

**Staff Report**  
**Bourbon County Joint Planning Commission**

**SPECIAL MEETING**  
**August 6, 2019**

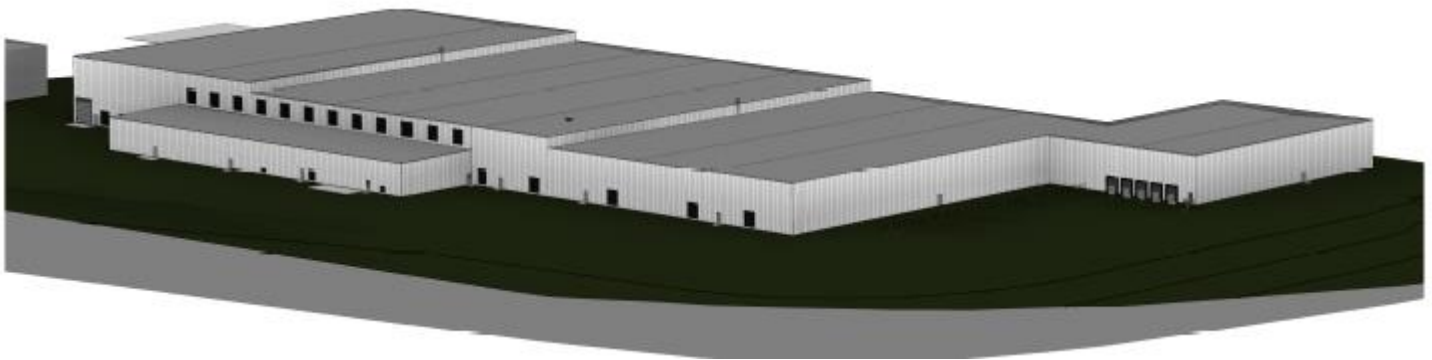
Case Number:	DVP 19-04
Applicant:	Central Motor Wheel of America (CMWA)
Location(s):	125 Wheat Drive
Zoning:	I-1 Light Industrial
Acreage:	40 acres
Application Date:	July 19, 2019
TRC Meeting Date:	July 24, 2019
Legal Notification:	July 25, 2019 (Bourbon County Citizen)
Online Posting:	August 1, 2019



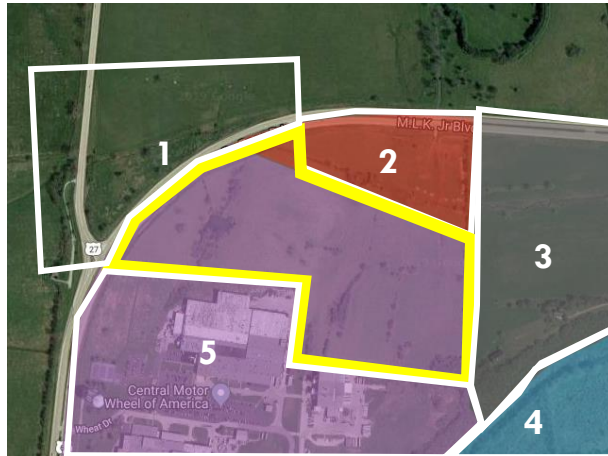
**PROPOSAL**

Applicant proposes a final development plan for a 265,911 sq. ft. aluminum wheel manufacturing facility adjacent to its existing facilities that are located to the south of the subject parcel. The total lot area is 151.23 acres.

This application accompanies two other applications under review: MS 19-06 Consolidation request (see attachment 1) submitted by CMWA for property located on 150 Wheat Drive, property owned by Kentucky Smelting Technology, Inc. and VAR 19-08, a dimensional variance request for property located at 140 Bellafato Dr., for a 25 ft. side setback variance on Kentucky Smelting property. The consolidation plat has been reviewed and conditionally approved by the Technical Review Committee, while the variance request (because it is located on Kentucky Smelting Property) will be reviewed by the City of Paris Board of Adjustment on August 13, 2019 at 5:30 p.m. at the Paris Municipal Center.



## EXISTING ZONING & LAND USE



The below table lists the existing zoning and land use on the subject property and properties located along adjacent streets and the railroad.

