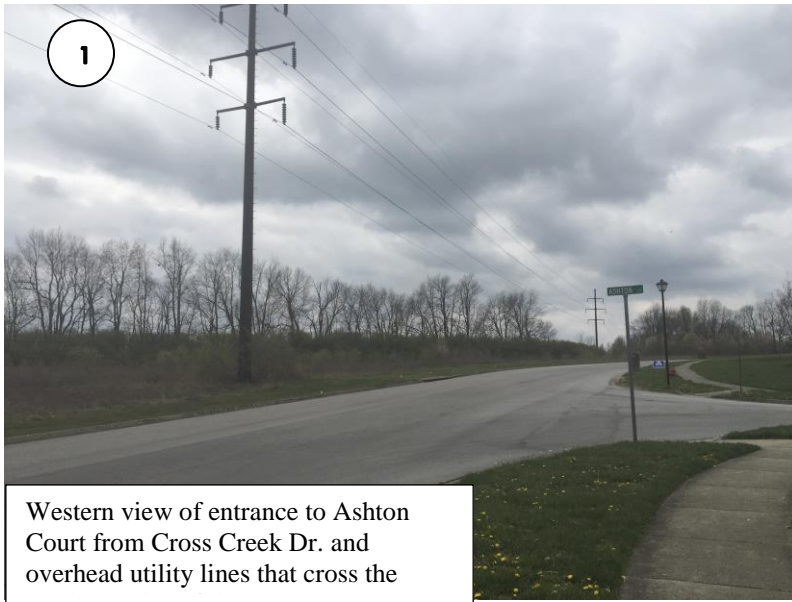
- **Conditional approval of Final Major Subdivision MS 18-11.**
The plat meets the requirements of 72.175 for *Conditional Approval of Final Plats* of the City of Paris Subdivision Regulations.

STAFF RECOMMENDATION

- Staff recommends the following conditions:
 - Provide final KYTC Encroachment permit for entrance at Bethlehem Rd.
 - Per KYTC requirements, add 5' sidewalks along Bethlehem Rd.
 - Provide bonding for improvements to the City of Paris.
 - Applicant submit all assurances and certifications to Planning Commission prior to final plat signatures by the Planning Commission Chair.
 - 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





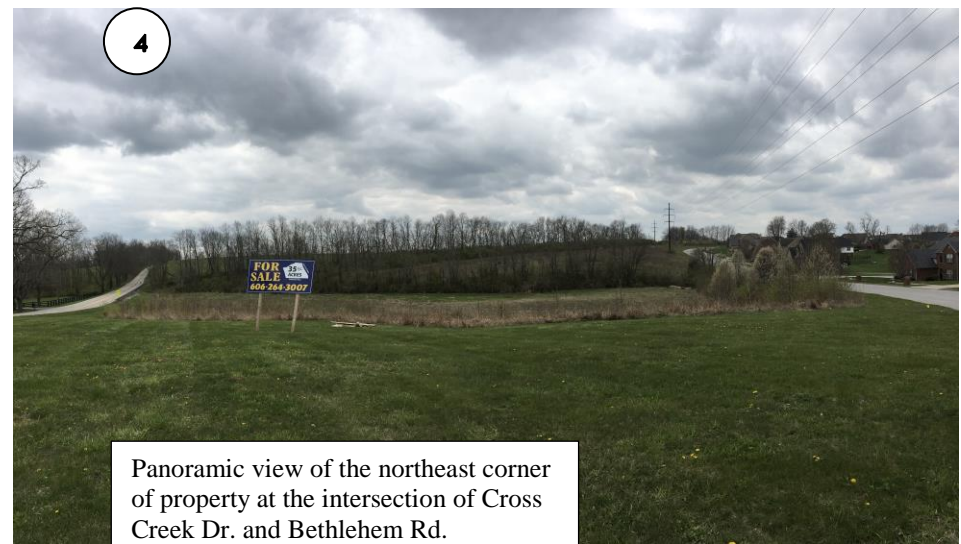
1
Western view of entrance to Ashton Court from Cross Creek Dr. and overhead utility lines that cross the



