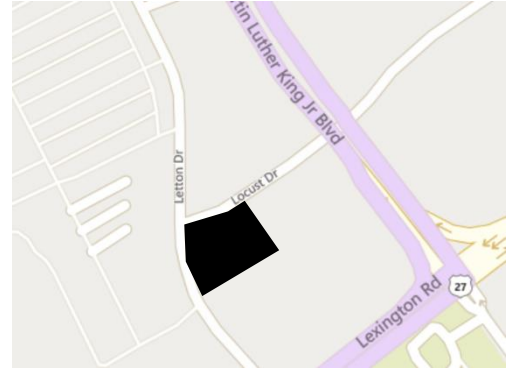


Staff Report

Bourbon County Joint Planning Commission

April 20, 2023

Case Number:	DVP 23-02
Applicant:	Triad Engineering
Location(s):	Locust & Letton Drive
Zoning District:	B-2
Acreage:	.58 acres (25,264.8 sf)
Application Date:	March 9, 2023
TRC Meeting Date:	March 27, 2023
Legal Notification:	April 6, 2023 (Bourbon County Citizen)



PROPOSAL

Applicant requests final development plan approval to construct 3,726 sf urgent care facility. This application is preceded by the following:

MS 22-31 - Minor Subdivision
Approved September 26, 2022

DVP 22-04 – Preliminary Development Plan
Approved January 19, 2023

Appeal Request – Approved March 21, 2023
Bourbon County Joint Board of Adjustment.

- Elimination of entrance along Locust Drive.
- Reallocation of interior landscaping to central location.

FIGURE 1: AERIAL IMAGE OF SITE



Staff Recommendation:

Staff recommends Planning Commission approve DVP 23-02 for the construction of a medical office on Letton Drive.

The final development plan application meets the requirements of the Bourbon County Zoning Ordinance. Approval will be contingent upon receipt of utility approvals from the following: Paris Water Department and Paris Wastewater Department.

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 required at time of building permit review.
Access to Property	Exits and entrances to the parking area shall be clearly marked.	Conforming.
Off Street Parking	Required: 19 spaces	Conforming. Proposed: 25 spaces
Signage	See Chapter 80.202 Signs and Outdoor Advertising	Conforming. Signage plans submitted and meet requirements.
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. * *Request approved at March 21 Board of Adjustment.
Waste Disposal	Show location of dumpsters and trash receptacles.	Dumpster location shown.



Technical Memorandum

To:	<u>Andrea Pompei</u>	Date:	<u>04-13-2023</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 a Final Development Plan and Construction Drawings for the site on the corner of Letton Lane and Locust Drive, dated 02-21-2023. The Fast Pace Urgent Care is 0.58 acres. GRW has reviewed the current set of plans, along with all previous Technical Memos and comments. There are a few remaining issues, concerns that are in question. These include the following:

II. DVP 22-04 Fast-Pace

1. Please provide sheet or show on a sheet included in the construction drawings a "Final Development Plan", if this is intended to be C-2, please update the name in the title block and provide information detailed in Title 8: Planning and Zoning of the City of Paris Code of Ordinances;
2. Identify existing and proposed contours on grading, drainage and utility plan and legend;
3. Label areas designated as open space or provide hatch pattern and key in legend;
4. Dumpster pad and enclosure references sheet A1-03, please provide referenced sheet or provide details for pad and enclosure on details sheets;
5. Provide profiles for proposed storm and sanitary lines showing slope, rim, inverts, existing and proposed surfaces; maximum and minimum depth of cover, crossings with proposed and existing utilities;
6. Drop box inlet DI-1 is directly over an existing sanitary sewer line. Relocate inlet and grading or detail there will be no conflict providing elevations of all lines and structures involved;
7. Show location and elevation of site discharge from headwall in relation to the existing detention basin;
8. Silt fence details provided on sheet C-11 however are not shown on the erosion and sediment control plan sheet C-7. Please clarify whether silt fence is proposed or if the downgrade perimeter of the site will be protected with filter sock. Please provide details for compost filter sock;
9. Please identify with label or legend locations of existing and/or proposed hydrants;
10. Please provide certifications from water and sewer utilities, health department, city road department, fire protection stating their ability to provide services or accept dedicated areas;

Please contact me if there are any questions or concerns regarding this review.

Best,

Seth Mittle, PE

GRW | engineering | architecture | geospatial
 801 Corporate Drive | Lexington, KY 40503

