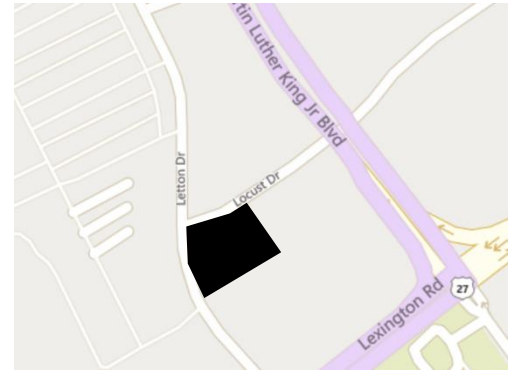


Staff Report

Bourbon County Joint Planning Commission

December 15, 2022

Case Number:	DVP 22-04
Applicant:	Hutton Group
Location(s):	Locust & Letton Drive
Zoning District:	B-2
Acreage:	.58 acres (25,264.8 sf)
Application Date:	September 16, 2022
TRC Meeting Date:	November 21, 2022
Legal Notification:	December 8, 2022 (Bourbon County Citizen)



PROPOSAL

Applicant requests a preliminary development plan to construct 3,726 sf urgent care facility. This application is preceded by a minor subdivision request MS 22-31.

Applicant is requesting landscape waiver request with a finding that doing so will allow for more parking for the facility.

FIGURE 1: AERIAL IMAGE OF SITE



Staff Recommendation:

Staff recommends Planning Commission approve DVP 22-04 for the construction of a medical office on Letton Drive.

The preliminary development plan application meets the requirements of the Bourbon County Zoning Ordinance. Also, staff recommends approval of landscape waiver request with the finding that doing so will allow for ample parking to serve the facility.

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: .58 acres ✓ Percentage of building coverage: 15% ✓ Road frontage: Over 150 ft. ✓ Front setback: 50 ft. ✓ Side setback: Over 25 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 Locust Drive.
Off Street Parking	Required: 19 spaces	Conforming. Proposed: 25 spaces
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	Landscape Buffer Requirement: 5 ft buffer with small to medium tree every 40 ft. Continuous hedge. Interior Landscaping: 5 sf for every 100 sf of paved vehicular use area.	Applicant requests landscape waiver for landscaping along vehicular use areas to provide for ample parking spaces. Proposed is 464 sf of interior landscaping plus additional 1,025 sf landscaped area in center between two buildings.
Waste Disposal	Show location of dumpsters and trash receptacles.	Dumpster location shown.

Andrea Pompei

From: Mittle, Seth <SMittle@grwinc.com>
Sent: Thursday, December 01, 2022 5:01 PM
To: Andrea Pompei
Subject: RE: Hutton Group and Dairy Queen - PARIS, KY

Andrea,

I've reviewed Triad's resubmittals for Hutton's Fast Pace and Retail developments. For both developments, they have either satisfactorily revised the plans or provided an acceptable answer in their response letters. I see no remaining technical deficiencies at this time.

Best,

Seth Mittle, PE
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Technical Memorandum

To:	<u>Andrea Pompei</u>	Date:	<u>11-09-2022</u>
	<u>Bourbon Co Joint Planning</u>	GRW Project No.:	<u>4602-04</u>
From:	<u>GRW Engineers</u>		
Subject:	<u>TRC DVP 22-04 Fast Pace - The Hutton Group</u>		

DVP Plan Review for Connected Site on Letton Lane and Locust Drive.

I. Background

The Hutton Group has presented 2-PDPs for the site on the corner of Letton Lane and Locust Drive, dated 10-7-22. The site is proposed to be split into two developments, a Fast Pace Urgent Care (0.58 acres) and a retail development (0.5 acre). There are a few specific issues, concerns that are in question. These include the following:

II. DVP 22-04 Fast-Pace

Review of Development Plan 10-7-22

- Traffic:** Access is provided on the preliminary development plan for Fast Pace to the northeast. It is recommended that the access to Locust Drive be a right-in/right-out only due to its proximity to the intersection. Additionally, an entrance/exit should be constructed along Letton Drive as shown to provide alternate routes for the new urgent care customers. (This alternate entrance is accomplished on the property associated with DVP22-05; a recorded permanent easement/agreement should be documented as a part of this development to eliminate any potential conflict between future owners/vendors.)
- Trash:** The current dumpster location is not accessible for waste management. The trash enclosure should be adjusted to be more accessible. We recommend keeping backing distance to a minimum of 60 feet.
- Landscape:** The provided preliminary development plan for Fast Pace does not appear to meet the intent of the interior landscaping requirements (Section 81.103), which states that no required landscape area shall be larger than 350 square feet.
- Confirm vicinity map is oriented the same direction as the site plan with North arrow.
- Identify existing and proposed contours on site plan and legend
- Dumpster location label to the SE appears to be duplicate
- Label sign locations
- Certifications from Water, Sewer, Fire protection stating ability to provide services