2
Northern view of property. While difficult to see, shown in this area are rock outcrops.



3
Eastern view of property along Cross Creek Drive.



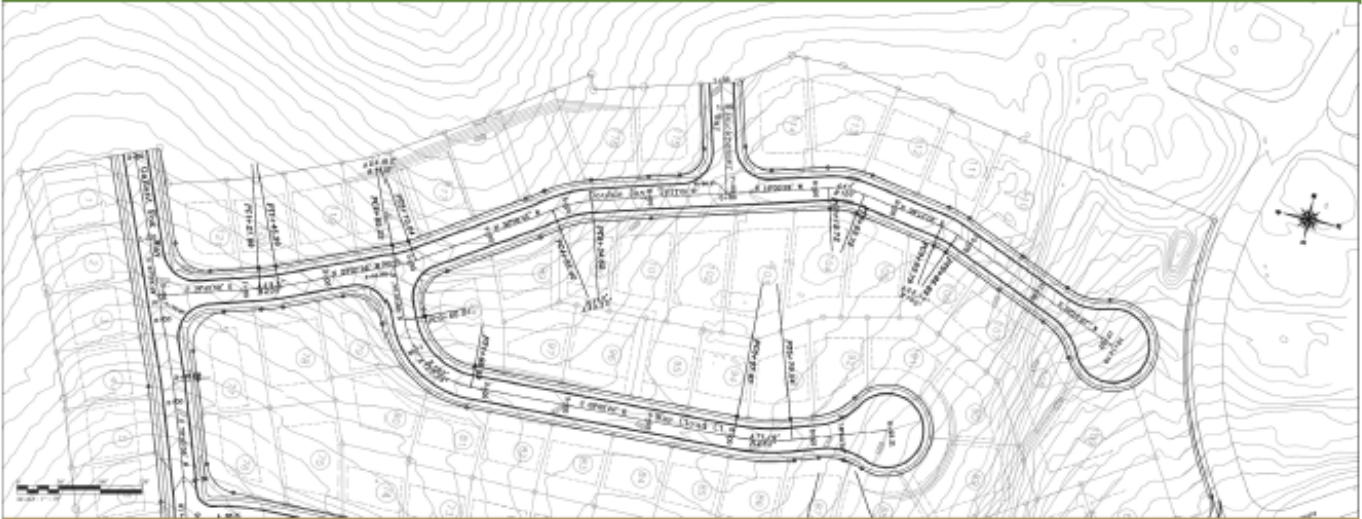
4
Panoramic view of the northeast corner of property at the intersection of Cross Creek Dr. and Bethlehem Rd.



110 East Main Street, Suite 206 | Georgetown, Kentucky 40065 P. 502.863.1756

Engineer Cost Estimate

August 3, 2018 | Houston's Station | Paris, Kentucky



Ms. Andrea Lacy, AICP
Planning Administrator
Bourbon County Joint Planning Commission
525 High Street
Paris, KY 40361
p. 859-987-2150
e. alacy@paris.ky.gov

Dear Ms. Lacy,

Thoroughbred Engineering is the civil engineer of record for the the proposed Houston's Station Residential Development project in Paris, Kentucky. This document outlines the estimated construction costs for the development project. An outline of the estimate and a cost breakdown for the project is included.

The purpose of this document is to provide estimated costs for performance bonding, based on Section 81.203 of the City of Paris Zoning Ordinance. Do not hesitate to contact us if you have any questions or concerns.

Sincerely,

Thoroughbred Engineering

Jonathan Hale, P.E.
Principal Engineer

Project Information

The proposed Houston's Station residential development is located in Paris, Kentucky southwest of the intersection of Bethlehem Road (KY1939) and Cross Creek Drive. The proposed development consists of 121 Lots on approximately 35 acres. Roadway construction will include curb and gutter. The development will be served by underground electric, sanitary sewer, natural gas and water.

Estimate Preparation

This estimate has been prepared utilizing historical unit pricing data from KYTC average unit bid prices 2017 and estimated time/materials costs from known local contractor bids. The average unit bid prices represent fair and reasonable costs to construct this project. Projects with similar size and scope were also reviewed to justify the estimate prepared.

