

Staff Report
Bourbon County Joint Planning Commission

April 21, 2022

Case Number:	ZMA 22-01
Applicant:	William Herrington
Location(s):	2005 & 2007 S.Main Street
Zone Change:	B-2 and R-3 to R-5
Acreage:	.7 acre (30,492 sf)
Application Date:	March 18, 2022
TRC Meeting Date:	March 28, 2022
Legal Notification:	April 14, 2022 (Bourbon County Citizen)

PROPOSAL

Applicant requests a zone change for approximately .7 acres of land from B-2 General Commercial and R-3 Residential to R-5 Residential for the construction of an 18 unit apartment building. The zone map amendment request is accompanied by a preliminary development plan (DVP 22-02).

FIGURE 1: AERIAL IMAGE OF SITE



EXISTING ZONING & LAND USE

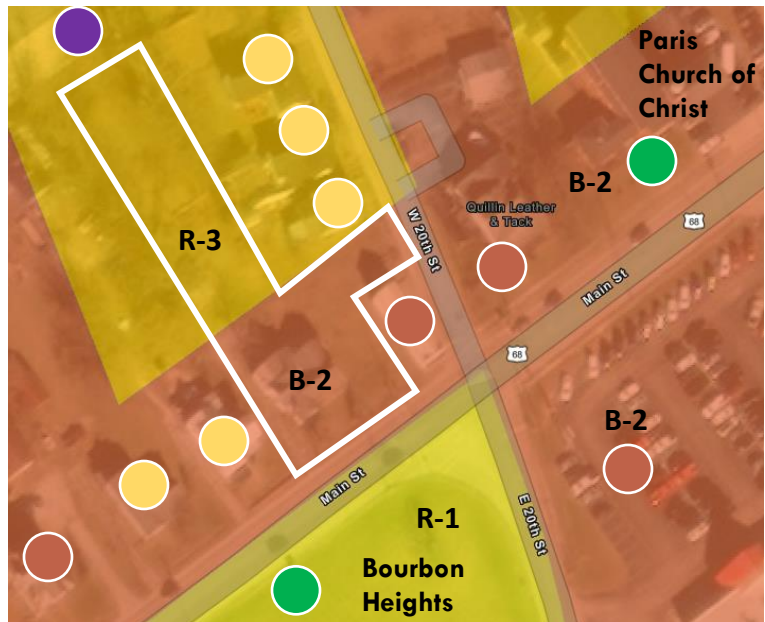
FIGURE 2 shows the existing zoning designations of the subject property and surrounding properties.

The dots signify the **existing land uses** of the surrounding properties:

- Residential
- Commercial
- Institutional
- Industrial

FIGURE 2: Zoning Area Map

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



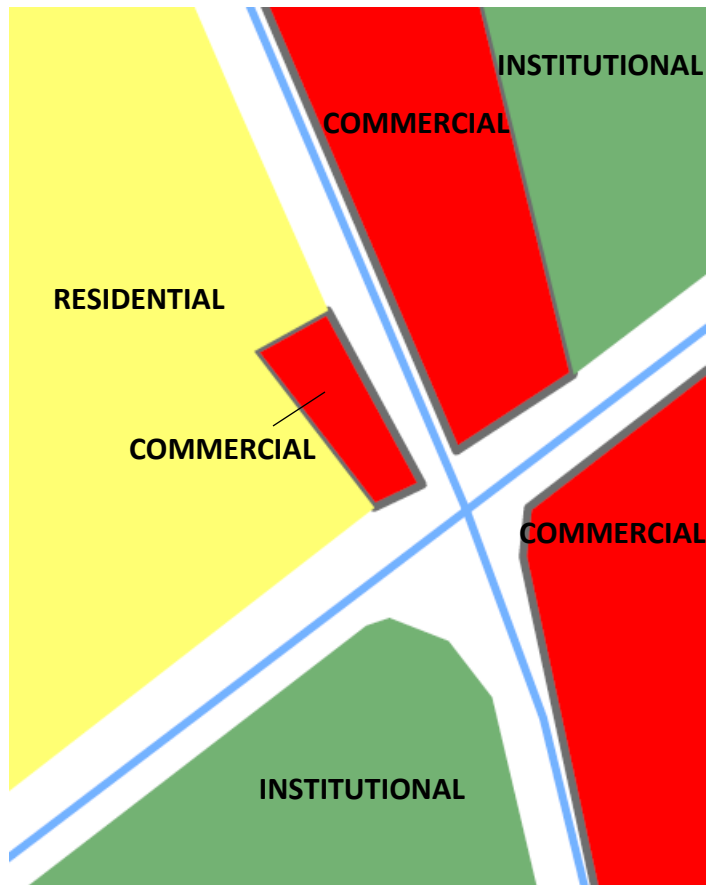
PROPOSED ZONE CHANGE AND THE COMPREHENSIVE PLAN

The most recent approved goals for the Comprehensive Plan were adopted in 2020 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 current adopted Comprehensive Plan Future Land Use Map designates this property as existing residential (See FIGURE 3).

