

Staff Report

Bourbon County Joint Planning Commission

January 16, 2020

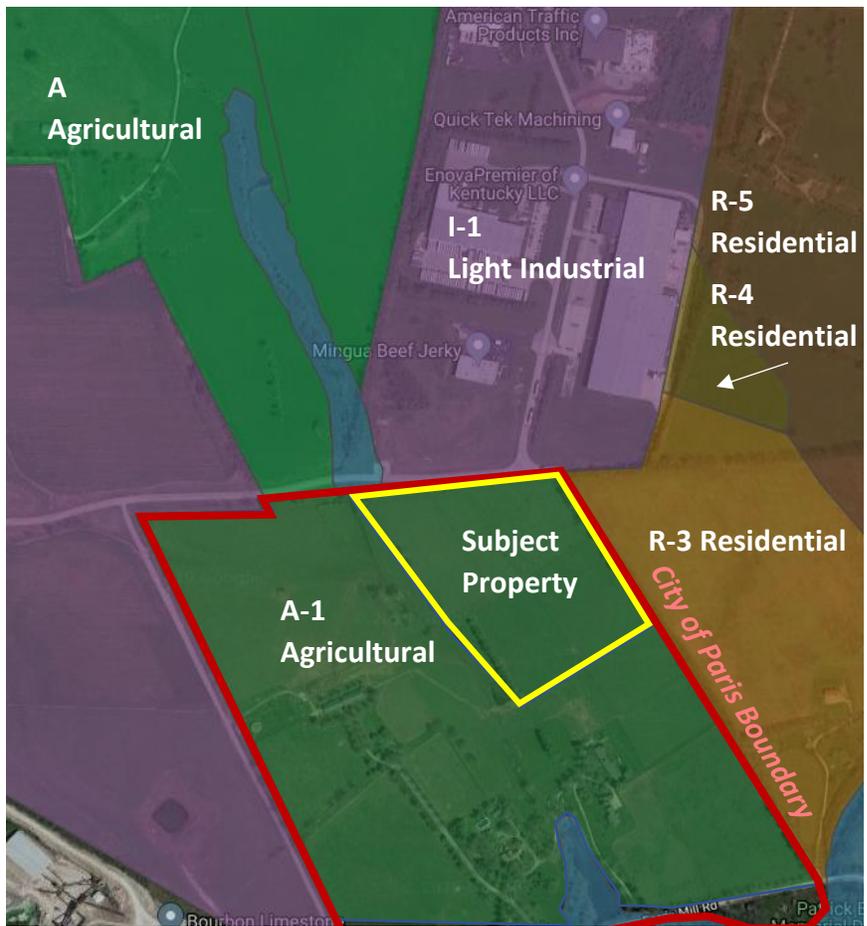
Case Number: ZMA 19-05
Applicant: Paris-Bourbon County Economic Development Authority
Location(s): Cleveland Drive
Zone Change: A-1 to I-1 (Light Industrial)
Acreage: 19.5 acres
Application Date: December 13, 2019
TRC Meeting Date: December 23, 2019
Legal Notification: January 9, 2020
(Bourbon County Citizen)

PROPOSAL

Applicant requests a zone change for approximately 19.5 acres of land from A-1 Agricultural to I-1 Light Industrial. This application adjoins a consensual request for annexation that has been submitted to the City of Paris to annex this parcel of land into the City of Paris.

The first reading for annexation occurred at the Paris City Commission meeting on November 26, 2019.

FIGURE 1: EXISTING ZONING



PROPOSED ZONE CHANGE AND THE COMPREHENSIVE PLAN

The goals contained in the 2017 Comprehensive Plan are those officially adopted by each participating jurisdiction. According to KRS 100.187 these goals shall serve as a guide for the physical development and economic and social well-being of the planning unit(s); in this instance, the City of Paris and the Bourbon County Fiscal Court.