**FIGURE 1: Zoning Area Map**

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

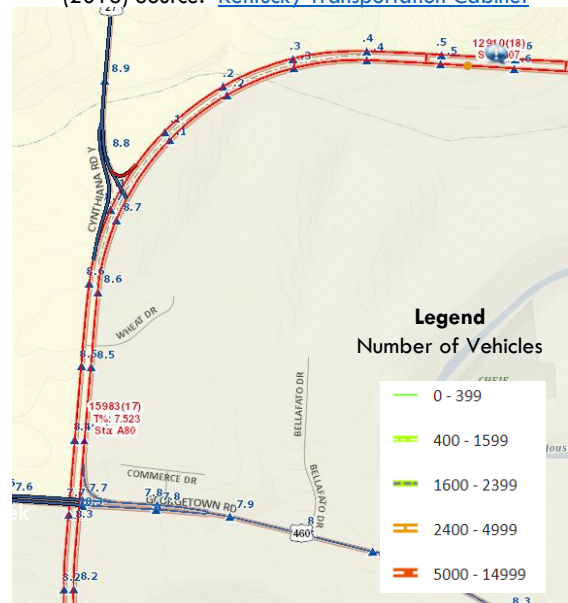
Property	Existing Zoning	Existing Land Use
<b>Subject Property</b> 125 Wheat Drive	Light Industrial (I-1)	Vacant
<b>Area 1</b> 1200 Georgetown Rd. 200 Cynthiana Rd.	Agricultural (A-1) Agricultural (A-1)	Agricultural
<b>Area 2</b> Bypass Rd.	General Commercial (B-2)	Vacant
<b>Area 3</b> 732 Peacock Rd.	Planned Unit Development (PUD)	Vacant
<b>Area 4</b> 140 Bellafato Dr.	Light Industrial (I-1)	Industrial – Aluminum smelting

## EXISTING INFRASTRUCTURE

### ROADS

The subject property is most closely located to the Paris Bypass/Martin Luther King Blvd./US 68, a state road. The most recent traffic count was conducted by the Kentucky Transportation Cabinet (KYTC) in 2016 which showed an annual average daily traffic count of 12,910 vehicles. The bypass is a four lane road with a wide grass median and shoulder. The right-of-way along the subject property varies from 95 ft. to 125 ft. (Source: Commonwealth of Kentucky Department of Transportation).

**FIGURE 3: Annual Average Daily Traffic Count (2016)** Source: [Kentucky Transportation Cabinet](#)



## CURB/GUTTER/SIDEWALKS

Curb and Sidewalk do not exist along the boundary of the property at the Paris Bypass.

## FLOODPLAIN MANAGEMENT

The subject property is located in a low flood risk area. The highest point of the property is on the southeast corner of the property; 875 ft. The lowest point of the property is on the north edge of the property; 809 ft. (See development plan "Existing Conditions Plan" for elevations)

## STORMWATER MANAGEMENT

No storm sewer infrastructure exists on the subject property. Per City of Paris Build Regulations, post-development stormwater runoff shall be equal or less than pre-development conditions (See attached Drainage Report submitted by Palmer Engineering).

## SANITARY SEWER

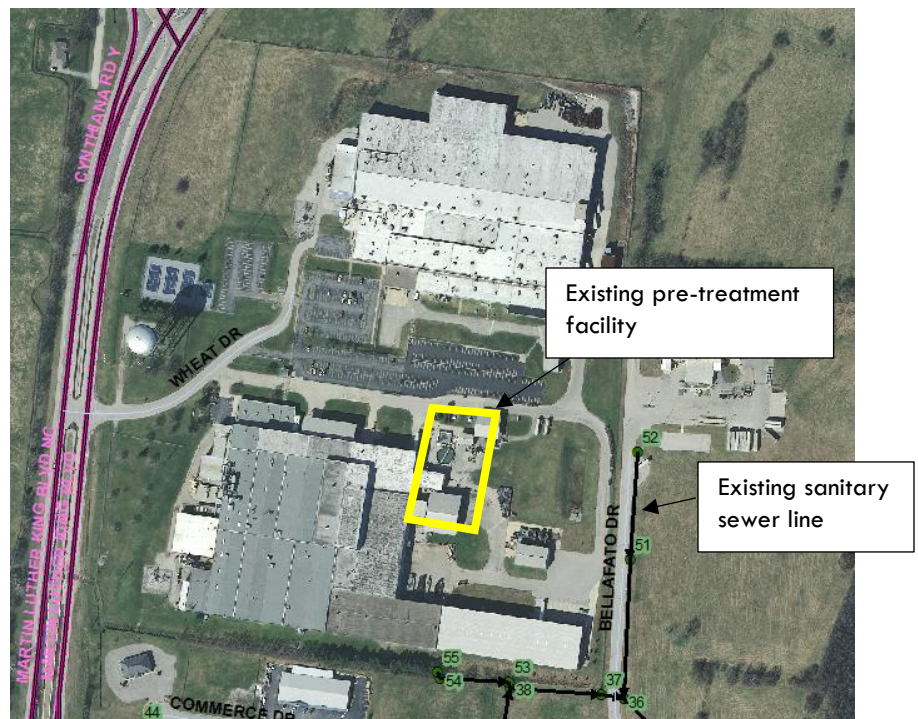
The CMWA facility has an industrial water pre-treatment facility that is located on the property of the existing operations. This facility pre-treats all industrial wastewater prior to release into the City of Paris sanitary sewer system. CMWA has two sampling points; one at the industrial pre-treatment facility and another where the treated industrial water meets the sanitary sewer line.

