

Staff Report

Bourbon County Joint Planning Commission

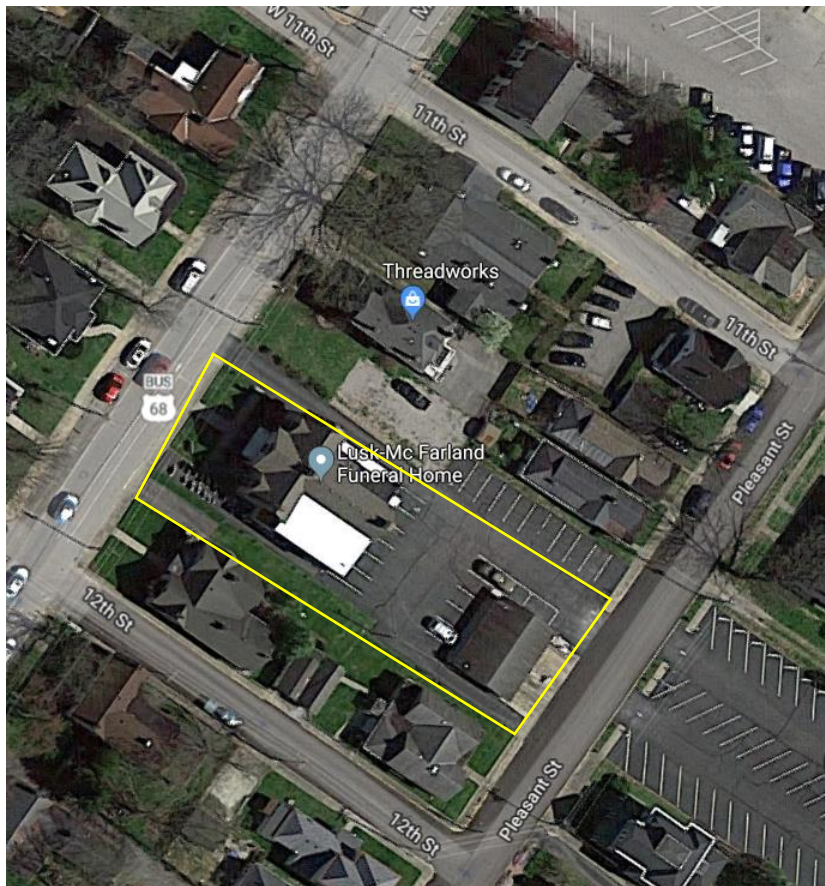
November 21, 2019

Case Number:	ZMA 19-03
Applicant:	Johnson Funeral Home, Inc.
Location(s):	1120 Main St.
Zone Change:	R-3 to B-1
Acreage:	.28
Application Date:	October 18, 2019
TRC Meeting Date:	October 28, 2019
Legal Notification:	November 14, 2018 (Bourbon County Citizen)

PROPOSAL

Applicant requests a zone change for approximately .28 acres of land from R-3 Residential to B-1 Commercial in the City of Paris. The property is located in downtown Paris adjacent to the existing Lusk-McFarland Funeral Home.

FIGURE 1: AERIAL IMAGE OF SITE



PROPOSED ZONE CHANGE RATIONALE

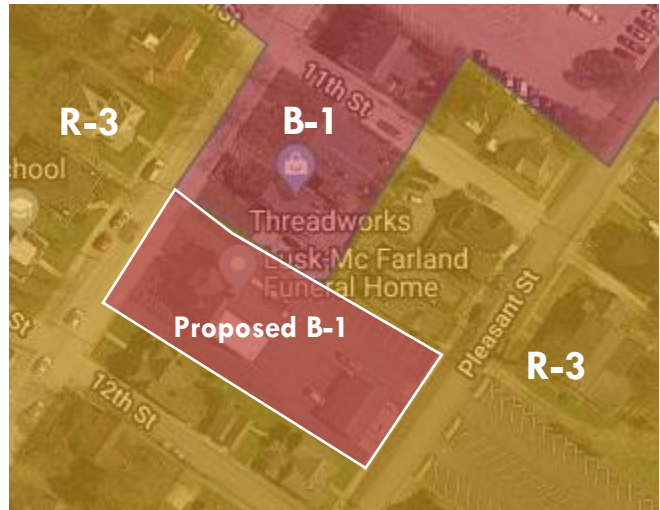
The applicant claims that the original zoning classification given to the property was inappropriate or improper, and that the proposed classification is proper. The zone change request accompanies a consolidation plat and development plan submitted by the same owner. By approving such a request, it would eliminate a split zone property into one zoning designation.

EXISTING ZONING & LAND USE

FIGURE 3 shows the proposed zoning designation for the subject property alongside the existing zoning designations of surrounding properties.

FIGURE 3: Zoning Area Map

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



URBAN SERVICES REPORT

ROADS

The subject property is located on Main St., a one-way state road in downtown Paris.

PHOTO 1: Northern view of Main St. from subject property entrance

Source: *Googlemaps*



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.

ARTICLE 5: AMENDMENTS

<p>80.400 B. The zoning ... map shall not be amended, changed, or modified in such manner as to create a free-standing district of less than five (5) acres...</p>	<p>✓ Conforming. Property is adjacent to properties that are zoned as residential and does not create a free-standing district of more than five (5) acres.</p>
<p>80.403 B. The Planning Commission shall make findings of fact and a recommendation for approval or disapproval of the proposed amendment to the City Commission. Before recommending to the City Commission that an application for amendment to the Official Zoning Map ... be granted, the Planning Commission... must find that the amendment request is in agreement with the current Bourbon County Comprehensive Plan, or in the absence of such a finding that:</p> <p>The original zoning classification given to the property was inappropriate or improper, and that the proposed classification is proper.</p> <p>That there have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the Comprehensive Plan adopted by the Planning Commission and which have substantially altered the basic character of the area.</p> <p>The Planning Commission shall also determine, as part of its findings, the suitability and compatibility of any proposed development of said property.</p>	<p>The applicant claims that the original zoning classification given to the property was inappropriate or improper and that the proposed classification is proper.</p> <p>Staff Comments: In agreement with current Comprehensive Plan?</p> <p>Yes. The original zoning classification given to the property was inappropriate or improper and changing the zoning to B-1 Commercial will be more appropriate given it's current use.</p> <p>Additionally, changing the property to commercial would be suitable and compatible with the proposed development of said property (DVP 19-04).</p>
<p>The Planning Commission shall have the power to hear and finally decide applications for variances ... in conjunction with a requested zoning map amendment, if the proposed development requires both a map amendment and one or more variances.</p>	<p>No variances or waivers requested at this time.</p>

Staff Recommendation:

Based on the current application and report findings, Staff concludes that the original zoning classification given to the property was inappropriate or improper and changing the zoning to B-1 Commercial will be more appropriate given it's current use.

Additionally, changing the property to commercial would be suitable and compatible with the proposed development of said property (DVP 19-04). Staff recommends approval of ZMA 19-03.