

# Staff Report Bourbon County Joint Planning Commission

May 18, 2023

Case Number: MS 23-13  
Applicant: MDAT, LLC.  
Location(s): 1021 Bypass Rd near Letton Drive  
Request: Commercial Lots: 2  
Residential (Duplex & 6 Plex): 19 lots  
Acreage: 3.822 acres (R-5), and 5.428 acres (B-2)  
Application Date: April 14, 2023  
TRC Meeting Date: April 24, 2023  
Legal Notification: May 4, 2023  
(Bourbon County Citizen)

## PROPOSAL

Applicant requests final approval of a major subdivision plat for 21 total lots:

R-5 Residential: 7 Lots  
(47 housing units)

B-2 Commercial: 3 lots

This application was preceded by a zone map amendment application ZMA 22-02 that was recommended for approval by the Bourbon County Joint Planning Commission on April 21, 2022. The preliminary Major subdivision plat was approved in July of 2022.

FIGURE 1: AERIAL IMAGE OF SITE

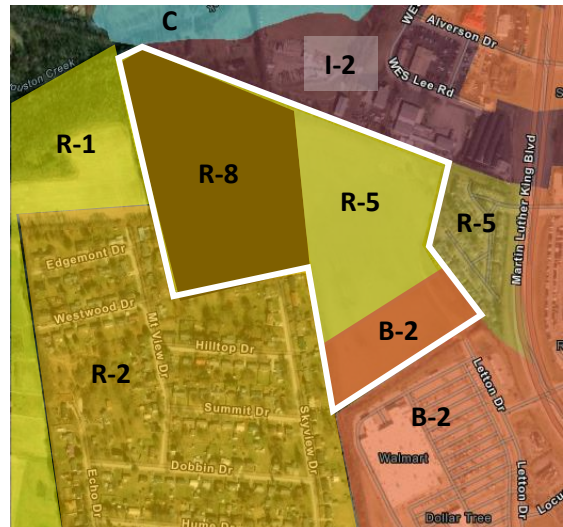


## EXISTING ZONING & LAND USE

FIGURE 2 shows the existing zoning designations of the subject property and surrounding properties. Existing residentially zoned property is located to the west, east, and southwest. The existing access point to the property is off Letton Drive from B-2 zoned property. To the north, properties are zoned I-2 (Heavy Industrial) and C (Conservation).

**FIGURE 2: Zoning Area Map**

Source: [Bourbon County Joint Planning Interactive Zoning Map](#)



## URBAN SERVICES REPORT

### ROADS

The subject property is located off of Letton Drive, a Paris city street that connects the Bypass to many commercial establishments, including Walmart. The approximate width of Letton Drive is 38 ft. with curb and sidewalks.

Road Cross Section

19'	19'
Driving Lane	Driving Lane

**PHOTO 1: View of access point to property at Letton Drive**

Source: *Googlemaps*



### CURB/GUTTER/SIDEWALKS

This property does not currently contain infrastructure such as curb, gutters, storm sewer, or sidewalks.

### FLOODPLAIN MANAGEMENT

This property is not located within a mapped 100 year floodplain.

**FIGURE 3: City of Paris Sanitary Sewer**

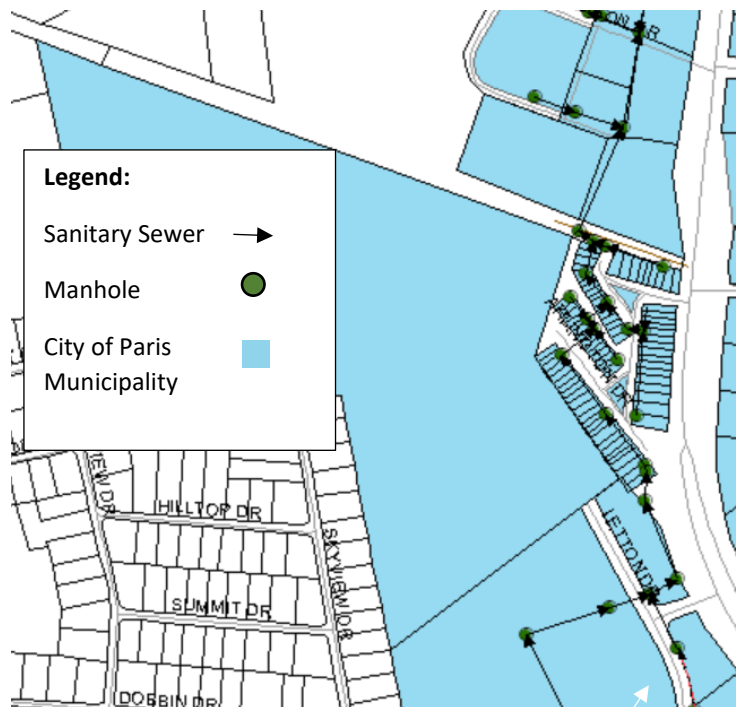
Source: City of Paris Wastewater Treatment Facility

