

# APPLICATION TO PLANNING COMMISSION

## Development Plan

Paris- Bourbon County Joint Planning Commission

301 Main Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

### Office Use only:

Application No. DVP23-02 Fee Amount: \$ 150<sup>00</sup> Date Fee Received: 3/9/23  
1. APPLICANT TRIAD ENGINEERING, INC. Owner (if different) HUTTON ST. 17, LLC  
MAILING ADDRESS 10541 TEAYS VALLEY RD. SCOTT DEPOT, WV 25560  
PHONE NO. 304.755.0721 (HOME) \_\_\_\_\_ (WORK) \_\_\_\_\_  
2. TYPE OF REQUEST- Please Circle: Site Plan/ Preliminary/ Conceptual/ Final  
3. PLEASE CIRCLE Paris/ Bourbon County/ North Middletown/ Millersburg  
4. LOCATION OF SITE: PARIS TOWNE SQUARE TOTAL ACREAGE: .58  
5. EXISTING USE: VACANT ZONING DISTRICT: B-2 NUMBER OF LOTS: 1  
6. DESCRIPTION OF PROPOSED USE: URGENT CARE FACILITY

7. FEE: refer to fee schedule

8. UTILITIES (yes or no): Water  Sewer  Electric

9. SUPPLEMENTAL INFORMATION: Please include additional information with your application.

### CHECKLIST:

- Attach a Legal Description of the Property (LOT A)
- Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
- Submit plans with application

I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that the paid fee will not be returned after legal notices have been submitted.

[Signature] TRIAD ENG. INC. 2.22.23  
APPLICANT SIGNATURE DATE

Applications under zoning regulations involve legal procedures and the satisfaction of legal requirements, often complex, based up the written information in your application and the facts presented at your hearing. If you fail to comply with the procedures, or to satisfy the requirements your application will be subject to denial. Even if your application is approved it could be subject to a neighboring landowners appeal to the Circuit Court. You are not required to employ an attorney but you are encouraged to do so.

### **Prior Action Narrative**

Site Narrative for an urgent care medical facility located at 217 Locust Drive, Parent Lot 9, new” Lot “A” at the corner of Letton Dr. and Locust Dr.

Hutton St. 17, LLC is developing the property at the corner of Letton Drive and Locust Drive. On January 19, 2023 the Planning Commission approved a Preliminary Development Plan, DVP 22-04, for the proposed medical urgent care office on this property. The Commission’s approval was subject to the Board of Adjustment action on two variances. The first variance relates to the driveway access to the street. The subject property has been subdivided into two lots. For safety reasons, we are proposing to utilize one entrance for both lots. The access to the urgent care would be through the adjacent lot, which is a part of Hutton’s development.

Our second variance request relates to internal landscape islands. Hutton would like to reduce the internal landscape islands and replace them with a larger landscape area on the side of the building. We feel the larger landscape area next to the building will be more pleasing to the staff and patients of the clinic. It will also reduce the amount of impermeable surface on the lot.

Bourbon County Joint of Adjustment approved both variances on February 21., 2023.

**PARENT TRACT**

**BOUNDARY DESCRIPTION**

**AS SURVEYED**

FROM a 1/2-inch rebar with an illegible identification cap found in the south-westerly right-of-way line of Paris By-Pass Road (U.S. Highway 27-68), and being also the northern-most corner of Lot Number 8 as shown on that plat recorded in Plat Cabinet C on Slide 226 of record in offices of the Bourbon County Clerk, and being also a point of intersection of the southeasterly right-of-way line of Locust Drive with said Paris By-Pass Road;

THENCE, continuing with and as the southeasterly right-of-way line of Locust Drive, S 54° 02' 03" W for a distance of 244.27 to a Mag Spike with a backing plate marked "TRIAD ENG - SAC 4004" set in a concrete curb at a point in said right-of-way, being also a common corner of Lot 8 and Lot 9 as shown on the aforementioned plat recorded in Plat Cabinet C on Slide 226, being the true POINT OF BEGINNING;

