

Staff Report

Bourbon County Joint Planning Commission

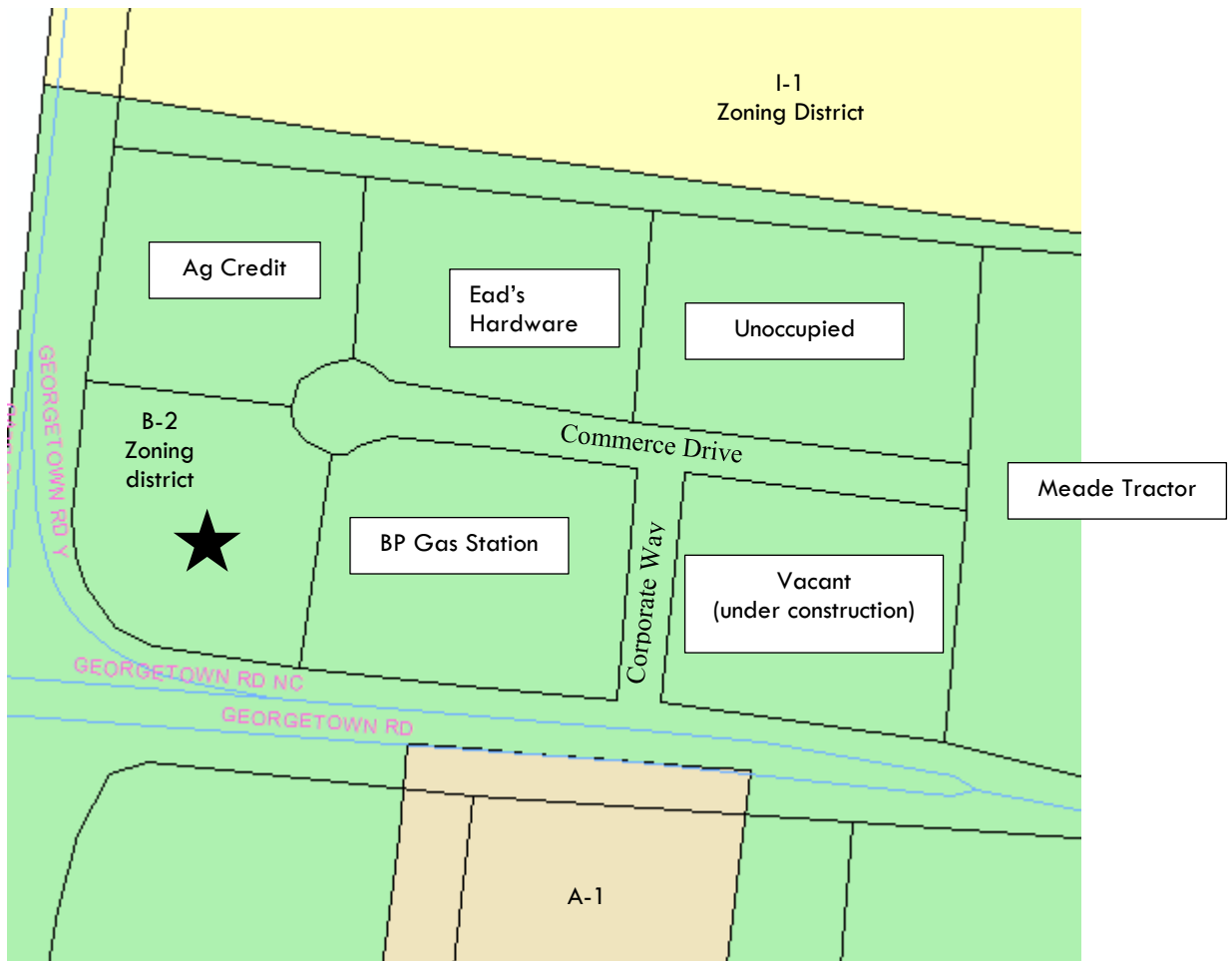
Case Number: DVP 19-03
Applicant: Bill and Holli Gibson
Location: 202 Commerce Drive
Request: Construct a building for restaurant and retail use.
Zoning: B-2 (General Commercial)
Parcel Size: 1.076 acres
Application Date: October 18, 2019
TRC Meeting Date: October 28, 2019
Legal Notification: November 14, 2019 - *Bourbon County Citizen*
Surveyor/Engineer: Duke Engineering Co.



