

Westside Overlay District Presentation

History

- Beginning in the fall of 2018, Westside neighborhood residents gathered for monthly meetings with community leadership to identify opportunities to revitalize the neighborhood.
- The City of Paris contracted with EHI Planning Consultants in Lexington to facilitate a public engagement process for the Westside Neighborhood Strategic Plan.
 - This process included over 30 community meetings (in person and virtual) between 2019 and 2020.
- The result of the meetings was a strategic plan that outlined neighborhood goals, one of which was the exploration of a zoning overlay district to encourage redevelopment that is compatible with the character of the neighborhood.

Public Input

- The Paris City Commission established a Revitalization District Committee to guide the development of the overlay district in 2021-2022.
- Members included:
 - Lewis Stubblefield
 - Darrell Poynter
 - Kimberly Dionne
 - Wallis Brooks
 - Sharon Fields
 - Mayor Plummer
- With the guidance of EHI and support from the Planning Office Staff, the group conducted comparative research of other communities and identified key criteria to be included in the Westside Revitalization Overlay District.
- There were three public advertised Westside Neighborhood Meetings that solicited input from the wider community – letters of invitation were mailed out to Westside residents including property owners.

Proposal

- The proposed language:

Section 1 – That the Zoning Ordinance of the City of Paris be amended to show a change in zone, to add a Neighborhood Revitalization Design Character Overlay Zone (NR) for 207 +/- acres for properties located at 619-623 Atlas Street; 788-795 Connelly’s Alley; 211-316 Curtis Avenue; 711-1200 Cypress Street; 211-316 Fields Avenue; 430-625 Gano Street; 507-610 Gorey Avenue; 303-543 Hanson Street; 714-751 Henderson Street; 502-694 Higgins Avenue; 803-863 Horton Drive; 310-616 Lilleston Avenue; 511-521 Lincoln Avenue; 810-875 Lylesville Street; 302-324 Marshall Heights; 314-621 Marshall Street; 301-326 Patterson Street; 508-520 Patton Street; 232-238 Pearl Street; 106-150 Pinecrest Avenue; 210-424 Short Street; 757-779 Singers Alley; 521-522 Spaulding Street; 301-316 Stearns Avenue; 506-717 Thomas Avenue; 227-560 West 7TH Street; 200-585 West 8TH Street; 702-1024 Walker Avenue; 602-606 Western Way; 411-744 Williams Street; 626-

652 Windsor Way; being more fully described in Exhibit "A" which is attached hereto and incorporated herein by reference.

Section 2 – That the granting of this zone change is made subject to the following use restrictions as conditions of granting the zone change:

Under the provisions of Article ___ of the Zoning Ordinance, the following use restrictions are proposed for the subject property via conditional zoning:

Design Standards

1. **Minimum Wall Openings (applicable to single-family detached, duplexes and multi-family)**
 - a. **Minimum of 10 percent (10%) of the wall plan (surface) on each elevation (front, side and rear) of new construction to have windows, doors, and/or vented openings, unless such openings violate Building code for fire protection. (Excludes any new construction with a wall plan area of less than 150 square feet, chimneys, and side walls of dormers).**
2. **Front Porches & Entry Areas (applicable to new construction of single-family detached, duplexes and multi-family)**
 - a. **New construction includes front porch constructed of materials compatible with the original structures material, architectural style, and design.**
 - b. **Uncovered wood decks or porches which do not include a permanent roof overhead are prohibited along the front façade.**
 - c. **Front porch columns include a minimum of 4" square, 4 column front (siding variant), 3-column front (brick variant).**

Section 3 – That the Bourbon County Joint Planning Commission is directed to show the amendment on the official zone map atlas to make reference to the number of this Ordinance.

Section 4 – That this Ordinance shall become effective on the date of passage.

Process

- I'm now asking the City Commission for guidance on what you would like the next steps to be. In order for this to go into effect, it will need to be heard by the Planning Commission for recommendation and then come back to the City Commission for a vote.