THENCE, leaving said southeasterly right-of-way line of Locust Drive as the common line of Lot 8 and Lot 9, S 41° 48' 10" E for a distance of 211.51 feet to a 1/2-inch rebar with an illegible identification cap found at another common corner of said lots, and being a point in the line of Lot 1 as shown on the aforementioned plat recorded in Plat Cabinet C on Slide 226;

THENCE, as the common line of Lot 9 and Lot 1, S 48° 12' 47" W for a distance of 227.37 feet to Mag Spike with a backing plate marked "TRIAD ENG - SAC 4004" set in the concrete slab of a sanitary sewer lift station at another common corner of said lots, being also a point in the northeasterly right-of-way line of Letton Drive;

THENCE, continuing with and as northeasterly right-of-way line of Letton Drive as a non-tangent curve to the right with a radius of 470.00 feet and an arc length of 241.89 feet, and with a chord bearing of N 25° 32' 52" W for a distance of 239.23 feet to a 5/8" by 18" rebar with an identification cap marked "TRIAD ENG - SAC 4004" set in said right-of-way;

THENCE, continuing with and as northeasterly right-of-way line of Letton Drive, as a compound curve to the right with a radius of 40.00 feet and an arc length of 60.97 feet, and with a chord bearing of N 32° 51' 46" E for a distance of 55.24 feet to a 5/8" by 18" rebar with an identification cap marked "TRIAD ENG - SAC 4004" set in the southwesterly right-of-way of the aforementioned Locust Drive;

THENCE, continuing with and as southeasterly right-of-way line of Locust Drive, as a reverse curve to the left with a radius of 286.00 feet and an arc length of 112.78 feet, and with a chord bearing of N 65° 13' 57" E for a distance of 112.05 feet to the point of beginning, thus containing 47,213.82 square feet or 1.084 acres, and being all of that property conveyed to Lin Zhing Kai in Deed Book 271 at Page 291, of record with the Bourbon of Court, as surveyed and depicted hereon.

**NEW LOT A**

**BOUNDARY DESCRIPTION**

**AS SURVEYED**

FROM a 1/2-inch rebar with an illegible identification cap found in the south-westerly right-of-way line of Paris By-Pass Road (U.S. Highway 27-68), and being also the northern-most corner of Lot Number 8 as shown on that plat recorded in Plat Cabinet C on Slide 226 of record in offices of the Bourbon County Clerk, and being also a point of intersection of the southeasterly right-of-way line of Locust Drive with said Paris By-Pass Road;

THENCE, continuing with and as the southeasterly right-of-way line of Locust Drive, S 54° 02' 03" W for a distance of 244.27 to a Mag Spike with a backing plate marked "TRIAD ENG - SAC 4004" set in a concrete curb at a point in said right-of-way, being also a common corner of Lot 8 and Lot 9 as shown on the aforementioned plat recorded in Plat Cabinet C on Slide 226, being the true POINT OF BEGINNING;

THENCE, leaving said southeasterly right-of-way line of Locust Drive as the common line of Lot 8 and Lot 9, S 41° 48' 10" E for a distance of 149.11 feet to a 5/8" by 18" rebar with an identification cap marked "TRIAD ENG - SAC 4004" set at a new corner, and being a point in said common line;

THENCE, as a new line through the parent tract, S 56° 31' 41" W for a distance of 33.20 feet to a 5/8" by 18" rebar with an identification cap marked "TRIAD ENG - SAC 4004" set at a new corner;

THENCE, continuing as another new line through the parent tract, N 33° 43' 42" W for a distance of 25.53 feet to a 5/8" by 18" rebar with an identification cap marked "TRIAD ENG - SAC 4004" set at a new corner;

THENCE, continuing as another new line through the parent tract, S 56° 14' 13" W for a distance of 181.65 feet to a 5/8" by 18" rebar with an identification cap marked "TRIAD ENG - SAC 4004" set at a new corner being also a point in the northeasterly right-of-way line of Letton Drive;

THENCE, continuing with and as northeasterly right-of-way line of Letton Drive as a non-tangent curve to the right with a radius of 470.00 feet and an arc length of 122.33 feet, and with a chord bearing of N 18° 15' 37" W for a distance of 121.99 feet to a 5/8" by 18" rebar with an identification cap marked "TRIAD ENG - SAC 4004" set in said right-of-way;

