

Staff Report Bourbon County Joint Planning Commission

July 21, 2022

Case Number: ZMA 22-04
Applicant: Jim Baker
Location(s): 653 Georgetown Rd
Zone Change: A-1 & R-1 to R-5 & R-8
Acreage: 117.08 acres
Application Date: June 17, 2022
TRC Meeting Date: June 27, 2022
Legal Notification: July 7, 2022
(Bourbon County Citizen)



PROPOSAL

Applicant requests a zone change for approximately 117.08 acres of land to the following zoning designations:

- I-1 to R-5 : 10.10 acres
- A-1 to R-8: 8.93 acres
- I-1 to R-8: 81.05

FIGURE 1: AERIAL IMAGE OF SITE



EXISTING ZONING & LAND USE

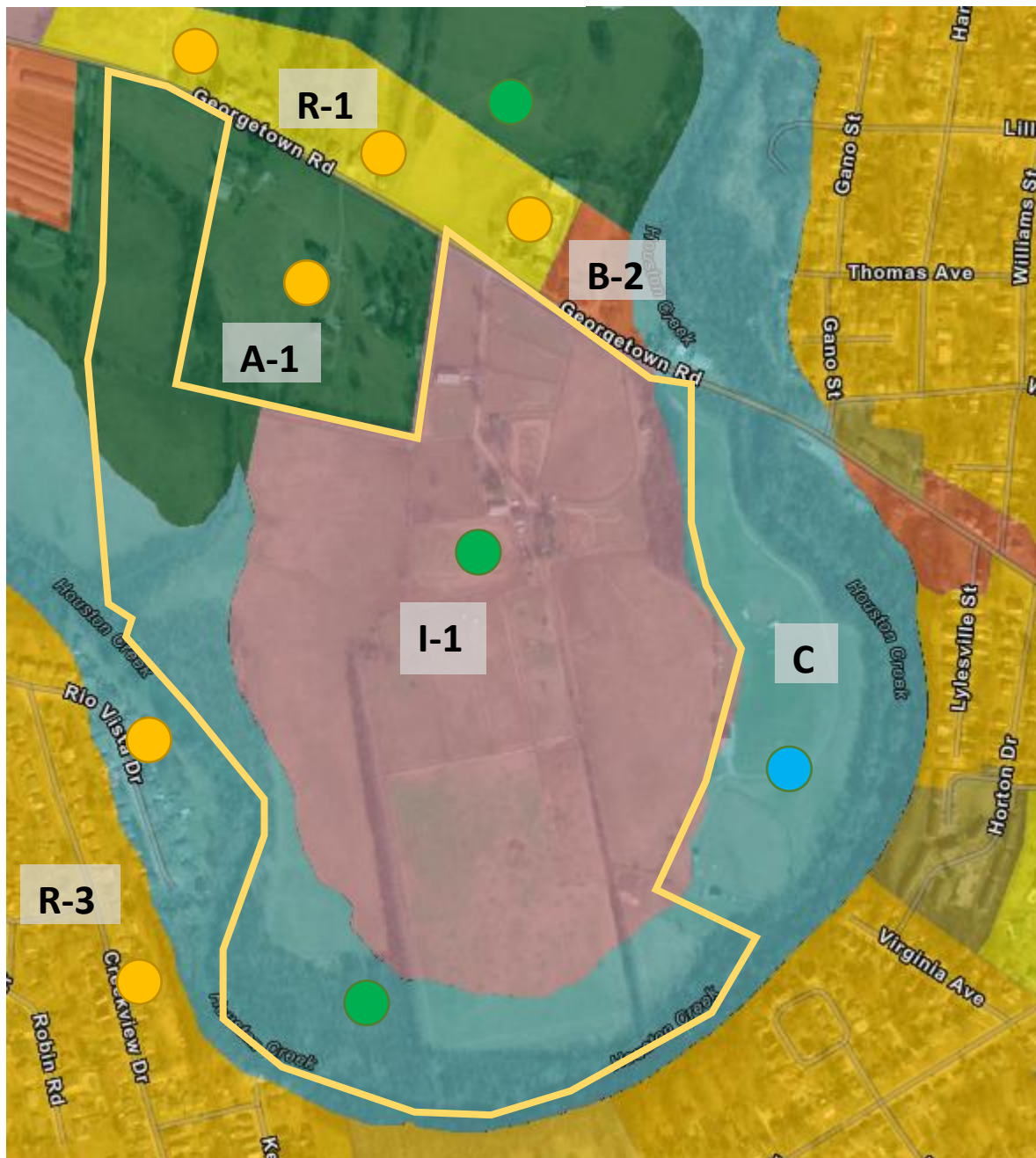
FIGURE 2 shows the existing zoning designations and existing land uses of the subject property and surrounding properties.

