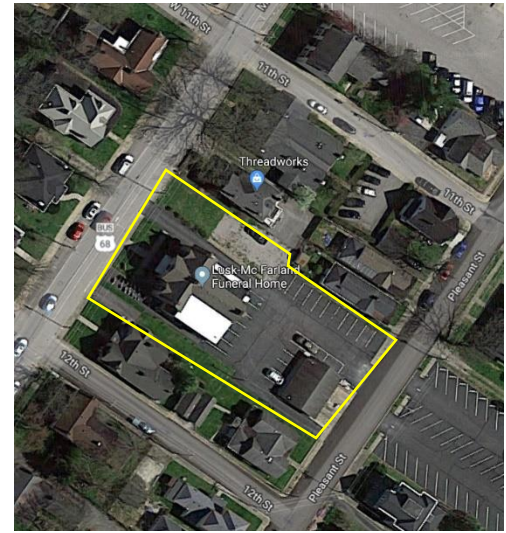


Staff Report
Bourbon County Joint Planning Commission

November 21, 2019

Case Number:	DVP 19-04
Applicant:	Johnson Funeral Home, Inc.
Location(s):	1120 Main St.
Request:	Chapel addition of 2,400 sf.
Acreage:	.376 acres
Application Date:	October 18, 2019
TRC Meeting Date:	October 28, 2019
Legal Notification:	November 14, 2014 (Bourbon County Citizen)



PROPOSAL

Applicant requests final development plan approval for the construction of a 2,400 building addition to the Lusk-McFarland Funeral Home. This application accompanies a consolidation application and zoning map amendment request.



CURB/GUTTER/SIDEWALKS

This public right-of-way contains sidewalks, curbs, and stormwater drains.

FLOODPLAIN MANAGEMENT

This property is not located within a mapped 100 year floodplain.

SANITARY SEWER

Currently, the subject property is serviced by the City of Paris Wastewater Treatment Facility.

REFUSE

Refuse collection is available through Rumpke or another private garbage and recycling collection service.

POLICE

Currently, the City of Paris Police Department serves the subject property. The closest station is located at 525 High Street.

FIRE/AMBULANCE

The City of Paris Fire Department serves the subject property. The closest station is at 313 High Street.

WATER

Water service is provided by the City of Paris Water Treatment Plant. Water mains are located along Main St.

ELECTRICITY

Electricity is provided by the City of Paris. There are overhead power lines along the front of the subject property.

Category	Requirements	Findings
Zoning	B-1 Central Commercial (see ZMA 19-03 for zoning map amendment request.)	Conforming.
Area, Road Frontage, and Setback	<p>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.</p>	<p>Staff Comments: Upon consolidation, the parcel size will be more conforming than it was before, yet still non-conforming. Variances requested for front and side property setbacks. Inquire of applicant for clarification on variance request.</p> <ul style="list-style-type: none"> ✓ Non-conforming Lot area: .376 acres ✓ Non-conforming Percentage of building coverage: 52% ✓ Non-conforming Road frontage: 111 ft. ✓ Front setback: 30 ft. (20 ft front variance request) ✓ Side setback: Unknown ✓ Rear setback: Unknown
Building Characteristics	None.	No rendering provided.
Access to Property	Exits and entrances to the parking area shall be clearly marked.	Any new entrances/exits shall be marked at site.
Off Street Parking	Funeral Home: 1 space for every 50 sf. = 48 spaces.	Conforming: On-site and off-site parking spaces available are 67.
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	None requested.
Drainage	Stormwater Plan, including location of catch basins, manholes, retention/detention basins, calculations.	Conforming. Comments: See GRW memo and subsequent application revisions.
Landscaping	Landscaping required between vehicular use areas and public right-of-way.	No additional landscaping required.

Staff Recommendation:

Staff cannot recommend approval at this time until formal variance requests are received for the above highlighted areas:

- **Non-conforming Lot area: .376 acres (waiver request needed)**
- **Non-conforming Percentage of building coverage: 52% (waiver request needed)**
- **Non-conforming Road frontage: 111 ft. (waiver request needed)**
- **Front setback: 30 ft. (20 ft front variance request) (variance request needed)**
- **Side setback: Unknown (variance request needed)**
- **Rear setback: Unknown (variance request needed)**