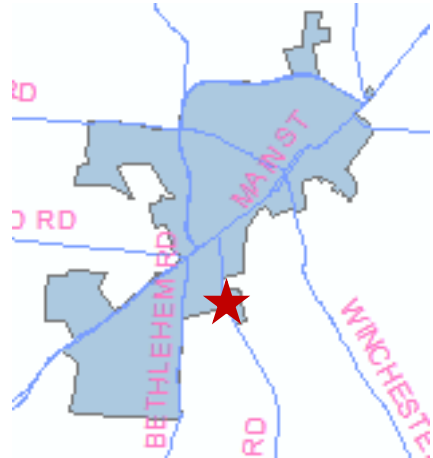


# Staff Report Bourbon County Joint Planning Commission

January 16, 2020

**Case Number:** MS 19-26  
**Applicant:** Capall Construction, LLC.  
**Location:** 671 Clintonville Rd.  
**MS Request:** Preliminary Major Subdivision (MS)  
**Zoning:** R-8\*  
**Parcel Size:** 5.87 acres  
**Application Date:** December 13, 2019  
**TRC Meeting Date:** December 23, 2019  
**Legal Notification:** January 9, 2019 - Bourbon County Citizen  
**Surveyor/Engineer:** Summit Engineering Inc.

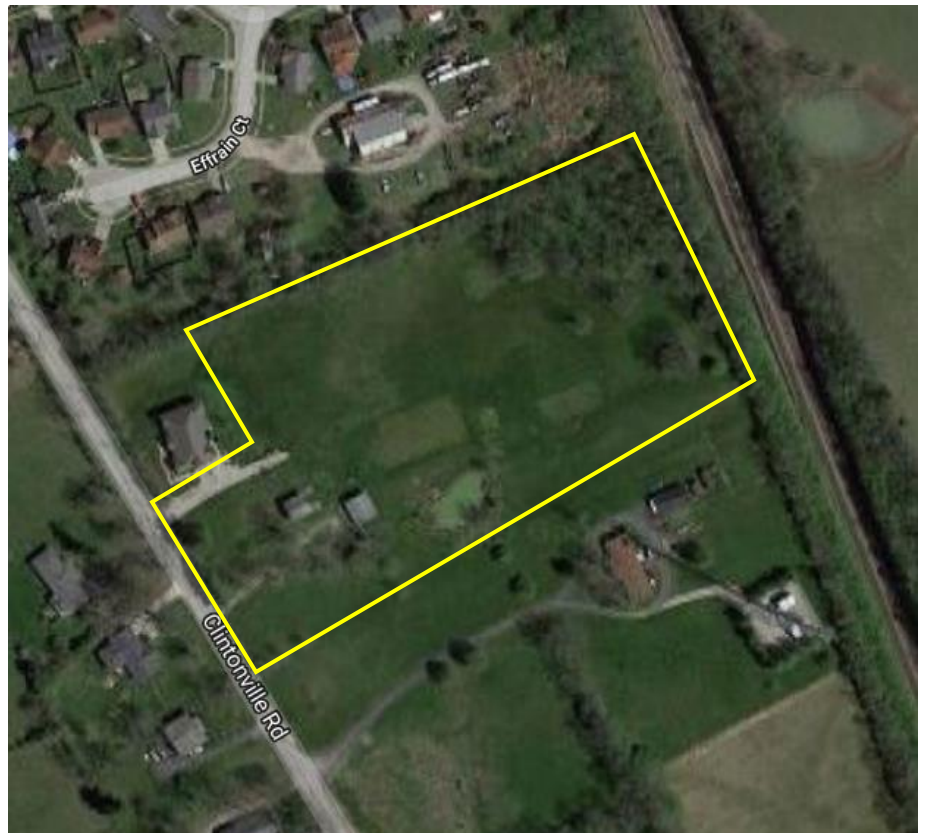


*\*Zoning Map Amendment 19-02 to be considered by the City of Paris City Commission. If the Planning Commission chooses to approve this major subdivision plan, approval shall be contingent upon approval of ZMA 19-02 by the City of Paris.*

## PROPOSAL

Applicant requests approval of preliminary subdivision plat for 22 single-family residential lots on 5.87 acres off Clintonville Rd.

**FIGURE 1: AERIAL IMAGE OF SITE**



## EXISTING ZONING & LAND USE

FIGURE 3 shows the existing zoning designations and existing land uses of the subject property and surrounding properties. Existing residentially zoned property is located to the north, south, and west of the subject property. The eastern boundary of the property is a rail line.

**FIGURE 3: Zoning Area Map**

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

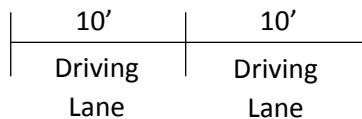


## URBAN SERVICES REPORT

### ROADS

The subject property is located along Clintonville Rd., a state road located southwest of downtown. The most recent traffic count was conducted by the Kentucky Transportation Cabinet (KYTC) in 2015 which showed an annual average daily traffic count of 3,132 vehicles. The width of Clintonville Rd. is 20 ft. with 10' driving lanes and no shoulder.

Road Cross Section



**PHOTO 1: Northern view of Clintonville Rd. from subject property entrance**

Source: *Googlemaps*



**PHOTO 2: Southbound view from subject property entrance**

Source: *Googlemaps*



**CURB/GUTTER/SIDEWALKS**

This property does not currently contain infrastructure such as curb, gutters, storm sewer, or sidewalks. Develop will be responsible for installing such infrastructure for proposed development.

**FLOODPLAIN MANAGEMENT**

This property is not located within a mapped 100 year floodplain. The applicant proposes a stormwater detention area in the northeast corner of the property.

**STORM SEWERS**

This property does not currently contain stormwater infrastructure. Storm sewer infrastructure does not exist on or near the subject property. Per City of Paris Build Regulations, post-development stormwater runoff must be equal or less than pre-development conditions. Stormwater infrastructure must be provided as part of future development.

**SANITARY SEWER**

Currently, the subject property is serviced by the City of Paris Wastewater Treatment Facility. Any modifications or changes of water usage on the subject property would need consideration for sanitary sewer upgrades.

**REFUSE**

Upon annexation, refuse collection would be 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; 2.9 miles from the property.

### **FIRE/AMBULANCE**

The City of Paris Fire Department serves the subject property. The nearest City of Paris fire station is located at 1097 Martin Luther King Blvd; approximately 1.9 miles from the subject property.

### **WATER**

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

### **TOPOGRAPHY**

Highest elevation is at the front of the property where the existing structures are located at 937 ft. The lowest elevation is in the northeast corner of the property at 900 ft.

### **ELECTRICITY**

Electric service is provided by Kentucky Utilities.

### **SANITARY SEWER AND WATER UTILITIES**



Category	Requirements	Findings
Zoning	R-8	Proposed single-family dwellings. <b>Conforming.</b>
Area, Road Frontage, and Setback	R-8 Minimum lot area: 6,300 sf R-8 Minimum lot width at building setback line: 60 ft. R-8 Minimum setback requirements: Front: 20 ft. Side: 5 ft. Rear: 25 ft.	<b>R-2 Non-Conforming.</b> ✓ Lot area: 12,871 ✓ Minimum lot width at building setback: Over 60 ft. ✓ Minimum Setbacks: Meets requirements
Access to Property	Driveways to be shown on plans.	<b>Required with final development plan:</b> <input type="checkbox"/> Show driveway locations on each parcel
Off Street Parking	Single-family dwellings: Two (2) parking spaces for each family unit.	<b>Required with final development plan:</b> <input type="checkbox"/> Show driveway capacity to accommodate two (2) vehicles per house.
Streets	<b>72.200</b> requires that dead-end streets, designed to be so permanently, shall be provided at the closed end with a turn around having an outside radius of at least 40 ft. and a right-of-way radius of at least 50 ft. Such streets shall not be longer than 700 ft., measured from its intersecting right-of-way line to the outer edge of the turn-around, except where conditions make this limitation impracticable. <b>72.210</b> To the extent possible, block lengths shall not exceed 1,600 ft. or be less than 500 ft. <b>72.203</b> Street right-of-way (ROW) and pavement widths shall not be less than the following: ROW 50 ft., pavement width 26 ft.	<b>Conforming.</b> ✓ 72.200 Radius of roundabout and cul-de-sac meets the minimum radius requirements. ✓ 72.210 The longest block length is approximately 540 ft. in length. ✓ 72.203 Proposed pavement width is 26 ft. with a right-of-way of 50 ft.
Category	Requirements	Findings
Traffic Volume (Trips per day)	Anticipated trip generation required. "Driveway Trips" mean the total number of trips that are generated by a site.	Per the Trip Generation manual of the Institute of Transportation Engineers, the vehicle trip rate for a per dwelling unit is 9.6 trips per day. Estimated trip generation for 22 houses is 211 trips daily.

Utilities	72.216 Wherever practicable, telephone and electric service lines shall be placed at the rear of all lots or underground, and all transformer boxes shall be located so as not to be unsightly or hazardous to the public.	<b>Staff Comments:</b> Current overhead electric utilities are located on the adjacent properties. Staff recommends the Commission require a condition that the applicant install underground utilities.
Sewage	72.305 Where an approved sanitary sewer is accessible to the development, all necessary mains and laterals for connection from lots to the system, as shown on the preliminary plat shall be installed by the subdivider.  72.410 When a connection of public water or sewer facilities is proposed, assurance of the availability of the service must be presented to the Planning Commission before approval of the final plan.	<b>Required with final plan:</b> Assurance/certification of water and sewer service must be presented to the Planning Commission before approval of the final plan.
Drainage	Stormwater Plan, including location of catch basins, manholes, retention/detention basins, calculations.  City of Paris Title 4: Traffic Regulations, Chapter 41: Streets, Sidewalks, and Other Public Places.  41.206 – Stormwater handling facilities (inlet basins, culverts, pipe, retention areas, etc.) shall be designed such that stormwater drainage from the proposed construction to adjacent properties shall not exceed the pre-development stormwater discharge rate. The finished construction shall not create any adverse effect (erosion, flooding) on adjoining property owners.	✓ Stormwater plan received which includes location of catch basins, manholes, retention/detention basins, and calculations.  <b>Staff Comments:</b> See review memo from GRW Engineering and reply from applicant.
Landscaping	72.215: Wherever possible, the subdivider shall preserve trees, groves, waterways... 72.309: Wherever the site is not naturally wooded, the subdivider may be required to plant street trees...	✓ Applicant proposes red maple trees every 40 ft. between sidewalk and roadway.

**STAFF RECOMMENDATION**

Staff recommends approval of MS 19-26 as the application meets the requirements of the City of Paris Subdivision Regulations.

Staff recommends the following conditions:

Approval shall be contingent upon approval of ZMA 19-02 by the City of Paris.

Require applicant to install underground utilities.

Provide KYTC Encroachment permit for entrance to subdivision.

Provide City of Paris with bonding prior to construction.

Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).

All applicable requirements of the Zoning Ordinance Subdivision and Development Regulations shall apply.

