

**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. DVP23-03 Fee Amount: \$ 150<sup>00</sup> Date Fee Received: 4/14/2023  
CK# 1027

1. APPLICANT MDAT, LLC. Owner (if different) \_\_\_\_\_

MAILING ADDRESS 248 Columbine Drive Carlisle, KY 40311

PHONE NO. 859-707-9107 (HOME) \_\_\_\_\_ (WORK) \_\_\_\_\_

2. TYPE OF REQUEST- Please Circle: Site Plan/ Preliminary/ Conceptual **Final**

3. PLEASE CIRCLE: **Paris**/ Bourbon County/ North Middletown/ Millersburg Phase 1 acreage: 9.833

4. LOCATION OF SITE: 1021 By-pass road Paris, KY 40311 TOTAL ACREAGE: 50.672

5. EXISTING USE: re-zoned B2, R5, and R8 per ZMA approval ZONING DISTRICT: B2/R5 NUMBER OF LOTS: 49 phase 1

6. DESCRIPTION OF PROPOSED USE: Commercial and multi-family housing

7. FEE: refer to fee schedule


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

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

**CHECKLIST:**

- Attach a Legal Description of the Property
- 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.



APPLICANT SIGNATURE

4/5/23

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.

# **BEC** **BALDWIN ENGINEERING CORPORATION**

116 South Highland Street P.O. Box 4315  
Winchester, Kentucky 40392-4315  
(859) 744-6943 (phone)

**CONSULTING ENGINEERS**  
[becrlb@att.net](mailto:becrlb@att.net) (e-mail)  
(859) 744-2558 (fax)

April 11, 2023

File No. 22-6289

Magnolia Trace Phase 1  
Property description

All that certain tract or parcel of land, lying and being in Paris, Bourbon County, Kentucky, and situated northwest of the existing end of Letton Drive, more particularly described as follows:

Beginning at a point in the northeast right-of-way line of Letton Drive, a corner common with Paris Commercial Subdivision Lot 5 (Plat Book C, page 226), thence crossing Letton Drive S.55°58'17"W. 60.16 feet to a corner common with Paris Commercial Subdivision Lot 4 (Plat Book C, page 226); thence with said Lot 4 S.55°58'17"W. 840.46 feet to a set iron pin in the property line common with Bedford Acres Subdivision (Plat Book A, page 36); thence with said Bourbon Acres N.11°25'48"W. 541.58 feet to a set iron pin; thence through MDAT, LLC four calls as follows: (1) N.55°58'17"E. 590.43 feet, (2) N.51°26'14"W. 51.90 feet, (3) S.38°29'08"E. 185.66 feet, (4) N.55°58'17"E. 145.23 feet to the property line common with Arlington Classic Townhomes (Plat Book A, page 381); S.37°13'43"E. 319.50 feet to a found iron pin, a corner common with Paris Commercial Subdivision Lot 5; thence with said Lot 5 S.55°58'17"W. 127.15 feet to the beginning, containing an area of 9.833 acres, more or less, according to a survey by Robert L. Baldwin, PE, PLS, P O Box 4315, Winchester, KY 40392-4315 dated March 30, 2023.