

APPLICATION TO PLANNING COMMISSION

Map Amendment

Paris- Bourbon County Joint Planning Commission

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

Office Use only:

Application No. ZMA 24-04 Fee Amount: \$ _____ Date Fee Received: _____

1. **APPLICANT** West Marts, LLC

MAILING ADDRESS P.O. Box 135, Paris, KY 40362

PHONE NO. (859) 351-0191 (HOME) _____ (WORK) _____

2. **TYPE OF REQUEST:** Map Amendment

3. **PLEASE CIRCLE:** Paris Bourbon County/ North Middletown/ Millersburg

4. **LOCATION OF REQUEST:** Westridge Lane **TOTAL ACREAGE:** 4.198

5. **EXISTING USE:** vacant land **ZONING DISTRICT FROM:** A **TO:** R-4

6. **DESCRIPTION OF PROPOSAL:** Applicant is requesting zone change from A to R-4. This request will allow this parcel to be more conforming to the adjacent zones.

7. **FEE:** refer to Fee Schedule

8. **SUPPLEMENTAL INFORMATION:** (1) A legal description (or deed) of the property. (2) Any request for a zoning map amendment to any single or two family residential zone shall be required to submit a site plan; any request for a zoning map amendment to any other zone shall be required to submit a conceptual development plan in accordance with all applicable requirements of the Zoning Ordinance. (3) A narrative response to address the findings necessary for the map amendment. Before any map amendment is granted, the planning commission must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:

- a. That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate.
- b. That there have been major changes of an economical, physical, or social nature within the area involved which were not anticipated in the adopted Comprehensive plan and which have substantially altered the basic character of such area.

CHECKLIST:

- Attach a Legal Description of the Property
- Attach a narrative to address the necessary findings for the ZMA (as described above)
- Attach a site plan or conceptual development plan
- Attach a list of adjoining property owners (name and address)
- Post a notice of the ZMA on the property at least 14 days prior to the public hearing in accordance with KRS 100.212

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.

S. Wayne West 7-9-2024
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.

*Delivered
Carolyn Jipton
2/6/79*

180/630

**RE Inpd
#95-00
This 1-11-79
Betsy Spentzen
High Street*

D E E D

THIS DEED, made and entered into this 4th day of JANUARY, 1979, by and between PHILIP PENDLETON ARDERY, EXECUTOR OF THE WILL OF JULIA SPENCER ARDERY, DECEASED, whose address is 448 Swing Lane, Louisville, Kentucky, 40207, party of the first part, and FIRST CHURCH OF GOD, LOCATED ON HIGH STREET, PARIS, KENTUCKY, a non-profit Kentucky corporation, whose address is 1438 High Street, Paris, Kentucky, 40361, party of the second part,

W I T N E S S E T H:

That party of the first part, for and in consideration of the sum of NINETY FOUR THOUSAND EIGHT HUNDRED (\$94,800.00) DOLLARS, cash in hand paid by party of the second part, the receipt of which is hereby acknowledged by said party of the first part, has bargained and sold, and by these presents does hereby sell, grant and convey unto the said party of the second part, its successors and assigns forever, the following described real property situated in Bourbon County, Kentucky, to-wit:

Beginning at a post on the west side of the Bethlehem Road, a corner to the property of Arderly; thence running with the west side of said road S 4° 55' W 633.0 feet to a post, a corner to Sycamore Cove Estates; thence running with the line of Sycamore Cove Estates S 78° 55' W 1086.5 feet to a point in the center of Houston Creek; thence running with the center of said creek for three calls, N 16° 13' W 350.0 feet, N 34° 13' W 230.0 feet, and N 57° 43' W 298.0 feet to the south right-of-way line of the Paris-Lexington Road; thence running with said right-of-way line N 51° 10' E 30.0 feet and N 38° 50' W 30.0 feet; thence with said right-of-way line N 51° 10' E 116.0 feet to a corner to Grimes; thence leaving said right-of-way line and running with the line of Grimes S 51° 05' E 190.0 feet and S 56° 05' E 103.0 feet; thence with another line of Grimes N 33° 15' E 277.0 feet to an iron pin in the line of Arderly; thence running with the line of Arderly S 42° 15' E 259.0 feet; thence with another line of Arderly N 79° 15' E 962.0 feet to the point of beginning, containing 18.96 acres of land; and being a part of the same property which was conveyed to Julia S. Arderly (being one and the same person as Julia Spencer Arderly) by Ralph E. Connell, Master