EXISTING LAND USES

- AGRICULTURAL/OPEN SPACE
- RESIDENTIAL
- CONSERVATION/FLOODPLAIN

FIGURE 2: Zoning Area Map

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



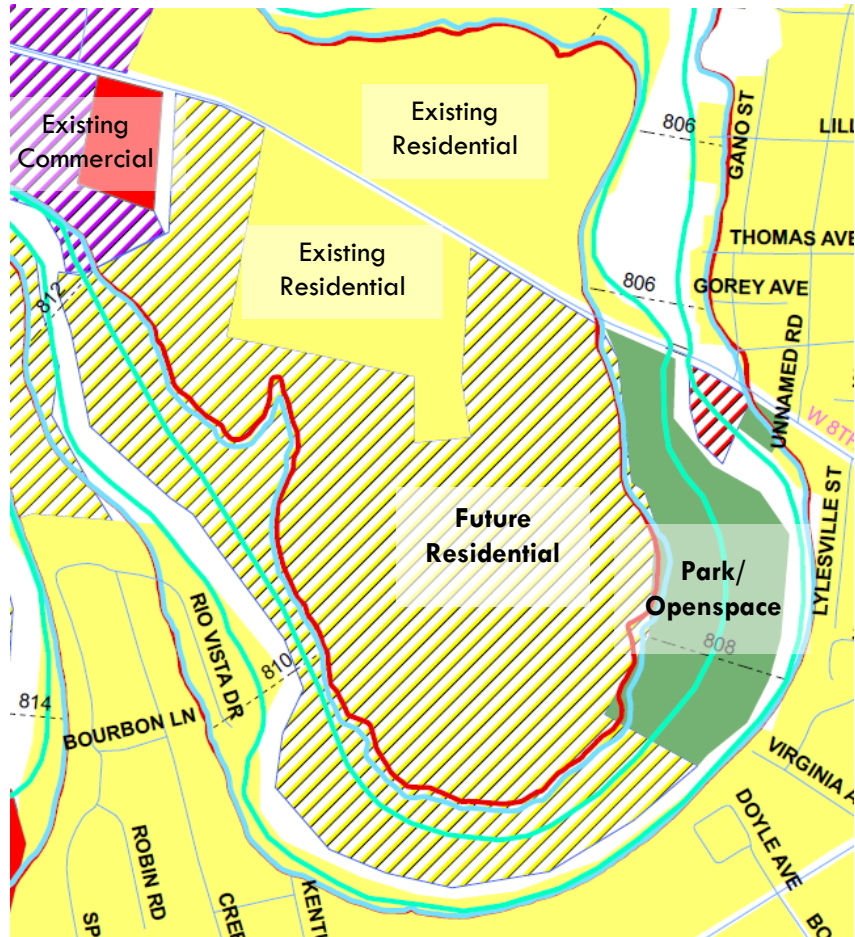
PROPOSED ZONE CHANGE AND THE COMPREHENSIVE PLAN

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 future 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 along Georgetown Rd, a State Route. The property is .8 miles from Main Street in downtown Paris. The approximate width of Georgetown Rd. is 22 ft. without curb, gutter or sidewalks.

