

Staff Report (AMENDED)

Bourbon County Joint Planning Commission

APRIL 18, 2019

Case Number:	DVP 19-02
Applicant:	Micah Carrel
Location(s):	S. Main St. @ Wayne Ave. and 17 th St
Zoning:	B-2 General Commercial
Acreage:	1.176 acre (51,227 sf)
Application Date:	February 15, 2019
TRC Meeting Date:	February 25, 2019
Legal Notification:	April 11, 2019 (Bourbon County Citizen)
Online Posting:	April 11, 2019



PROPOSAL

Applicant proposes a final development plan for a mini-warehouse facility on a 1+ acre property with frontage on 17th St. and Wayne Ave (privately owned). This application accompanies Minor Subdivision (MS) 19-04. The proposed storage facility contains a 6,400 sf permanent climate controlled storage building and space for temporary storage containers.

EXISTING ZONING & LAND USE



FIGURE 1: Zoning Area Map

Source: [Bourbon County Joint Planning Interactive Zoning Map](#)

The below table lists the existing zoning and land use on the subject property and the surrounding properties.

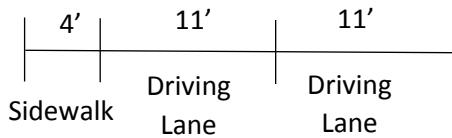
Property	Existing Zoning	Existing Land Use
Subject Property 17 th St. and Wayne Ave.	(B-2) General Commercial	Vacant
Area 1 17 th St.	(I-2) Heavy Industrial	Vacant
Area 2 17 th St	(I-2) Heavy Industrial	Jobe's/Easy Gardener Supply warehouse facility
Area 3 1800 S. Main St.	(I-1) Light Industrial	Bud's Gun Supply (warehousing)
Area 4 1714 S. Main St. 1718 S. Main St.	(B-2) Commercial (B-2) Commercial	Advanced Auto Parts Verizon Wireless/Dominos

EXISTING INFRASTRUCTURE

ROADS

The subject property is located on 17th St. a local City of Paris street. The majority of the existing traffic is industrial truck freight traffic to the Easy Gardener Supply Co. to the south of the subject property.

Road Cross Section



CURB/GUTTER/SIDEWALKS

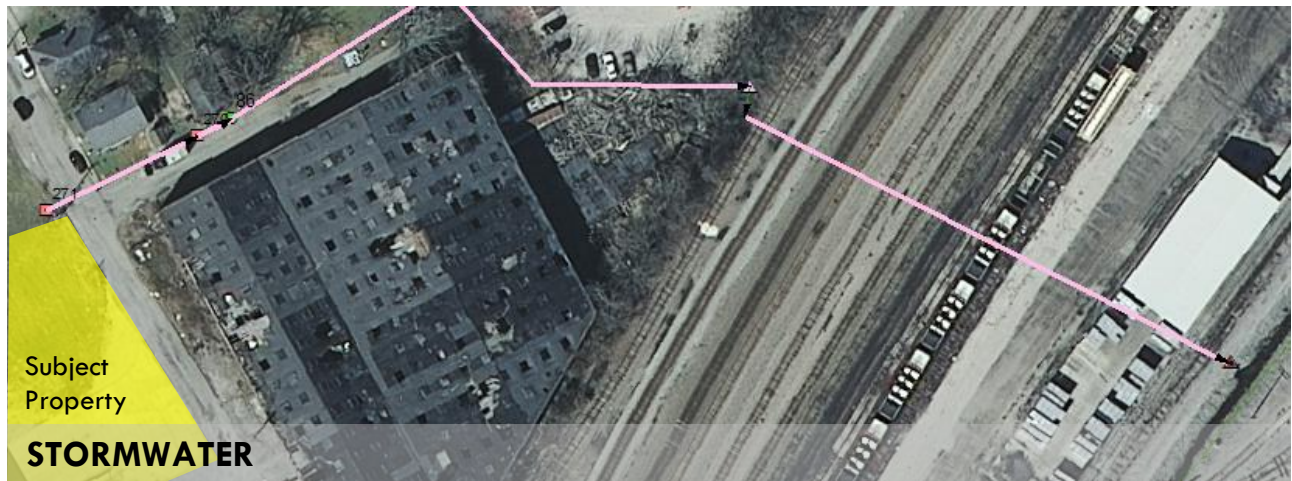
Curb and Sidewalk exist along the Advanced Auto property to the north of the subject property.

FLOODPLAIN MANAGEMENT

The subject property is located in a low flood risk area. The highest point of the property is on the southwestern side at 874 ft. The lowest point of the property is on the northeastern side; 865 ft. See development plan for contour lines.

STORMWATER MANAGEMENT

The closest storm sewer infrastructure is located at the existing detention basin along 17th St. at the northeastern corner of the subject property. Existing runoff flows to the east across the freight rail train tracks. The pink lines on the image below show the storm sewer lines.



SANITARY SEWER

Currently, the subject property is serviced by the City of Paris Wastewater Treatment Facility. There are gravity sewer lines located along 17th St. There is currently no lateral sewer lines. Any future connection must be including in building construction plans.

WATER

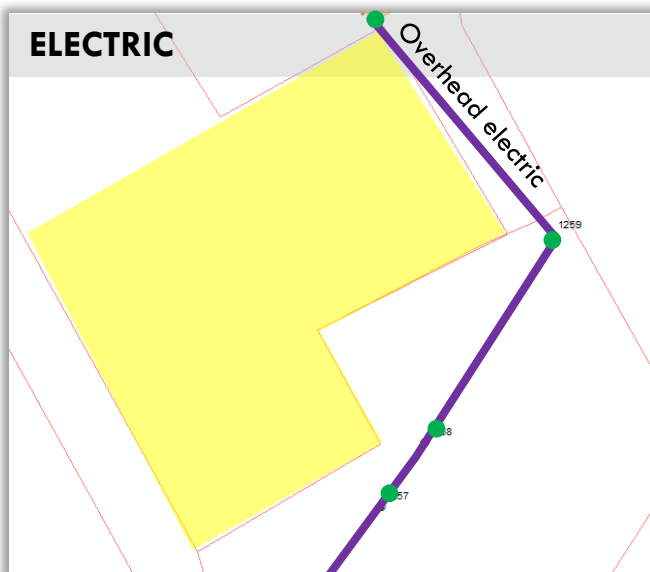
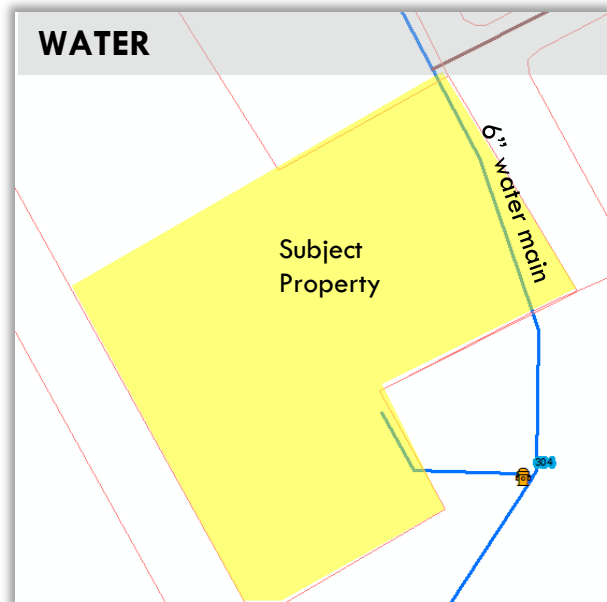
Water service is provided by the City of Paris Water Treatment Plant. A 6" water main is located along 17th St. If applicant intends to connect to City Water, this connection must be included in building construction plans.

REFUSE

Refuse collection is available from the City of Paris or other private contractors.

ELECTRICITY

The City of Paris Combined Utilities serves power to the subject property. Overhead electric is available along 17th St. (shown below in purple line; green dots represent utility poles).



Category	Requirements	Findings
Zoning	B-2 General Commercial	<p>Conforming. Proposed use of mini-warehouse facility. Defined by the City of Paris Zoning Ordinance (Chapter 80) mini-warehouses are considered structures designed primarily for the storage of retail or personal property.</p>
Area, Road Frontage, and Setback	<p>Minimum lot area: .5 acre Minimum lot width at building setback line: 150 ft. Minimum setback requirements: Front: 50 ft. Side: 25 ft. Side: 50 ft. (if adjoining residentially zoned property) Rear: 50 ft. Maximum building height: 35 ft. Maximum lot coverage requirement: 33%</p>	<p>Conforming.</p> <ul style="list-style-type: none"> ✓ Lot area: 1.176 acre ✓ Road frontage: 152.85 ft along 17th St ✓ Front Setback: Over 225 ft. to permanent structure ✓ Side Setback: 30 ft. ✓ Rear Setback: 45 ft. ✓ Building Height: 17 ft. ✓ Lot coverage of permanent building: 12.5% <p>Staff Comments: Height of temporary storage containers are a maximum of 8 ft.</p>
Off Street Parking	Required Parking: 1 space plus space for loading and unloading of materials	<p>Conforming.</p> <ul style="list-style-type: none"> ✓ Proposed Parking: The parking shown is space for loading and unloading of materials. <p>Staff Comments: Applicant must describe and designate at least one parking space on the existing plat.</p>
Garage and Refuse	Show dumpster access on property.	<p>Not applicable.</p> <ul style="list-style-type: none"> ✓ Applicant will not be offering refuse collection to renters at facility.
Signage	See Chapter 80.202 Signs and Outdoor Advertising	<p>Staff Comments: Signage is identified on the plat, however no signage plans were submitted as part of this development plan. When ready, applicant shall submit signage plans, including directional signage, to the Planning Office in order to obtain a signage permit.</p>

Category	Requirements	Findings
Drainage	Post-development runoff shall be equal to or less than pre-development runoff.	Comments: Applicant has submitted a drainage report with drainage calculations showing the post-development runoff as slightly more than the pre-development conditions. Based on this, the report is not complaint with the drainage requirements. Applicant has been given until Monday, April 15 to submit revised plans. If received, both staff and applicant will report on these changes at the April 18 Hearing.
Landscaping	<p>Perimeter Landscaping:</p> <p>Rear and side of property (adjacent to I-2): 10' landscaped buffer with 1 medium or large tree every 40' with 4' continuous shrubs and a minimum 4' fence/wall.</p> <p>Wayne St. side of property: 5' landscaped buffer with 1 small to medium tree every 40' with 3' continuous hedge or barrier with intermittent planting and a minimum 4' wall/fence.</p> <p>17th St. front of property (adjacent to public right-of-way): 5' landscaped buffer with 1 small to medium tree every 40' with 3' continuous hedge or barrier with intermittent planting and a minimum 4' wall/fence.</p> <p>Interior Landscaping Requirement: Interior landscaping is not required for this development.</p>	<p>Rear and side of property: Proposed fencing and groundcover on rear of property is conforming. Proposed fencing is 6 ft. in height chainlink fence. Variance requested for trees and shrubs. See attached letter from applicant.</p> <p>Front of property: Conforming</p> <p>Interior: Conforming</p>
Sidewalks	4' minimum width sidewalks required along 17 th St.	Conforming.

Staff Recommendation:

The applicant has agreed to submit a revised drainage report that meets the requirements. However, without this report, staff cannot make a recommendation at this time. If a revised report is received by Monday, April 15, both staff and applicant will report on these changes at the April 18th hearing.

If the drainage report and plans meet the requirements, staff would recommend approval of Final Development Plan DVP 19-02 with the approval of a landscape buffer variance along the side and rear boundaries of the property. The plan meets the requirements of the Chapter 80 of the City of Paris Zoning Ordinance.

- Applicant shall obtain a building permit from the Bourbon County Joint Planning Office.
- Applicant shall obtain a sign permit from the Bourbon County Joint Planning Office.
- Any changes or alterations from the approved plan, the applicant shall submit an amended development plan for formal review.

AERIAL IMAGE AND SITE PHOTOS