FIGURE 3: FUTURE LAND USE MAP

Source: 2017 Bourbon County Comprehensive Plan



URBAN SERVICES REPORT

ROADS

The subject property is located off of 20th (local) Street and S. Main (State arterial) Street.

20th St Cross Section



PHOTO 1: Southern view of 20th Street from primary access point to property

Source: A.Pompei Site Visit



CURB/GUTTER/SIDEWALKS

This property does not currently contain infrastructure such as curb, gutters, storm sewer, or sidewalks.

FLOODPLAIN MANAGEMENT

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

STORM SEWERS

This property does not currently contain stormwater infrastructure. Storm sewer infrastructure exists in the surrounding developments of Walmart and the Bedford Acres subdivision. 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 agricultural and does not contain sanitary sewer utilities. Any additions on the subject property would need consideration for sanitary sewer upgrades.

The current sanitary sewer lines exist to the south at the Walmart development and to the east at Arlington Townhomes (see FIGURE 4).

PHOTO 2: Northern view of 20th Street from primary access point to property

Source: A.Pompei Site Visit



REFUSE

Refuse collection is currently 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; 1.4 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 mile from the subject property.

WATER

Water service is provided by the City of Paris Water Treatment Plant.

ELECTRICITY

Electric service is provided by the City of Paris.

PHOTO View of intersection at South Main and Clintonville Rd.

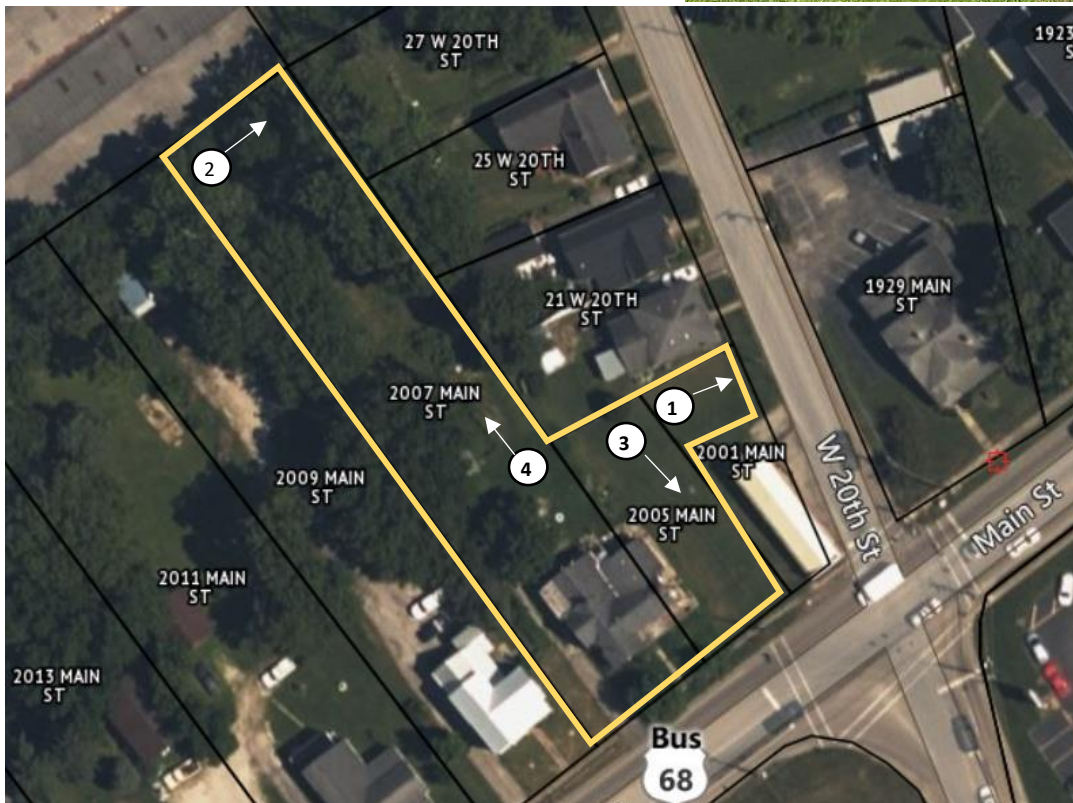
Source: A.Pompei Site Visit



FIGURE 3: City of Paris Sanitary Sewer

Source: City of Paris Wastewater Treatment Facility





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 this zoning map amendment request is in alignment with the Comprehensive Plan.</p> <p>Staff Comments: In agreement with current Comprehensive Plan?</p> <p>Yes. This property is identified in the Comprehensive Plan as existing residential on the future land use map. The goals and objectives of the Comprehensive Plan also identify expanding and ensuring a diverse range of housing choices by promoting varieties of housing types and densities while integrating new units throughout the community.</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>The applicant is proposing a front setback variance request as identified in the preliminary development plan.</p>

Staff Recommendation:

Staff recommends the Planning Commission approve ZMA 22-01 to change the zoning from B-2 Commercial and R-3 Residential to R-5 Residential with a finding that the zoning designation of R-5 Residential is in direct alignment with the adopted Future Land Use Map showing this area as residential. The proposed use will expand and ensure a diverse range of housing choice by integrating new units throughout the community.