Sanitary wastewater on the subject property is serviced by the City of Paris Wastewater Treatment Facility. The lateral sewer line runs from the existing operation to the end of Bellafato Dr (manhole 52).

The expansion plans propose to upgrade the existing wastewater facility to treat the industrial wastewater from the new facility.

**FIGURE 5: Existing Wastewater Treatment**

Source: City of Paris, ArcGIS Mapping System



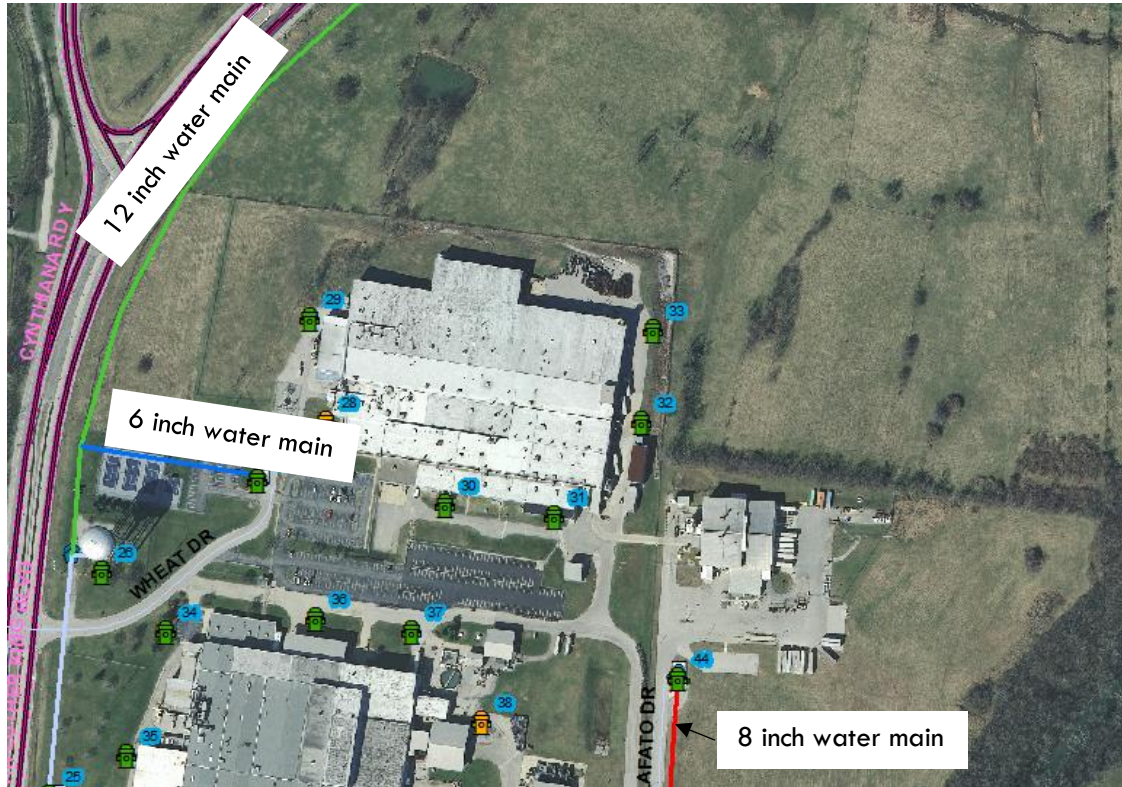


## WATER

Water service is provided by the City of Paris Water Treatment Plant. Water mains are located along the Paris Bypass and Bellafato Drive. (see FIGURE 6).