Proposal:

Applicant requests preliminary development plan approval for property located at 202 Commerce Drive. The proposed development is for the construction of a 4,957 sf. restaurant and retail establishment on a 1.076 acre property.

Figure 1: Zoning Classification



Water:

There is an existing water main that intersects with the subject property. Water is serviced by the City of Paris.

Wastewater:

Wastewater is provided by the City of Paris.

Electric

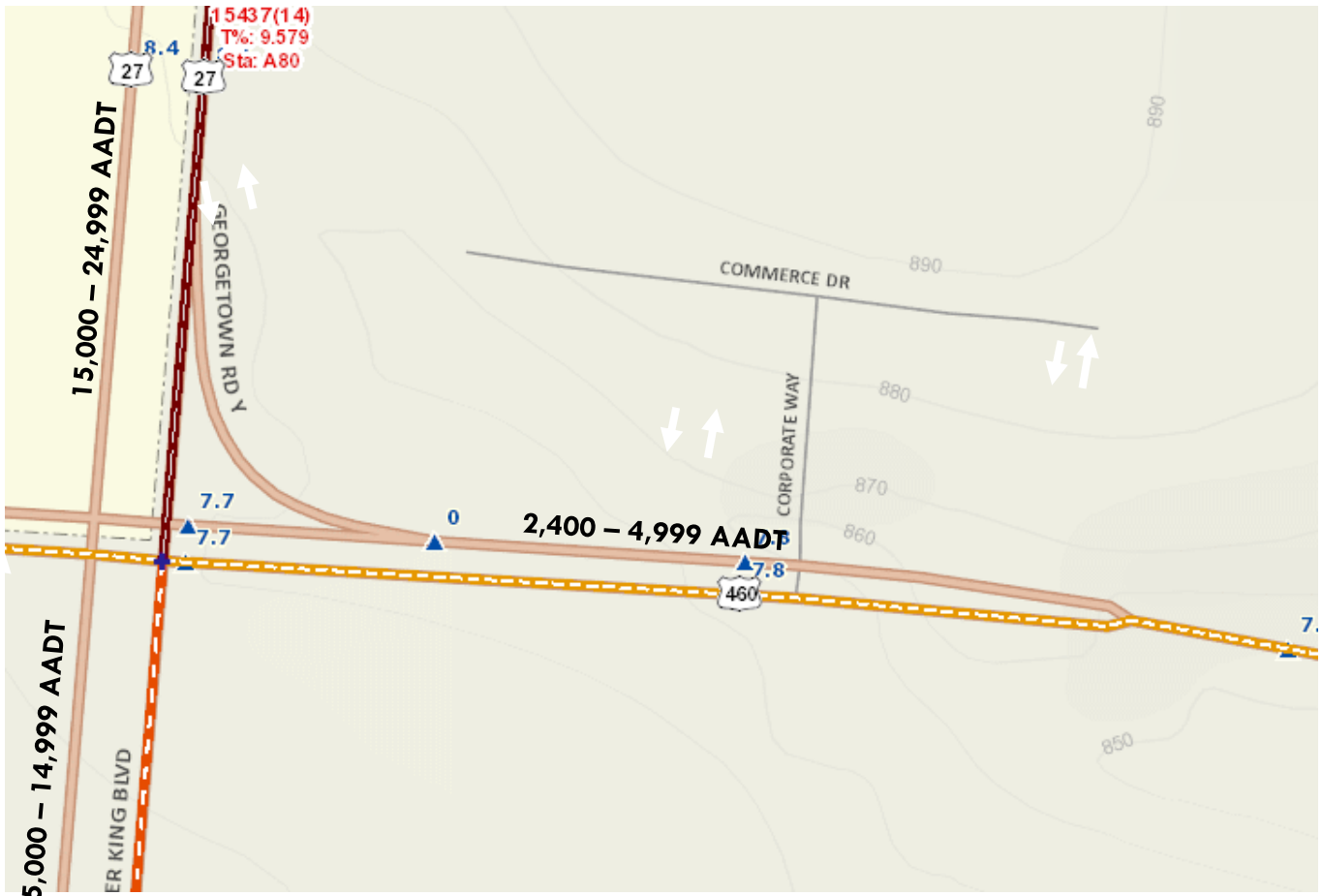
Electric is provided by Kentucky Utilities.



