

Staff Report

Bourbon County Joint Planning Commission

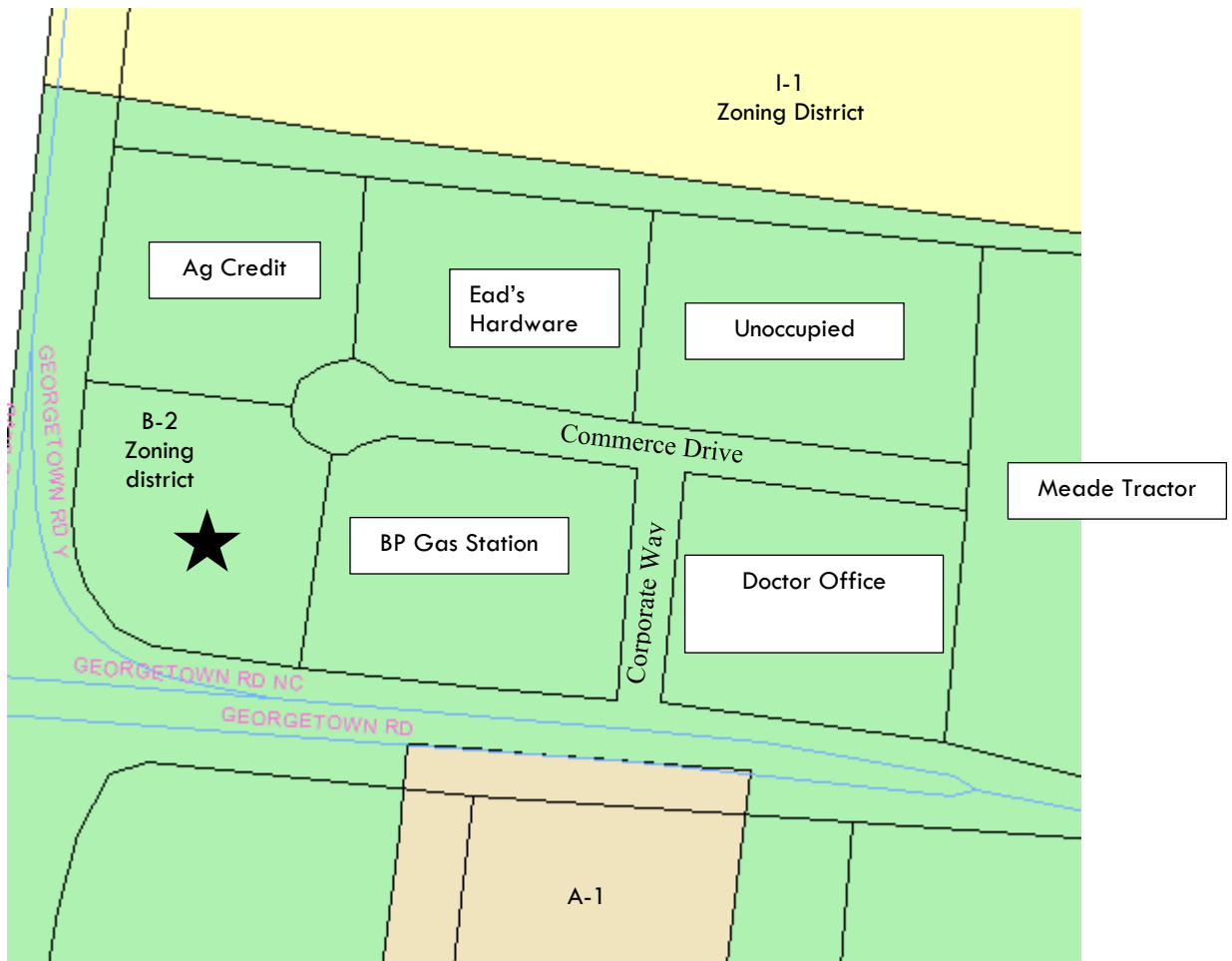
Case Number: DVP 20-02
Applicant: Bill and Holli Gibson
Location: 202 Commerce Drive
Request: Construct a building for restaurant and retail use.
Zoning: B-2 (General Commercial)
Parcel Size: 1.076 acres
Application Date: March 13, 2020
TRC Meeting Date: March 23, 2020
Legal Notification: May 14, 2020 - *Bourbon County Citizen*
Surveyor/Engineer: Duke Engineering Co.



Proposal:

Applicant requests final 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:

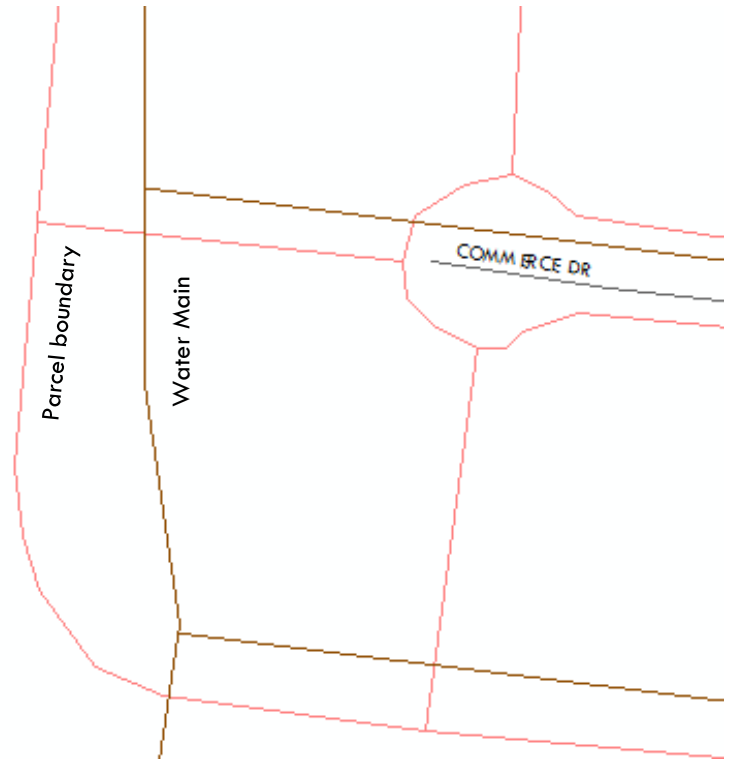
There is an existing water main that intersects with the subject property. Water is serviced by the City of Paris.

