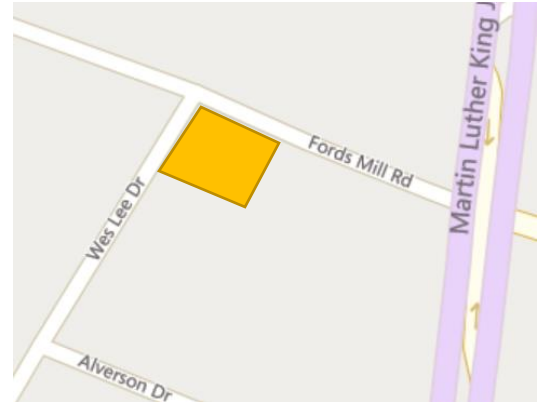


# Staff Report

## Bourbon County Joint Planning Commission

February 16, 2023

Case Number:	DVP 22-08
Applicant:	Brandywine Explosives & Supply Inc
Location(s):	1001 Wes-Lee Drive
Zoning District:	B-2
Acreage:	.7 acres (30,510 sf)
Application Date:	December 9, 2022
TRC Meeting Date:	December 19, 2022
Legal Notification:	February 16, 2022 (Bourbon County Citizen)



### PROPOSAL

Applicant requests a final development plan to construct 2,838 professional office building.

FIGURE 1: AERIAL IMAGE OF SITE

Applicant is appealing relief from the following requirements:

- Sidewalks on both sides of property
- Interior Landscaping of 413 sf
- Perimeter landscaping between commercial and industrial zones
- Stormwater runoff calculations



#### Staff Recommendation:

Staff recommends Planning Commission approve DVP 22-08 for the construction of an Office Building on Wes-Lee Road. Aside from the requested administrative appeals, the preliminary development plan application meets the requirements of the Bourbon County Zoning Ordinance.

Any recommendation of approval will be subject to review by the Bourbon County Joint Board of Adjustment for the following:

- Appeal of sidewalk requirements along Fords Mill and Wes-Lee Drive.
- Appeal of interior landscaping requirements
- Appeal of perimeter landscaping requirements between subject property and Paris Fire Station property.
- Appeal of stormwater runoff plan

Category	Requirements	Findings
Zoning	B-2 General Commercial	<b>Conforming.</b>
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.	<b>Conforming.</b> ✓ Lot area: .7 acres ✓ Percentage of building coverage: 9.3% ✓ Road frontage: 178.79 ft ✓ Front setback: Over 50 ft. ✓ Side setback: 44 ft. ✓ Rear Setback: 54.8 ft.
Building Characteristics	None.	Building Plans required at Building Permit review according to Kentucky Commercial Building Code.
Access to Property	Exits and entrances to the parking area shall be clearly marked.	<b>Conforming.</b>
Off Street Parking	Required: 15 spaces	<b>Conforming.</b> Proposed: 15 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.
Sidewalk	Sidewalks along public right-of-way	Applicant requests appeal of sidewalk requirements along public right-of-way.
Drainage	Stormwater Plan, including location of catch basins, manholes, retention/detention basins, calculations.	Applicant requests appeal of stormwater plans. 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 rear of property adjoining Industrial Zoned property and all interior landscaping.
Waste Disposal	Show location of dumpsters and trash receptacles.	None shown.



View of intersection of Wes-Lee and Fords Mill Rd. Entrance to subject property shown on right hand side of photo. Note: Change in elevation from street grade to site)



View along Wes-Lee Drive from second entrance to subject property.



View along backside of subject property facing Paris Fire Department Station #2.

Note: Portion of property is gravel.



View along Fords Mill Rd facing intersection of Wes-Lee Drive.



View along Fords Mill Rd.