

Amended Staff Report Bourbon County Joint Board of Adjustment

July 19, 2022

Case Number:	DVP 22-02 (approved 6/16/2022) VAR 22-04 (appeal request)
Applicant:	William Herrington
Location(s):	2007 South Main Street
Zone Change:	R-5 Residential
Acreage:	.7 acre (30,492 sf)
Application Date:	April 7, 2022 (DVP 22-02) June 29, 2022 (appeal request)
TRC Meeting Date:	May 23, 2022 (DVP 22-02)
Legal Notification:	June 9, 2022 (DVP 22-02) (Bourbon County Citizen) July 7, 2022 (appeal request)

PROPOSAL

Applicant requests a preliminary development plan to construct a 15 unit apartment building. This application is preceded by a zone map amendment request ZMA 22-01.

The preliminary development plan was approved on June 16, 2022 at the Bourbon County Joint Planning Commission Meeting.

The applicant is seeking to appeal the perimeter landscaping requirements from 10 ft to 5 ft along the side and rear property lines.

FIGURE 1: AERIAL IMAGE OF SITE



EXISTING ZONING & LAND USE

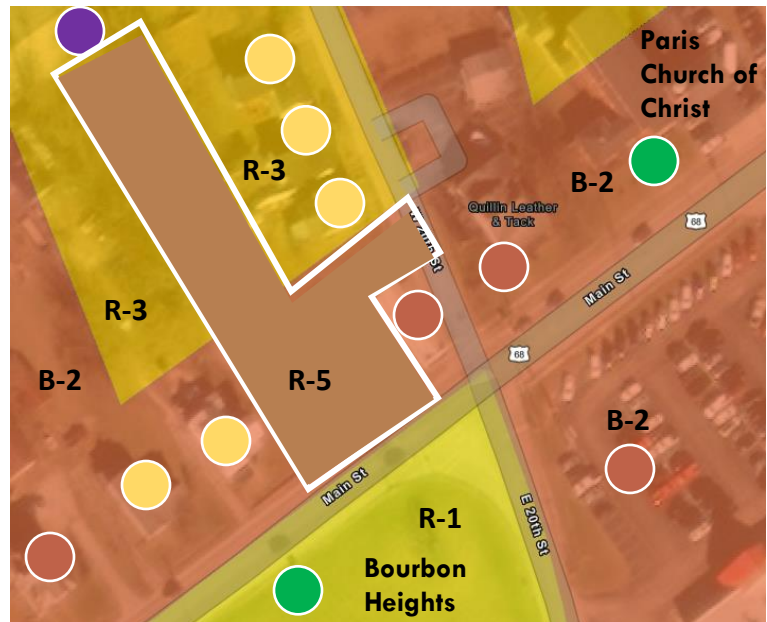
FIGURE 2 shows the existing zoning designations of the subject property and surrounding properties.

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](#)



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. Per City of Paris Build Regulations, post-development stormwater runoff must be equal or less than pre-development conditions.

SANITARY SEWER

Currently, the subject property contains sanitary sewer line to be replaced and upgraded. Applicant has agreed to replace line connecting from the rear of the property to 20th Street.

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. Applicant has not provided information regarding water meters for the property.

ELECTRICITY

Electric service is provided by the City of Paris.

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

Source: A.Pompei Site Visit



PHOTO View of intersection at South Main and Clintonville Rd.