Wastewater:

Wastewater is provided by the City of Paris.

Electric

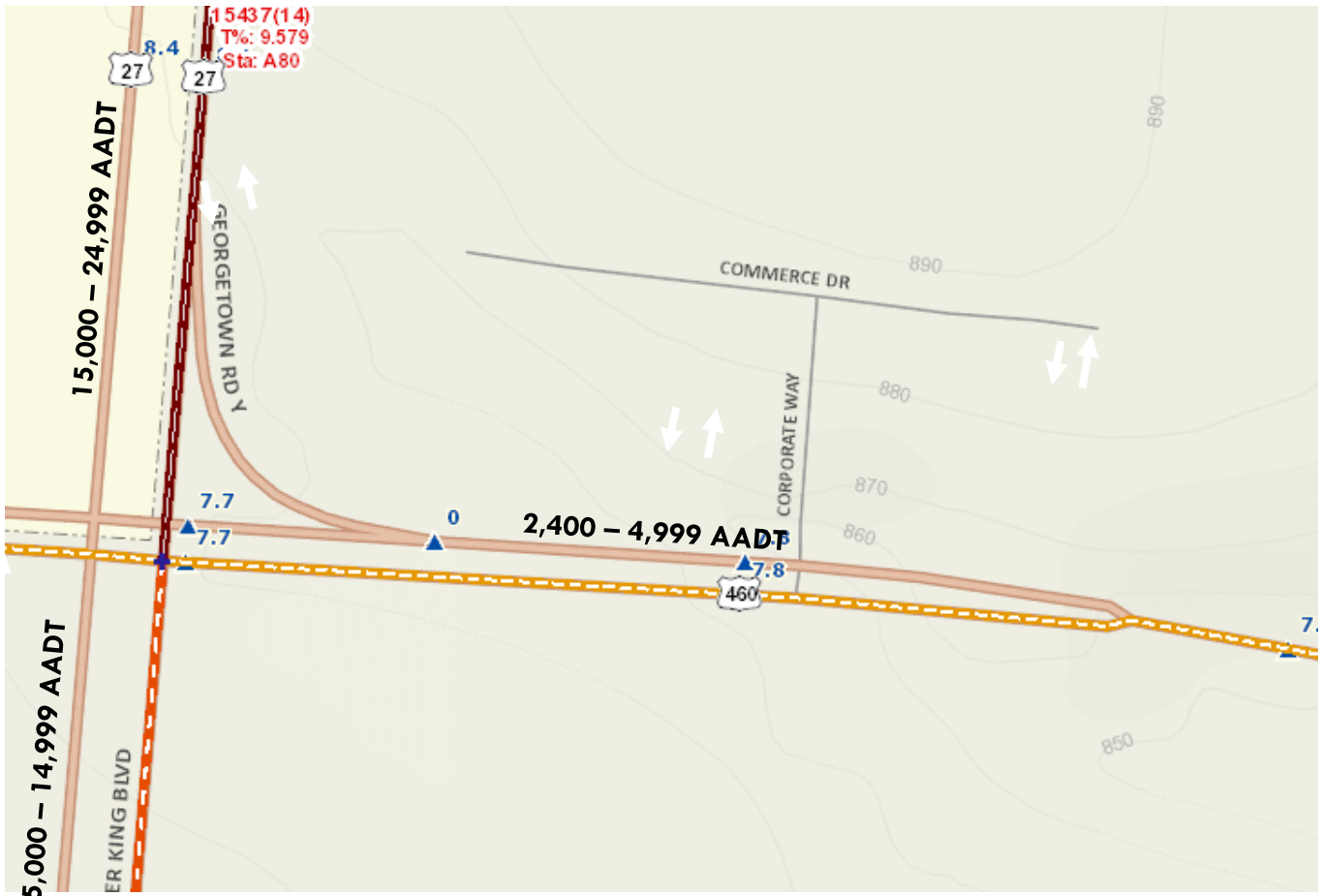
Electric is provided by Kentucky Utilities.



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.	VARIANCE REQUESTED: TWO PARKING SPACES 31 SPACES TOTAL
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.	VARIANCE REQUESTED: Planting of intermittent fountain grasses rather than a continuous hedge along US 460. Staff Comments: Staff is in agreement with awarding variance request as grasses will provide more stormwater absorption along drainage way.
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:

MOTION: Approve development plan as the application meets the requirements of the City of Paris Zoning Ordinance Final Development Plan regulations with the following conditions. Motion to approve the following variance requests:

- Landscaping variance of intermittent grasses in place of continuous hedging along US 460. By doing so, it will help mitigate space limitations and steep slope issues.
- Parking variance of 2 spaces. By doing so, it will allow safer traffic flow in the vehicular uses areas.

Any changes to the development plan shall be submitted as an amended development plan to the Bourbon County Planning Office.