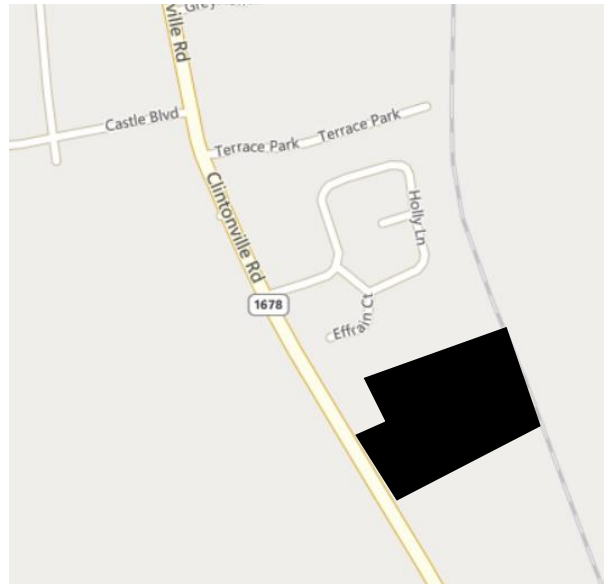


Staff Report Bourbon County Joint Planning Commission

October 20, 2022

Case Number: MS 22-32
Applicant: Capall Construction, LLC
Location: 671 Clintonville Rd.
MS Request: Final Major Subdivision
Zoning: R-8
Parcel Size: 5.87 acres
Application Date: October 3, 2022
TRC Meeting Date: September 26, 2022
Legal Notification: October 6, 2022
Bourbon County Citizen
Surveyor/Engineer: Summit Engineering Inc.



PROPOSAL:

Applicant requests approval of final subdivision plat for 4 single-family residential lots off Clintonville Rd.

FIGURE 1: AERIAL IMAGE OF SITE

BACKGROUND:

Previous Approvals:

- ZMA 19-02
- MS 19-26 (Preliminary)



URBAN SERVICES REPORT

ROADS

The subject property is located along Clintonville Rd., a state road located southwest of downtown. The most recent traffic count was conducted by the Kentucky Transportation Cabinet (KYTC) in 2015 which showed an annual average daily traffic count of 3,132 vehicles. The width of Clintonville Rd. is 20 ft. with 10' driving lanes and no shoulder.

Road Cross Section	
10'	10'
Driving Lane	Driving Lane

PHOTO 1: Northern view of Clintonville Rd. from subject property entrance

Source: *Googlemaps*



PHOTO 2: Southbound view from subject property entrance

Source: *Googlemaps*



Category	Requirements	Findings
Zoning	R-8	Proposed single-family dwellings. ✓ Conforming.
Area, Road Frontage, and Setback	R-8 Minimum lot area: 6,300 sf R-8 Minimum lot width at building setback line: 60 ft. R-8 Minimum setback requirements: Front: 20 ft. Side: 5 ft. Rear: 25 ft.	✓ Conforming
Off Street Parking	Single-family dwellings: Two (2) parking spaces for each family unit.	✓ Conforming
Streets	<p>72.200 requires that dead-end streets, designed to be so permanently, shall be provided at the closed end with a turn around having an outside radius of at least 40 ft. and a right-of-way radius of at least 50 ft. Such streets shall not be longer than 700 ft., measured from its intersecting right-of-way line to the outer edge of the turn-around, except where conditions make this limitation impracticable.</p> <p>72.210 To the extent possible, block lengths shall not exceed 1,600 ft. or be less than 500 ft.</p> <p>72.203 Street right-of-way (ROW) and pavement widths shall not be less than the following: ROW 50 ft., pavement width 26 ft.</p>	<p>Conforming.</p> <ul style="list-style-type: none"> ✓ 72.200 Radius of roundabout and cul-de-sac meets the minimum radius requirements. ✓ 72.210 The longest block length is approximately 540 ft. in length. ✓ 72.203 Proposed pavement width is 26 ft. with a right-of-way of 50 ft. <p>Public Works Supervisor has provided assurance for Phase I street completion.</p>
Utilities	72.216 Wherever practicable, telephone and electric service lines shall be placed at the rear of all lots or underground, and all transformer boxes shall be located so as not to be unsightly or hazardous to the public.	<p>✓ Conforming.</p> <p>Underground utilities have been installed.</p>

Category	Requirements	Findings
Sewage	<p>72.305 Where an approved sanitary sewer is accessible to the development, all necessary mains and laterals for connection from lots to the system, as shown on the preliminary plat shall be installed by the subdivider.</p> <p>72.410 When a connection of public water or sewer facilities is proposed, assurance of the availability of the service must be presented to the Planning Commission before approval of the final plan.</p>	<p>✓ Assurances have been received.</p>
Drainage	<p>Stormwater Plan, including location of catch basins, manholes, retention/detention basins, calculations.</p> <p>City of Paris Title 4: Traffic Regulations, Chapter 41: Streets, Sidewalks, and Other Public Places.</p>	<p>✓ Conforming</p>
Landscaping	<p>72.215: Wherever possible, the subdivider shall preserve trees, groves, waterways...</p> <p>72.309: Wherever the site is not naturally wooded, the subdivider may be required to plant street trees...</p>	<p>✓ Applicant proposes red maple trees every 40 ft. between sidewalk and roadway.</p>

STAFF RECOMMENDATION

Staff recommends approval of MS 22-32 as the application meets the requirements of the City of Paris Subdivision Regulations.

1. Staff recommends the following conditions:
 1. Provide City of Paris with bonding prior to construction of Phase II.
 2. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
 3. All applicable requirements of the Zoning Ordinance Subdivision and Development Regulations shall apply.