THENCE, continuing with and as the northeasterly right-of-way line of Letton Drive, as a compound curve to the right with a radius of 40.00 feet and an arc length of 60.97 feet, and with a chord bearing of N 32° 51' 46" E for a distance of 55.24 feet to a 5/8" by 18" rebar with an identification cap marked "TRIAD ENG - SAC 4004" set in the southwesterly right-of-way of the aforementioned Locust Drive;

THENCE, continuing with and as southeasterly right-of-way line of Locust Drive, as a reverse curve to the left with a radius of 286.00 feet and an arc length of 112.78 feet, and with a chord bearing of N 65° 13' 57" E for a distance of 112.05 feet to the point of beginning, thus containing 25,079.88 square feet or 0.576 acres, and being more or less the northerly half of that property conveyed to Lin Zhing Kai in Deed Book 271 at Page 291, of record with the Bourbon of Court, as surveyed and depicted hereon.

## **NEW LOT B**

### **BOUNDARY DESCRIPTION**

#### **AS SURVEYED**

FROM a Mag Spike with a backing plate marked "TRIAD ENG - SAC 4004" set in a concrete curb at a point in the southeasterly right-of-way line of Locust Drive, being also a common corner of Lot 8 and Lot 9 as shown on that plat recorded in Plat Cabinet C on Slide 226 of record in offices of the Bourbon County Clerk, and being also a point of intersection of the southeasterly right-of-way line of Locust Drive with said Paris By-Pass Road;

THENCE, leaving said southeasterly right-of-way line of Locust Drive as the common line of Lot 8 and Lot 9, S 41° 48' 10" E for a distance of 149.11 feet to a 5/8" by 18" rebar with an identification cap marked "TRIAD ENG - SAC 4004" set at a new corner, and being a point in said common line; of Lot 8 and Lot 9 as shown on the aforementioned plat recorded in Plat Cabinet C on Slide 226, being the true POINT OF BEGINNING;

THENCE, continuing as the common line of Lot 8 and Lot 9, S 41° 48' 10" E for a distance of 62.54 feet to a 1/2-inch rebar with an illegible identification cap found at another common corner of said lots, and being a point in the line of Lot 1 as shown on the aforementioned plat recorded in Plat Cabinet C on Slide 226;

THENCE, as the common line of Lot 9 and Lot 1, S 48° 12' 47" W for a distance of 227.37 feet to Mag Spike with a backing plate marked "TRIAD ENG - SAC 4004" set in the concrete slab of a sanitary sewer lift station at another common corner of said lots, being also a point in the northeasterly right-of-way line of Letton Drive;

THENCE, continuing with and as northeasterly right-of-way line of Letton Drive as a non-tangent curve to the right with a radius of 470.00 feet and an arc length of 119.56 feet, and with a chord bearing of N 33° 00' 15" W for a distance of 119.24 feet to a 5/8" by 18" rebar with an identification cap marked "TRIAD ENG - SAC 4004" set in said right-of-way;

THENCE, leaving the northeasterly the right-of-way line of Letton Drive as new line through the parent tract, N 56° 14' 13" E for a distance of 181.65 feet to a 5/8" by 18" rebar with an identification cap marked "TRIAD ENG - SAC 4004" set at a new corner;

THENCE, continuing as another new line through the parent tract, S 33° 43' 42" E for a distance of 25.53 feet to a 5/8" by 18" rebar with an identification cap marked "TRIAD ENG - SAC 4004" set at a new corner being also a point in the northeasterly right-of-way line of Letton Drive;

THENCE, continuing as another new line through the parent tract, N 56° 31' 41" E for a distance of 33.20 feet to a 5/8" by 18" rebar with an identification cap marked "TRIAD ENG - SAC 4004" set at a new corner to the point of beginning, thus containing 25,079.88 square feet or 0.576 acres, and being more or less the northerly half of that property conveyed to Lin Zhing Kai in Deed Book 271 at Page 291, of record with the Bourbon of Court, as surveyed and depicted hereon.