**FIGURE 6: Existing Water Infrastructure**

Source: City of Paris, ArcGIS Mapping System



## REFUSE

Hazardous, non-hazardous, and recycling services to the existing facility and subject property are/will be provided by private service providers.

## ELECTRICITY

Kentucky Utilities will serve power to the subject property.

Category	Requirements	Findings
Zoning	I-1 Light Industrial. Permitted is manufacturing, fabrication, and/or processing of any commodity.	<p><b>Conforming.</b></p> <ul style="list-style-type: none"> <li>✓ The proposed use for the property is for the fabrication of aluminum wheels.</li> </ul>
Area, Road Frontage, and Setback	<p>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.</p>	<p><b>Conforming.</b></p> <ul style="list-style-type: none"> <li>✓ Total lot area: 151 acres</li> <li>✓ Road frontage: ~1,473 ft.</li> <li>✓ Front Setback: Over 900 ft.</li> <li>✓ Side Setback: South side, over 150 ft. East side, over 150 ft. Considering a the consolidation request for properties, facility will meet and exceed the side setback requirement of 50 ft.</li> <li>✓ Building Height: 45 ft 2 in.</li> </ul>
Off Street Parking	<p>1 parking space per 2 employees on maximum working shift.  Maximum number of employees per working shift: Less than 90 employees.</p>	<p><b>Conforming.</b></p> <ul style="list-style-type: none"> <li>• Proposed Parking: 46 spaces</li> </ul>
Garage and Refuse	Show dumpster access on property.	<p><b>Non-conforming</b></p> <p>While detailed drawings are provided of dumpsters and enclosures note 10 of the site plan states “final dumpster and screening location to be determined by CMWA.</p>
Signage	See Chapter 80.202 Signs and Outdoor Advertising	Staff Comments: Signage plans shall be submitted at a later date.

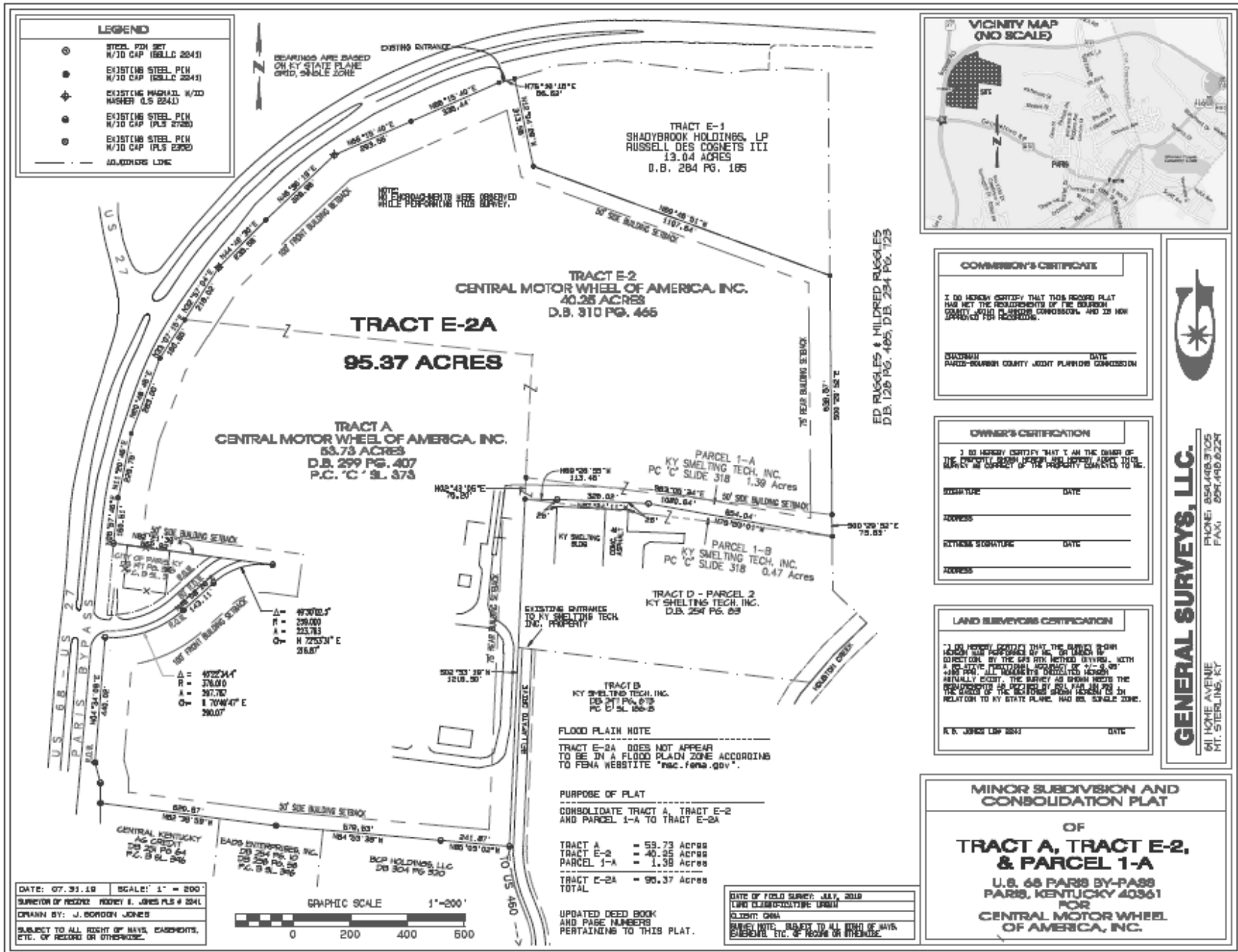
Category	Requirements	Findings
Drainage	Stormwater plans showing that post-development runoff does not exceed pre-development runoff.	<p><b>Conforming.</b></p> <ul style="list-style-type: none"> <li>Staff Comments: See GRW memos enclosed in packet.</li> </ul>
Utility Plans	Provide utility plans to applicable agencies for approval.	Applicant has submitted utility plans for review by the City of Paris. The City of Paris wastewater treatment and water treatment facilities are currently reviewing plans and will submit letter stating capacity
Landscaping	<p>Perimeter Landscaping: See Attachment 2 included in the staff report.</p> <p>Interior Landscaping Requirement: Interior landscaping is required at a minimum of 5% per the vehicular use area. Required is 7,370 sq. ft. and 30 trees.</p>	<p>Non-conforming – Perimeter: Applicant proposes variances along the perimeter of the property. Staff to provide more detailed presentation with street-level views at 8.6 hearing.</p> <ul style="list-style-type: none"> <li>Conforming - Interior: Proposed is 7,625 sq. ft. of interior landscaping and 30 trees.</li> </ul>
Sidewalks	Not required on Industrial zoned property	Staff Comments: Applicant proposes ADA accessible sidewalks on the exterior of the proposed structure.

**Staff Recommendation:**

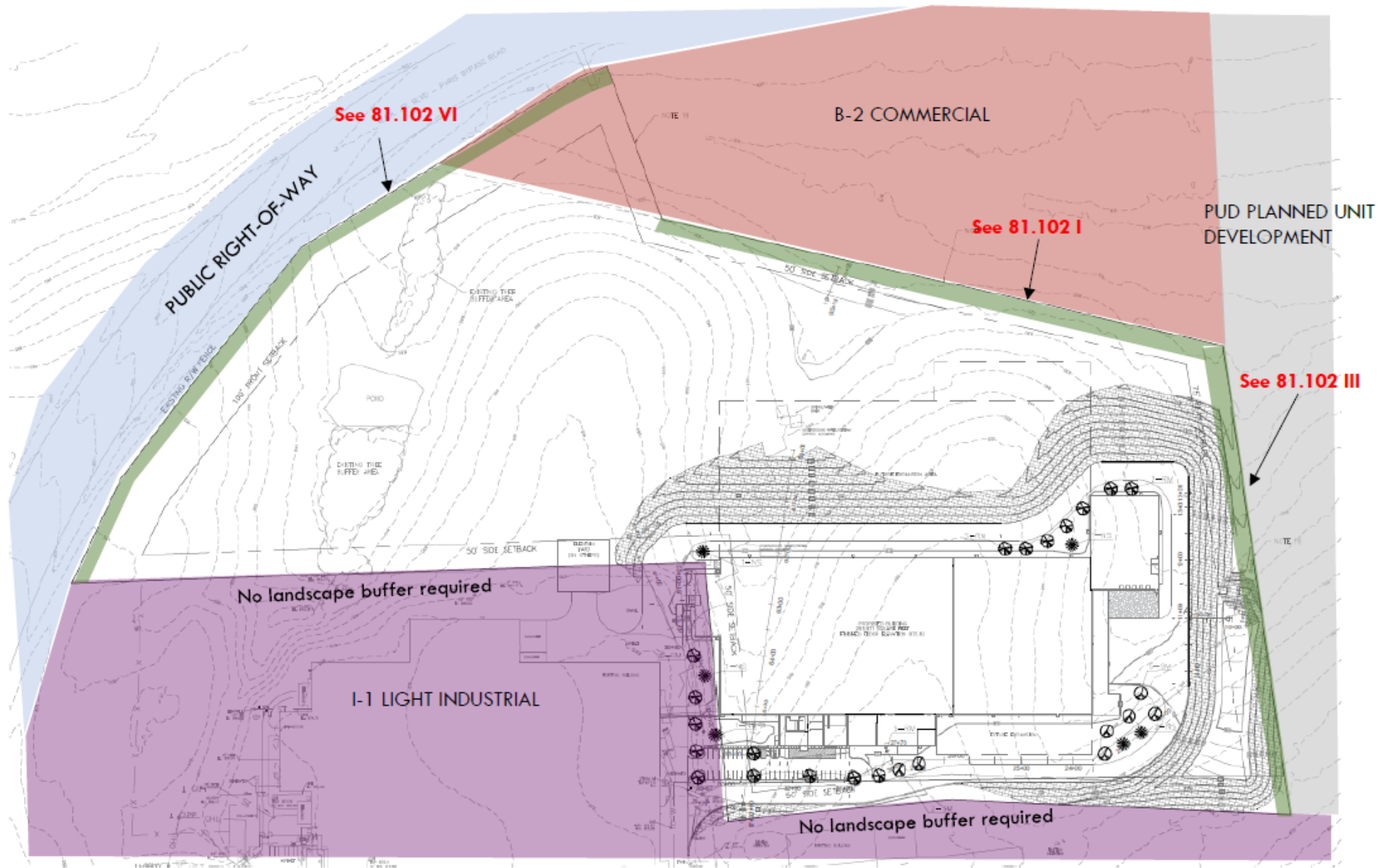
Staff recommends conditional approval of Final Development Plan DVP 19-04 with the following conditions:

- Applicant revise and resubmit landscape plan with the following changes:
  - Eastern edge of property: Remove undergrowth surrounding inventories tree-stand and replace with non-invasive shrubs that abide by the City of Paris Landscape Ordinance. This will improve the health of the tree stand in the long-term.
  - Northern and Western edge of property: Resubmit landscape plan in accordance with the City of Paris perimeter Landscape Requirements for Administrative approval.
- Submit revised plans showing location of dumpsters with enclosures.

**Attachment 1: CONSOLIDATION PLAT**



**Attachment 2: LANDSCAPE REQUIREMENTS**





The [Landscape Buffer Regulations](#) are in place to achieve the following objectives:

- Retard erosion;
- Channel vehicular and pedestrian travel;
- Protect surrounding property values;
- Reduce the effects of air, odor, visual and noise pollution;
- Reduce glare from artificial lighting;
- Separate certain land use activities from vehicular movement;
- Screen unsightly activities; and
- Separate incompatible land uses.

#### 81.102 Landscape Buffer Easement\*

##### (B) Location of landscape buffer easements.

The easements described between commercial/residential and industrial zoning shall apply to the common boundaries. Easements between the subject property and the roadway shall apply to the property line adjacent to the public right-of-way.

\*A buffer easement is defined as a strip of land to be set aside to separate incompatible land uses on which shall be placed trees, bushes, ground covers and barriers as necessary to reduce the deleterious effects of the activities.

Landscape Buffer Easement Categories	Minimum Landscape Easement Requirements				
	Width	Trees	Bushes	Ground Cover	Barrier
I	10'	1 med. or lge. tree within 40 ft. intervals or part thereof	4' continuous only w/fence barrier or at 10' intervals w/ wall or earth mound	Grass or low shrub	4' wall, fence, or earth mound
II	10'	1 small to med. tree within 40 ft. intervals or part thereof	6' cont. hedge or 3' w/earth mound	Grass or low shrub	3' earth mound or 4' wall or fence
III	15'	Same as I	6' cont. hedge w/fence or intermittent planting w/wall	Grass	6' wall or fence
IV	10'	Same as I	Same as III	Grass	Same as III
V	20'	1 med. or lg. tree within 30' intervals or part thereof	6' continuous only w/fence	Grass	Same as III
VI	10'	Same as V	Same as I	Grass or low shrub	Same as I
VII	5'	Same as II	3' continuous hedge or barrier with intermittent planting	Grass, mulch or crushed stone	3' wall or earth mound or hedge
VIII	15' to all boundaries (5' for substations)	Same as V	6' continuous	Grass	Same as III