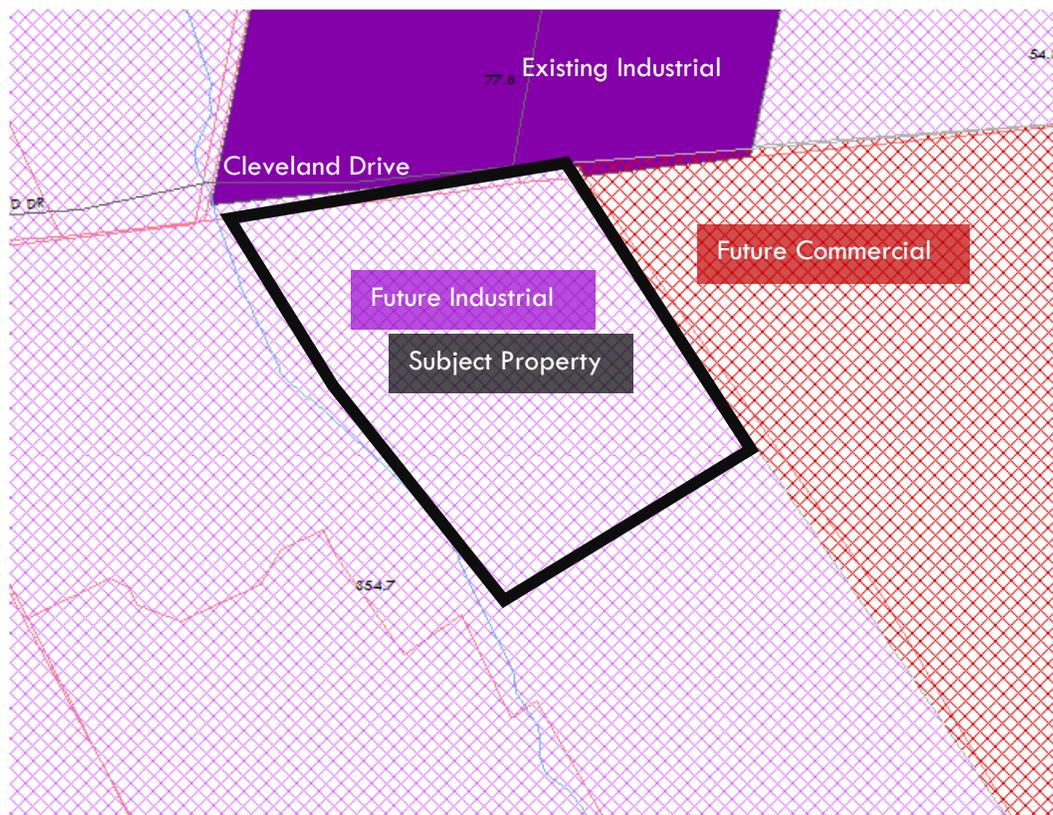
Regarding the designated future land use of the property, the existing Comprehensive Plan Future Land Use Map designates this property as existing residential (See FIGURE 2)

The most applicable goals that may be affected by this zone change request are as follows:

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

FUTURE LAND USE MAP

Source: 2017 Bourbon County Comprehensive Plan



URBAN SERVICES REPORT

ROADS

The subject property has road frontage along Cleveland Drive, a City of Paris local road that is located within the Paris-Bourbon County Industrial Park.

CURB/GUTTER/SIDEWALKS

The boundary of this property along Cleveland Drive contains curb and gutter, but no sidewalks. Upon submittal of a development plan for the site, curb/gutter and stormwater plans shall be submitted.

FLOODPLAIN MANAGEMENT

This property is partially located within a mapped 100 year floodplain. See the aerial photograph below that shows the 100 year floodplain highlighted in blue. The remainder of the parcel that is located outside of the floodplain is classified as an "Area of Minimal Flood Risk" by the Federal Emergency Management Agency (FEMA).



STORM SEWERS

City Storm Sewers are located along Cleveland Drive. Any future stormwater management shall be provided by the future applicant by ensuring that post-development runoff does not exceed pre-development runoff.

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 St.; 2 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 1.75 miles from the subject property.

WATER

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

ELECTRICITY

Electric service is provided by Kentucky Utilities.

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 light industrial (I-1) and this map amendment would not create a free-standing district of less than 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>Staff Comments: In agreement with current Comprehensive Plan?</p> <p>Yes. This property is identified in the Comprehensive Plan as future industrial. The request is in alignment with the Economic Growth goal of stimulating economic growth and stability in Bourbon County.</p> <p>In addition, the property is identified as future industrial land on the future land use map as adopted by the Paris City Commission in 2016.</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 application is in direct alignment with the Comprehensive Plan future land use map as adopted by the Paris City Commission in 2016. With that finding, staff recommends approval of ZMA 19-05.