### **STORM SEWERS**

This property does not currently contain stormwater infrastructure. Storm sewer infrastructure exists in the surrounding developments of Walmart and the Bedford Acres subdivision. Per City of Paris Build Regulations, post-development stormwater runoff must be equal or less than pre-development conditions. Stormwater infrastructure must be provided as part of future development.

### **SANITARY SEWER**

Currently, the subject property is agricultural and does not contain sanitary sewer utilities. Any additions on the subject property would need consideration for sanitary sewer upgrades.



The current sanitary sewer lines exist to the south at the Walmart development and to the east at Arlington Townhomes (see FIGURE 4).

### **REFUSE**

Refuse collection is currently available through Rumpke or another private garbage and recycling collection service.

### **POLICE**

Currently, the City of Paris Police Department serves the subject property. The closest station is located at 525 High Street; 2 miles from the property.

### **FIRE/AMBULANCE**

The City of Paris Fire Department serves the subject property. The nearest City of Paris fire station is located at 1097 Martin Luther King Blvd; approximately .25 miles from the subject property.

### **WATER**

Future water service is to be provided by the City of Paris Water Treatment Plant.

### **ELECTRICITY**

Electric service is provided by Kentucky Utilities.



# Technical Memorandum

To: Andrea Pompei Date: 04-28-2023  
Bourbon Co Joint Planning GRW Project No.: 4602-04

From: GRW Engineers

Subject: TRC MS 23-13 Magnolia Trace – MDAT, LLC

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

## I. Background

MDAT, LLC has presented a Final Development Plan and Construction Drawings for the site at 1021 By-pass road, dated 04-05-2023. This was changed to a Minor Consolidation Request at the 04-24-23 TRC Meeting. The Phase 1 acreage is 9.833 acres with the total acreage of 50.672 acres. GRW has reviewed the current set of plans, TRC comments, along with all previous Technical Memos. There are some additional issues, concerns that are in question. These include the following:

## II. MS 23-13 Magnolia Trace

1. Please provide erosion and sediment control notes to accompany details, show placement locations in plan view, provide detail for construction entrance, concrete washout, erosion control blankets, check dam or silt trap detail for channel;
2. Show utility owner information, show overhead or underground utility locations, gas, fiber optic or communications line (where applicable), show utility crossing information on storm and sanitary profiles and maximum and minimum depth of cover;
3. Provide certifications from water and sewer utilities stating they have reviewed and approved flow test and design daily waste flow calculations and can provide services to designated areas;
4. Provide slopes or grades on grading profiles, especially daylight grades;
5. Provide signage and striping on plans and details;
6. Provide storm sewer details including inlets, manholes, structures, piping, open channel, and outlet structures;
7. Storm discharge pipe appears to daylight below existing and proposed grades, please adjust grades or relocate headwall;
8. Provide proposed contours to daylight 2' flat bottom ditch to existing grade;
9. Indicate on plans right-of-way lines radius at street intersections. Right-of-way lines at street intersections shall be rounded with a radius of twenty-five feet (25'), or of a greater radius where the Planning Commission may permit comparable cut-offs or chords in place of rounded corners;
10. Typical Section for 50' R/W on sheet 2 does not match the Typical Section shown on the General Notes page. Please reconcile and either designate R/W for each proposed roads or dimension roads in plan view.