No methods to identify potential changes in labor costs, equipment costs, and material costs were utilized due to the limited size and construction schedule. Due to the method of preparing this estimate, i.e. unit costs, no material suppliers were contacted to provide costs. There were no adjustments for project specific concerns; this project is considered normal for the scope of work.

Cost Estimate

Our construction cost estimate for this project is below, including total costs, erosion and landscape costs, roadway costs, and municipal utility costs. Please see attached for the cost breakdown spreadsheet.


- ▶ **Total Cost - \$2,255,348** (Phase I: \$665,738, Phase II: \$678,052, Phase III: \$911,558)
 - ▶ **Erosion & Landscape Costs - \$46,360** (Phase I: \$20,160, Phase II: \$10,900, Phase III: \$15,300)
 - ▶ **Roadway Costs - \$1,662,298** (Phase I: \$493,838, Phase II: \$509,052, Phase III: \$608,398)
 - ▶ **Sanitary & Water Costs - \$597,700** (Phase I: \$151,740, Phase II: \$158,100, Phase III: \$287,860)

Closing

After your review, please let us know if you have any questions or comments.

Sincerely,

 **Thoroughbred Engineering,**


Jonathan Hale, P.E.
Principal Engineer



Attachment: Engineer's Estimate Breakdown

Engineer's Estimate Cost Breakdown -Phase I

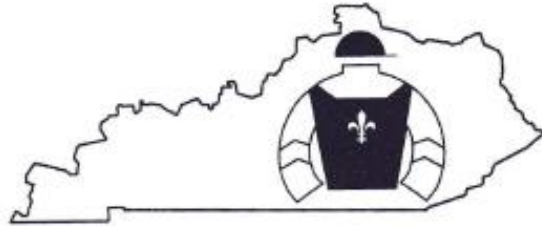
HOUSTON'S STATION PHASE I - THOROUGHbred ESTIMATE					
	Item	Quantity	Unit	Unit Cost	Cost
Erosion & Landscape					
	Construction Entrance	1	Ea	\$1,500.00	\$1,500.00
	Silt Fence	3760	Lf	\$2.00	\$7,520.00
	Rock Check Dams	2	Ea	\$400.00	\$800.00
	Inlet Protection	8	Ea	\$125.00	\$1,000.00
	Seeding and Protection	2800	Sy	\$0.30	\$840.00
	Landscaping	1	Ea	\$8,500.00	\$8,500.00
				Total	\$20,160.00
Roadway					
	Clearing and Grubbing	1	Ea	\$1,500.00	\$1,500.00
	Topsoil	1,500	Cy	\$2.50	\$3,750.00
	Clay	9,000	Cy	\$6.50	\$58,500.00
	Shape & Roll for Roadway	6,000	Sy	\$1.00	\$6,000.00
	8 Inches DGA Base	2,500	Tons	\$18.00	\$45,000.00
	3 Inches Binder Asphalt	1,025	Tons	\$70.00	\$71,750.00
	1 Inche Surface Asphalt	342	Tons	\$75.00	\$25,650.00
	Curb and Gutter	2500	Lf	\$18.00	\$45,000.00
	Sidewalk	3268	Lf	\$18.00	\$58,824.00
	Curb Box Inlet	11	Ea	\$3,500.00	\$38,500.00
	42 Inch Headwall	1	Ea	\$2,780.00	\$2,780.00
	Storm Sewer Manhole	7	Ea	\$4,000.00	\$28,000.00
	12 Inch HDPE	283	Lf	\$35.00	\$9,887.50
	15 Inch HDPE	385	Lf	\$39.50	\$15,199.60
	18 Inch HDPE	480	Lf	\$50.00	\$23,980.00
	24 Inch HDPE	635	Lf	\$56.00	\$35,537.60
	42 Inch HDPE	183	Lf	\$75.00	\$23,980.00
				Total	\$493,838.70
Sanitary/Water					
	8 Inch Sanitary PVC	1482	Lf	\$40.00	\$59,280.00
	4 Foot Sanitary Manhole	8	Ea	\$4,000.00	\$32,000.00
	6 Inch Sanitary PVC Lateral	650	Lf	\$30.00	\$19,500.00
	8 Inch Waterline	1520	Lf	\$18.00	\$27,360.00
	Fire Hydrant Assembly	3	Ea	\$4,000.00	\$12,000.00
	Air release Valves	2	Ea	\$800.00	\$1,600.00
				Total	\$151,740.00
MISC (Not in Total)					
	Mobilization	1	Ea	\$2,500.00	\$2,500.00
	General Conditions & Permits	1	Ea	\$1,500.00	\$1,500.00
	8 Foot Multi-use Path	653	Lf	\$18.00	\$11,754.00
				Project Total	\$665,738.70

Engineer's Estimate Cost Breakdown - Phase II

HOUSTON'S STATION PHASE II - THOROUGHbred ESTIMATE					
	Item	Quantity	Unit	Unit Cost	Cost
Erosion & Landscape					
	Construction Entrance	1	Ea	\$1,500.00	\$1,500.00
	Seeding and Protection	3000	Sy	\$0.30	\$900.00
	Landscape	1	Ea	\$8,500.00	\$8,500.00
				Total	\$10,900.00
Roadway					
	Clearing and Grubbing	1	Ea	\$1,500.00	\$1,500.00
	Topsoil	2,500	Cy	\$2.50	\$6,250.00
	Clay	11,000	Cy	\$6.50	\$71,500.00
	Shape & Roll for Roadway	5,290	Sy	\$1.00	\$5,290.00
	8 Inches DGA Base	2,200	Tons	\$18.00	\$39,600.00
	3 Inches Binder Asphalt	900	Tons	\$70.00	\$63,000.00
	1 Inche Surface Asphalt	300	Tons	\$75.00	\$22,500.00
	Curb and Gutter	2,600	Lf	\$18.00	\$46,800.00
	4 Foot Sidewalk	2824	Lf	\$18.00	\$50,832.00
	5 Foot Sidewalk	1550	Lf	\$22.00	\$34,100.00
	Curb Box Inlet	12	Ea	\$3,500.00	\$42,000.00
	Storm Sewer Manhole	7	Ea	\$4,000.00	\$28,000.00
	12 Inch HDPE	459	Lf	\$35.00	\$16,065.00
	15 Inch HDPE	561	Lf	\$39.50	\$22,139.75
	18 Inch HDPE	337	Lf	\$50.00	\$16,870.00
	24 Inch HDPE	333	Lf	\$56.00	\$18,625.60
	30 Inch HDPE	17.4	Lf	\$65.00	\$23,980.00
				Total	\$509,052.35
Sanitary/Water					
	8 Inch Sanitary PVC	1525	Lf	\$40.00	\$61,000.00
	4 Foot Sanitary Manhole	6	Ea	\$4,000.00	\$24,000.00
	6 Inch Sanitary PVC Lateral	920	Lf	\$30.00	\$27,600.00
	8 Inch Waterline	1550	Lf	\$18.00	\$27,900.00
	Fire Hydrant Assembly	4	Ea	\$4,000.00	\$16,000.00
	Air release Valves	2	Ea	\$800.00	\$1,600.00
				Total	\$158,100.00
MISC (Not in Total)					
	Mobilization	1	Ea	\$2,500.00	\$2,500.00
	Bethlehem Entrance	1	Ea	\$50,000.00	\$50,000.00
				Project Total	\$678,052.35

Engineer's Estimate Cost Breakdown Phase III

HOUSTON'S STATION PHASE III - THOROUGHbred ESTIMATE					
	Item	Quantity	Unit	Unit Cost	Cost
Erosion & Landscape					
	Construction Entrance	1	Ea	\$1,500.00	\$1,500.00
	Seeding and Protection	6000	Sy	\$0.30	\$1,800.00
	Landscping	1	Ea	\$12,000.00	\$12,000.00
				Total	\$15,300.00
Roadway					
	Clearing and Grubbing	1	Ea	\$1,500.00	\$1,500.00
	Topsoil	2,800	Cy	\$2.50	\$7,000.00
	Clay	10,000	Cy	\$6.50	\$65,000.00
	Shape & Roll for Roadway	9,125	Sy	\$1.00	\$9,125.00
	8 Inches DGA Base	3,830	Tons	\$18.00	\$68,940.00
	3 Inches Binder Asphalt	1,540	Tons	\$70.00	\$107,800.00
	1 Inche Surface Asphalt	513	Tons	\$75.00	\$38,475.00
	Curb and Gutter	4,300	Lf	\$18.00	\$77,400.00
	Sidewalk	4547	Lf	\$18.00	\$81,846.00
	Curb Box Inlet	16	Ea	\$3,500.00	\$56,000.00
	Storm Sewer Manhole	5	Ea	\$4,000.00	\$20,000.00
	12 Inch HDPE	711	Lf	\$35.00	\$24,885.00
	15 Inch HDPE	126	Lf	\$39.50	\$4,957.25
	18 Inch HDPE	430	Lf	\$50.00	\$21,490.00
	30 Inch HDPE	19	Lf	\$65.00	\$23,980.00
				Total	\$608,398.25
Sanitary/Water					
	8 Inch Sanitary PVC	2837	Lf	\$40.00	\$113,480.00
	4 Foot Sanitary Manhole	15	Ea	\$4,000.00	\$60,000.00
	6 Inch Sanitary PVC Lateral	1,100	Lf	\$30.00	\$33,000.00
	8 Inch Waterline	3010	Lf	\$18.00	\$54,180.00
	Fire Hydrant Assembly	6	Ea	\$4,000.00	\$24,000.00
	Air release Valves	4	Ea	\$800.00	\$3,200.00
				Total	\$287,860.00
MISC (Not in Total)					
	Mobilization	1	Ea	\$2,500.00	\$2,500.00
	Unclassified Excavation		Cy		\$0.00
				Project Total	\$911,558.25



The City of Paris

"THOROUGHBRED CAPITAL OF THE WORLD"

525 HIGH STREET
PARIS, KENTUCKY 40361

PHONE (859) 987-2110
FAX (859) 987-4640
TDD (859) 987-2100

August 8, 2018

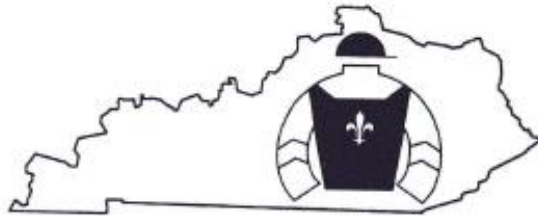
Ms. Andrea Lacy, AICP
Planning Administrator
Bourbon County Joint Planning Commission
525 High Street
Paris, KY 40361

Re: Sanitary Sewer Review Approval – Houston's Station Subdivision

This letter is to inform you that the City of Paris has reviewed the sanitary sewer plans for the proposed sanitary sewer main extension along Sir Gallahad Drive, Gallant Fox Way, Double Jay Terrace and War Cloud Court that will serve a residential development and future units in the development along those streets. The layout, plans, and notes for the sanitary sewer utilities are acceptable to the City and are ready to be sent to the state for permitting. The portion of the sewer system used by the connection has adequate capacity to transport the current and anticipated peak flow to the WWTP and the portion of the sewer system used by the connection is not subject to excessive infiltration or excessive inflow. The City of Paris will own, operate, and maintain the sanitary sewer lines once they are installed and tested satisfactorily.

Sincerely,

Mike Withrow
Assistant City Manager
Utility Director
City of Paris, KY



The City of Paris

"THOROUGHBRED CAPITAL OF THE WORLD"

525 HIGH STREET
PARIS, KENTUCKY 40361

PHONE (859) 987-2110
FAX (859) 987-4640
TDD (859) 987-2100

August 8, 2018

Ms. Andrea Lacy, AICP
Planning Administrator
Bourbon County Joint Planning Commission
525 High Street
Paris, KY 40361

Re: Houston's Station Subdivision Domestic Water supply

The City of Paris, Kentucky has reviewed and approved the plans on the above referenced project. The City of Paris domestic water system has adequate pressure and capacity to serve this proposed development and the demand on the water plant will remain unchanged; around 2.3 million gallons per day. The City of Paris will own, operate, and maintain the proposed infrastructure improvements once completed.

Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Mike Withrow, Assistant City Manager
City of Paris, KY

The City of Paris is an equal opportunity provider and employer.