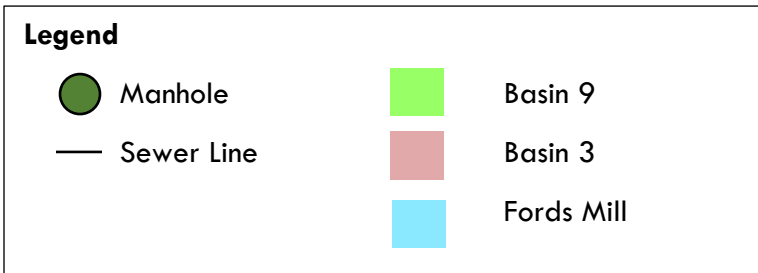
Source: A.Pompei Site Visit

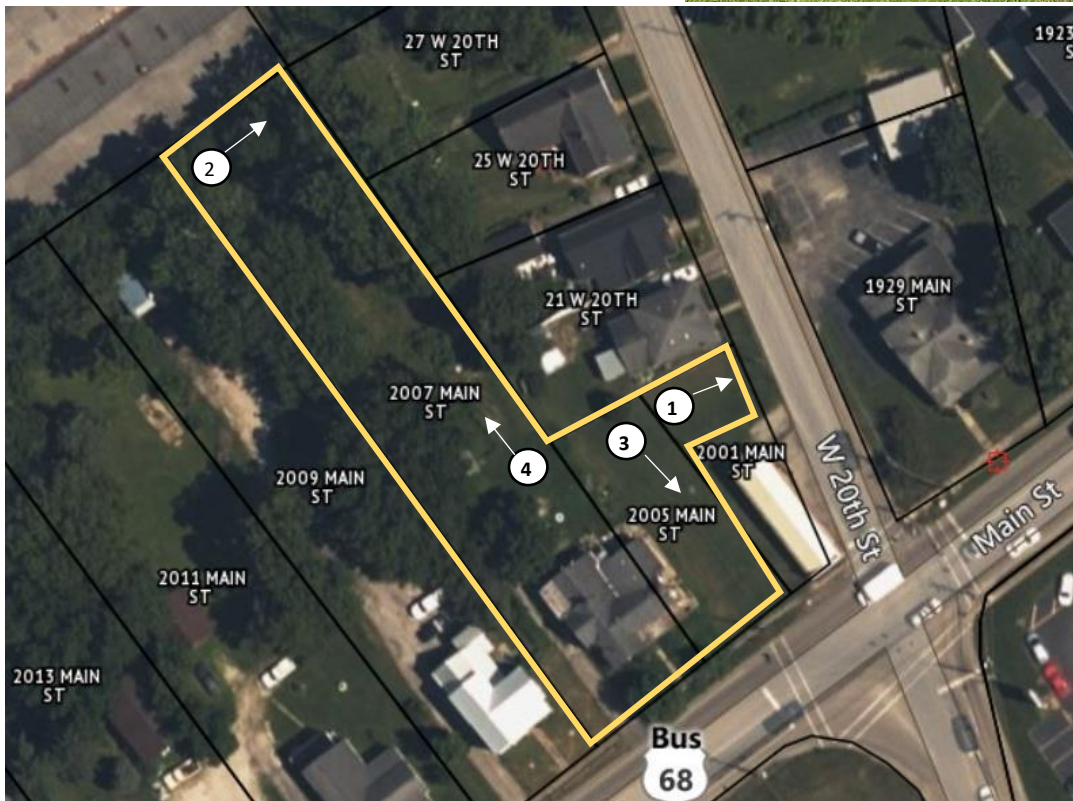




FIGURE 3: City of Paris Sanitary Sewer

Source: City of Paris Wastewater Treatment Facility





Category	Requirements	Findings
Zoning	R-5 Residential	Conforming. Multi-family permitted. Proposed are 15 units in
Area, Road Frontage, and Setback	Minimum lot area for multi-family dwelling: 6,000 sf for first unit plus 1,500 sf for each unit up to 4. Each unit over 4 requires 1,000 sf. Minimum square feet for proposed development 21,500 sf. Percentage of lot coverage: Total footprint of principal and accessory buildings must not exceed 33%. Minimum lot width at building setback line: 100 ft. Minimum setback requirements: Front: 15 ft. Side: 10 ft. Rear: 25 ft. Height: 45 ft.	Conforming. <ul style="list-style-type: none"> ✓ Lot area: 30,492 sf ✓ Percentage of building coverage: 11.4% ✓ Road frontage: 116 ft ✓ Front setback: 15 ft. ✓ Side setback: 10 ft. ✓ Rear setback: Over 25 ft ✓ Height: Under 45 ft.
Building Characteristics	None.	Building Plans not required for preliminary plan review.
Access to Property	Exits and entrances to the parking area shall be clearly marked.	Ingress/egress located from 20 th Street.
Off Street Parking	Required: 30 spaces	Conforming. Proposed: 30 spaces
Traffic Volume (Trips per day)	None.	Average daily trips not received. Estimated traffic counts required with final development plan.
Signage	See Chapter 80.202 Signs and Outdoor Advertising	N/A No signage plans submitted. If mounted or free-standing signage is desired in the future, applicant will need to submit a sign permit application.
Drainage	Stormwater Plan, including location of catch basins, manholes, retention/detention basins, calculations.	Conforming. Comments: See GRW memo attached.
Landscaping	10 ft landscape buffer required.	Applicant is appealing the perimeter landscape buffer requirements along vehicular use areas to provide enough width for 90 degree parking spaces and a wide enough entrance to 20 th Street for ingress/egress. Proposed are five feet of landscape buffer on the side and rear property lines.
Waste Disposal	Show location of dumpsters and trash receptacles.	Dumpster location shown.

Staff Recommendation:

Staff recommends Planning Commission approve DVP 22-02 for the construction of a 15-unit residential apartment building at 2007 South Main Street. The preliminary development plan application meets the requirements of the Bourbon County Zoning Ordinance. Also, staff recommends approval of landscape appeal request with the finding that doing so will allow safer ingress/egress and parking access for residents and visitors on-site. However, staff recommends no variation from the required minimum quantity of plantings.



Technical Memorandum

To:	Andrea Pompei Bourbon County Joint Planning Commission	Date:	April 13, 2022
From:	Mary Beth Robson, PE GRW Engineers	GRW Project No.:	4602-04
Subject:	2005 and 2007 Main Street Residential Development		

I. Background

A preliminary meeting at City Hall was held with the owner (Mr. Herrington) and the engineer (Mary Geisler Domigan) on March 11, 2022 to review plans for a multi-family residence proposed for the subject parcels. After the meeting, I inspected the site to see that clearing has been underway and a gravel entrance has been installed. Subsequently, a drainage study and preliminary development plan were submitted. This memo outlines our review of the subject project to date.

II. Development Plan and Drainage Report Review

We have reviewed the Preliminary Development Plan and Drainage Report dated February 2022.

1. General site drainage is to the back corner (northwest) and flows onto adjacent residential properties with no defined channels.
2. The drainage study is acceptable and shows that the proposed detention basin will reduce post-development flows to rates below the pre-development conditions.
3. Discharge from the basin, directed toward the adjacent property, will be dissipated with a level spreader or other device/practice to minimize the effect on downstream properties.
4. The project includes entrances from Main Street (US68x) and 20th Street.

III. Recommendations

We recommend that the applicant provide additional information with the construction plans, at a minimum:

- a. Details of level spreader.
- b. Erosion and sedimentation control plan.
- c. KYTC encroachment permit for any work within the KYTC right-of-way.