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

Best,

Seth Mittle, PE

GRW | engineering | architecture | geospatial

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Category	Requirements	Findings
Zoning	R-5 Residential B-2 Commercial	Proposed: R-5 Residential (19 lots) – 66 total housing units B-2 Commercial (2 lots)
Area, Road Frontage, and Setback	R-5 Residential R-5 Minimum lot area (duplex): 8,800 sf R-5 Minimum lot width at building setback line (duplex): 80 ft R-5 Minimum lot width at building setback line (6-plex): 150 ft  B-2 Commercial B-2 Minimum lot area: 21,780 sf B-2 Minimum lot width at building setback line: 150 ft	<b>Conforming.</b> ✓ Lot area (range) for new builds (R-5): 8,800 sf – 23,950 sf ✓ Minimum lot width at building setback: 80 ft and 150 minimum ft ✓ Minimum Building Setbacks: Buildable area shown with building setbacks on each lot. ✓ Lot area (range) for B-2: .77 acres (33,541.2 sf) and 4.442 acres
Building Characteristics	The City of Paris Zoning Ordinance does not have design standards for new residential developments.	Buildable lot area shown with minimum setback requirements.
Off Street Parking	Single-family dwellings: Two (2) parking spaces for each family unit. Multi-family dwellings: Two (2) parking spaces for each family unit.	Lots as proposed contain enough square footage for at least 2 parking spaces per unit.

Streets	<p><b>72.200</b> requires that dead-end streets, design to be so permanently, shall be provided at the closed end with a turn around having an outside radius of at least 40 ft. and a right-of-way radius of at least 50 ft. Such streets shall not be longer than 700 ft., measured from its intersecting right-of-way line to the outer edge of the turn-around, except where conditions make this limitation impracticable.</p> <p><b>72.210</b> To the extent possible, block lengths shall not exceed 1,600 ft. or be less than 500 ft.</p> <p><b>72.203</b> Street right-of-way (ROW) and pavement widths shall not be less than the following: ROW 50 ft., pavement width 26 ft.</p>	<p>Conforming.</p> <ul style="list-style-type: none"> <li>✓ Radius of roundabout and cul-de-sac meets the minimum radius requirements. Proposed is 40 ft. radius and 50 ft. outside radius.</li> <li>✓ Proposed pavement width is 27 ft. and ROW 50 ft.</li> </ul>
Category	Requirements	Findings
Utilities	<p>72.216 Wherever practicable, telephone and electric service lines shall be placed at the rear of all lots or underground, and all transformer boxes shall be located so as not to be unsightly or hazardous to the public.</p>	<p><b>Staff Comments:</b> Current electric utilities provided by Kentucky Utilities. Proposed underground utilities.</p>
Sewage	<p>72.305 Where an approved sanitary sewer is accessible to the development, all necessary mains and laterals for connection from lots to the system, as shown on the preliminary plat shall be installed by the subdivider.</p> <p>72.410 When a connection of public water or sewer facilities is proposed, assurance of the availability of the service must be presented to the Planning Commission before approval of the final plan.</p>	<p><b>Conforming.</b></p>

Drainage	<p>Stormwater Plan, including location of catch basins, manholes, retention/detention basins, calculations.</p> <p>City of Paris Title 4: Traffic Regulations, Chapter 41: Streets, Sidewalks, and Other Public Places.</p> <p>41.206 – Stormwater handling facilities (inlet basins, culverts, pipe, retention areas, etc.) shall be designed such that stormwater drainage from the proposed construction to adjacent properties shall not exceed the pre-development stormwater discharge rate. The finished construction shall not create any adverse effect (erosion, flooding) on adjoining property owners.</p>	Applicant has submitted Storm Sewer Analysis and a detention analysis, as reviewed by GRW Engineering.
Landscaping	<p>72.215: Wherever possible, the subdivider shall preserve trees, groves, waterways...</p> <p>72.309: Wherever the site is not naturally wooded, the subdivider may be required to plant street trees...</p>	<p><b>Conforming.</b></p> <p><b>Staff Comments:</b> Landscaping plans to be submitted at time of final subdivision plat submittal.</p>

**Staff Recommendation:**

Staff recommends the Planning Commission approve MS 23-12 Final Major Subdivision Plat submitted by MDAT, LLC. This subdivision plat meets the minimum requirements of the City of Paris Subdivision Regulations and the City of Paris Zoning Ordinance.