Road Cross Section

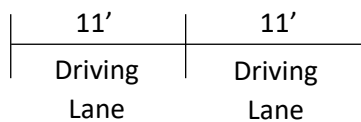




FIGURE 3: City of Paris Sanitary Sewer

Source: City of Paris Wastewater Treatment Facility

CURB/GUTTER/SIDEWALKS

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

FLOODPLAIN MANAGEMENT

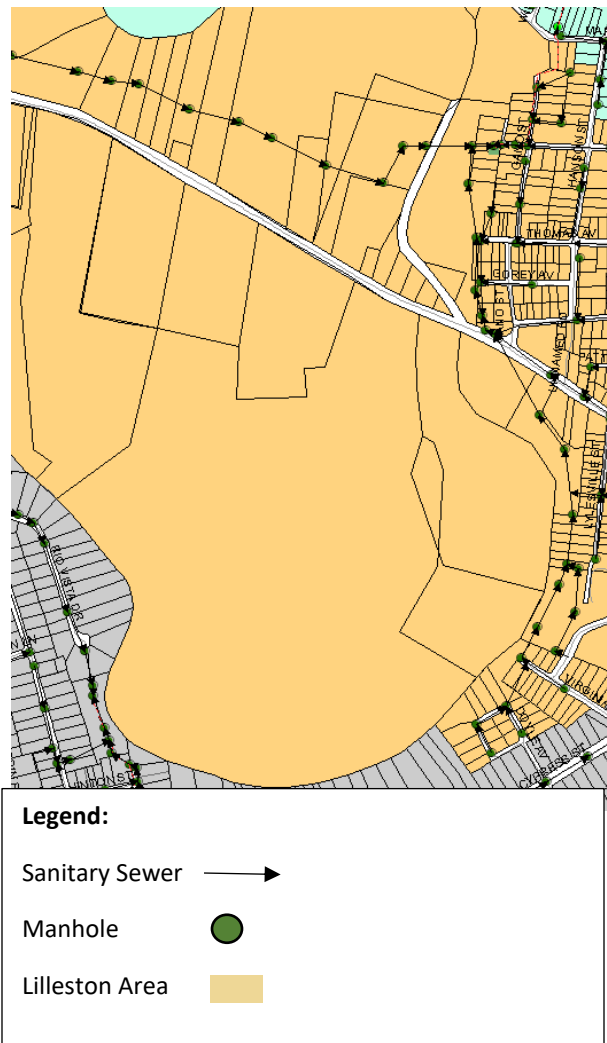
A portion of this property is located within the 1% annual regulatory floodplain. All areas within the regulatory floodplain are subject to the requirements of the City of Paris Flood Prevention Ordinance and all State Kentucky Division of Water and potentially Army Corps of Engineers Requirements.

STORM SEWERS

This property does not currently contain stormwater infrastructure. Per City of Paris Building 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 contains sanitary sewer (see Figure 3). Any additions on the subject property need approval by City of Paris Wastewater Treatment Facility for sanitary sewer upgrades.



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; .8 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 the Courthouse Square, approximately 1 mile from the subject property.

WATER

Future water service is to be provided by the City of Paris Water Treatment Plant.

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 residential and does not create a free-standing district of less 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. The proposed zoning designations are in direct alignment with the future land use map of the Comprehensive Plan.</p> <p>The proposed zone change is also in agreement with the adoption Envision 2040 Comprehensive Plan Goals and Objectives under Housing Resources: Expand and ensure a diverse range of housing choices, and Support infill and redevelopment within existing infrastructure as a strategic component of growth.</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:

Staff recommends the Planning Commission approve ZMA 22-04 to change the zoning from the following:

- I-1 to R-5 : 10.10 acres
- A-1 to R-8: 8.93 acres
- I-1 to R-8: 81.05

with a finding that the application for new Residential zoning designations is in direct alignment with the adopted Future Land Use Map showing this area as existing residential and is in alignment with the aforementioned Housing Resources goals and objectives of the Comprehensive Plan.