Commissioner of the Bourbon Circuit Court by deed of date May 14, 1938, and of record in the Office of the Clerk of the Bourbon County Court in Deed Book 119, Page 445. The said Julia Spencer Ardery thereafter died, testate, a resident of Bourbon County, Kentucky, on the 15th day of March, 1977, and by the terms of her Will which is recorded in the aforesaid Clerk's Office in Will Book "CC", Page 559, nominated and appointed party of the first part herein, Philip Pendleton Ardery, as Executor of her Will, and vested in and conferred upon him in such capacity full power and authority to sell any and all of her real and/or personal property, which included the above described real property, and this conveyance is made by said party of the first part herein as such Executor pursuant to said power of sell set forth in said Will. See attached plat of said property.

The above described real property is subject to a right of way for purposes of ingress and egress from the Paris-Lexington Road over the driveway or roadway on the above described real property near the western boundary of the property of Grimes to a point in the western boundary of said property of Grimes approximately 230 feet S 51° 05' E of the center of said Paris-Lexington Road, which said right of way was granted to Chester C. Grimes and Anne M. Grimes, husband and wife, for and during their joint lives with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, by Julia S. Ardery, a widow, by deed of date January 15, 1968, and of record in the aforesaid Clerk's Office in Deed Book 152, Page 719.

As a further and express part of the consideration for this conveyance, it is understood and agreed by and between the parties hereto that all taxes assessed upon and against the above described real property which shall become due and payable during the year 1979, and which are generally known as the 1979 taxes, shall be paid by party of the second part and that actual possession of said real property will be given by party of the first part to party of the second part simultaneously with the delivery of this deed.

TO HAVE AND TO HOLD said property, together with all improvements thereon and appurtenances thereunto belonging, unto the said party of the second part, its successors and assigns forever, and,

DARNELL ENGINEERING, INC.

P.O. Box 175
Cynthiana, KY 41031
(859) 234-8957-Telephone

ENGINEERING & SURVEYING
Allen Patrick Darnell, PE, PLS
allenpatrickdarnell@gmail.com (EMAIL)

July 12, 2024

File No. 24-5785

Bourbon County Planning Commission
525 High Street, Room 127
Paris, Kentucky 40361

RE: Map Amendment @ Westridge Lane, Paris, Bourbon County

Dear Sirs:

The applicant is seeking to rezone 4.198 acres located on Westridge Lane. The property is currently vacant and zoned Agriculture (A). The applicant is requesting the property be amended to R-4. Adjacent properties to the south and west are zoned R-2; adjacent property to the north is zoned B-2; and adjacent properties to the east (across Bethlehem Road) are zoned R-3, R-6, & R-1. The map amendment will allow this parcel to be more conforming to the adjacent zones. Specifically, an R-4 zone will allow housing to be established on the vacant 4.198 acres. The proposed housing will be similar to those existing houses to the south and west of the property. Per page 51 of the 2017 Comprehensive Plan posted on the planning commission's website, "...total number of households are projected to increase in number by almost 400 housing units over the 2010-2030 20-year period...more housing units need to be constructed than are projected to fulfill the Plan." Granting this zone map amendment is in agreement with the Comprehensive Plan for the City of Paris.

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

DARNELL ENGINEERING, INC.

*P.O. Box 175
Cynthiana, KY 41031
(859) 234-8957-Telephone*

*ENGINEERING & SURVEYING
Allen Patrick Darnell, PE, PLS
allenpatrickdarnell@gmail.com (EMAIL)*

July 12, 2024

File No. 24-5785

Bourbon County Planning Commission
525 High Street, Room 127
Paris, Kentucky 40361

RE: Map Amendment @ #200 Bethlehem Road (KY 1939, Paris, Bourbon County

Dear Sirs:

Listed below are the adjacent property owners for the project site:

OLIVER & MELISSA R TREILOBS, 130 WESTRIDGE LANE, PARIS KY 40361
WEST MARTS LLC, PO BOX 135, PARIS KY 40362

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures