

JUSTIFICATION IN APPLICATION FOR ZONING MAP AMENDMENT

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PROJECT NAME: Clintonville Place
PROJECT SITE: 671 Clintonville Road, Paris, Kentucky
APPLICANT/
DEVELOPER: Capall Construction, LLC
PROPERTY
OWNER: Capall Construction, LLC

This application complies with the applicable provisions of KRS 100.213 and Articles V and VI of the City of Paris Zoning Ordinance. The Applicant is required, in the first respect, to show how the proposed map amendment and the accompanying Development Plan is consistent with the 2016 Future Land Use Map for Bourbon County. Accordingly, the Applicant respectfully submits that this parcel is not only directly adjacent to existing residential development but, more importantly, this parcel is also entirely within an area along the Clintonville Road corridor which is identified on the Future Land Use Map as either existing or future residential development. Specifically, Applicant seeks to have this parcel re-designated R-8 Residential which provides for single family dwellings on single lots of no less than six thousand, three-hundred (6,300) square feet and minimum required lot width at the building setback line of 60 feet. This parcel is currently zoned R-2 Residential along the east side of the parcel and Agricultural on the remaining portion. Furthermore, Applicant respectfully submits that the proposed map amendment and the accompanying Development Plan conforms to the applicable goals and objectives set forth in the 2017 Bourbon County Comprehensive Plan as follows:

ENVIRONMENTAL RESOURCES

GOAL 1

Maintain or improve air, water, and soil quality throughout Bourbon County

The Applicant will meet this goal by avoiding construction of any structures in any flood plain, by leaving as many trees and natural vegetation as possible, by maintaining as much as possible any natural characteristics of the property, and by providing adequate drainage control to ensure that no significant increase in flooding or erosion occurs as a result of new development. Although this development may slightly increase the existing traffic counts along the Clintonville Road corridor, it is not expected to have any significant impact on the existing air quality.

ECONOMIC RESOURCES

GOAL 1

To stimulate economic growth and stability in Bourbon County

The Applicant will meet this goal by adding to the supply of affordable middle income homes and by adding significantly to the overall tax base over the next several years. Bourbon County will need additional middle income housing for workers that will be relocating here as a result of the expansion of the nearby CMWA manufacturing facility. Perhaps more importantly, Bourbon County needs a greater supply of middle income housing in order to position itself as attractive for new business ventures and for relocation of existing businesses. New business brings new workers who expect a reasonable selection of affordable housing and this development helps meet that expectation.

GOAL 2

To recognize agribusiness as one of the important industries in Bourbon County and plan for its future vitality

The Applicant will further this goal by, as described above, adding to the supply of

affordable, middle income housing in Bourbon County. As important as agribusiness is to the future of Bourbon County and its economic growth, it is equally important that the current workers in this industry, and those that may relocate here in the future, have a selection of affordable housing close at hand.

CULTURAL RESOURCES

GOAL 1

Preserve and protect the community's historic and cultural resources

The Applicant will meet this goal by avoiding any interference or disruption to any historic or cultural resources. Applicant respectfully submits that the Development Plan will have no impact on any historic or cultural resources.

COMMUNITY FACILITIES

GOAL 1

To provide adequate public facilities which will meet the needs for Bourbon County residents.

GOAL 2

To provide park facilities and green space to meet the recreational needs of all Bourbon County residents.

The Applicant will meet these goals by increasing the community's tax base which will then provide additional funding for important public facilities such as solid waste disposal, wastewater disposal, educational facilities, fire protection, and parks. Developing and maintaining public facilities such as parks and green space requires additional funding. This can only be achieved when the tax base is increased. Furthermore, as discussed above, attracting new business to the community will only happen if there is sufficient affordable housing in close proximity. Therefore, this Development Plan will pay further dividends and bring additional funding for public facilities as

the increased supply of affordable housing helps attract new business.

INFRASTRUCTURE

GOAL 1

To coordinate the expansion of infrastructure with growth and development.

GOAL 2

To provide adequate infrastructure needs for all Bourbon County residents.

The Applicant will meet these goals by not only directly adding infrastructure in the form of new streets, sidewalks, and stormwater drainage facilities, but also, by again, increasing the size of the tax base with new residential properties, and ultimately new businesses, which will provide additional funding to construct and maintain new infrastructure.

TRANSPORTATION RESOURCES

GOAL 1

Coordinate and plan for a countywide multimodal transportation system that is adequate, efficient and supports economic growth.

GOAL 2

To provide adequate and safe pedestrian access throughout the community.

GOAL 3

To support and follow the Paris Pike Corridor Small Area Plan and Transition Zone Ordinance.

The Applicant will meet these goals by developing a residential neighborhood which is not only walkable, bikeable, and driveable but is within a short distance of the central business district and can be easily accessed via automobile, bicycle, or on foot. Once again, the increased tax base created by the Development Plan will further the efforts to create a countywide multimodal transportation system.

HOUSING RESOURCES

GOAL 1

To provide an adequate supply of safe and affordable housing to meet the needs of the community.

The Applicant will directly meet this goal through the Development Plan which will add 22 new homes to the community. As previously mentioned, the community is lacking in its supply of affordable, middle income housing. The Development Plan will provide an immediate solution to that problem.

GROWTH AND DEVELOPMENT

GOAL 1

To use planning as a mechanism to direct growth and development.

GOAL 2

To encourage growth and development through land use planning.

GOAL 3

To provide an adequate supply of land to facilitate growth for all types of land uses.

The Applicant will meet these goals by completing the Development Plan, a plan which is entirely consistent with the Future Lane Use Map and which demonstrates an efficient, conservative and responsible use for the parcel of land subject to the Plan.

For these and other reasons which will be identified and presented during the rezoning process, the application and the accompanying Development Plan is consistent with the Future Land Use Map and conforms to the goals and objectives set forth in the 2017 Comprehensive Plan.

Respectfully submitted,

/s William H. B. Rich

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