Traffic Volume:

Below shows Average Annual Daily Trips (AADT) per the Kentucky Transportation Cabinet Traffic Counts Interactive Mapping System

<http://maps.kytc.ky.gov/photolog/?config=TrafficCounts>.



Category	Requirements	Findings
Zoning	B-2 General Commercial	Conforming.
Area, Road Frontage, and Setback	Minimum lot area: ½ acre Percentage of lot coverage: Total footprint of principal and accessory buildings must not exceed 33%. Minimum lot width at building setback line: 150 ft. Minimum setback requirements: Front: 50 ft. Side: 25 ft. Rear: 30 ft.	Conforming. ✓ Lot area: 1.0076 acres ✓ Percentage of building coverage: 10% ✓ Road frontage: Over 150 ft. ✓ Front setback: 50 ft. ✓ Side setback: Over 25 ft. ✓ Rear setback: Over 30 ft.
Building Characteristics	None.	See rendering provided by applicant in application.
Access to Property	Exits and entrances to the parking area shall be clearly marked.	Ingress and egress points are marked on the plan provided. Signage shall also be provided for entrance/exit and any needed directional signage.
Off Street Parking	Restaurant: 1 space for every 100 sf. = 21 spaces. Retail: One (1) space for each three hundred (250) square feet of gross floor area. = 12 spaces Total Required: 33 parking spaces Only one-way traffic shall be permitted in aisles serving single-row parking spaces at any angle other than ninety (90) degrees.	✓ Conforming. Staff Comments: Two handicap parking spaces shown on existing plan.
Traffic Volume (Trips per day)	Anticipated trip generation required. "Driveway Trips" mean the total number of trips that are generated by a site.	Staff Comments: Inquire of the applicant about anticipated trip generation (i.e. number of vehicles anticipated per day).

Category	Requirements	Findings
Signage	See Chapter 80.202 Signs and Outdoor Advertising	✓ Conforming
Drainage	Stormwater Plan, including location of catch basins, manholes, retention/detention basins, calculations.	Conforming. Comments: See GRW memo and subsequent application revisions.
Landscaping	Landscape Buffer Easement category VII (81.102): 10 foot buffer with a minimum of 1 small to medium tree every 40 feet (10 total trees required). 4 ft continuous fence and hedging. 5% interior landscaping within interior vehicular area. 1,239 sf required with five (5) trees.	Staff Comments: Final detailed landscape plan required at time of final development plan review. ✓ Conforming
Waste Disposal	Show location of dumpsters and trash receptacles.	✓ Conforming. Staff Comments: See dumpster enclosure on development plan.

View of adjacent property and sidewalk connection.



View of gas station and sidewalk connection.



Staff Recommendation:

Approve development plan as the application meets the requirements of the City of Paris Zoning Ordinance Preliminary Development Plan regulations with the following conditions:

- Final Development Plan must be received by Planning Office and signed by Applicant, Chair of Planning Commission, and the City of Paris for Water/Sewer & Fire prior to obtaining a building permit.
- Any changes to the preliminary development plan shall be submitted as an amended development plan to the Bourbon County Planning Office.
- A detailed landscape plan shall be submitted to the Bourbon County Joint Planning Commission at the time of Final Development Plan review.
- Consider planting native shrubbery and trees that are drought tolerant.

Comments: City of Paris Road Department and Joint Planning Office to monitor traffic at intersection in case additional stop signs will be needed with additional traffic volume.