

City of Frankfort

Capital of Kentucky

315 West Second Street, P.O. Box 697
Frankfort, Kentucky 40602
(502) 875-8500

Where History Is Made Every Day!

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April 21, 2015

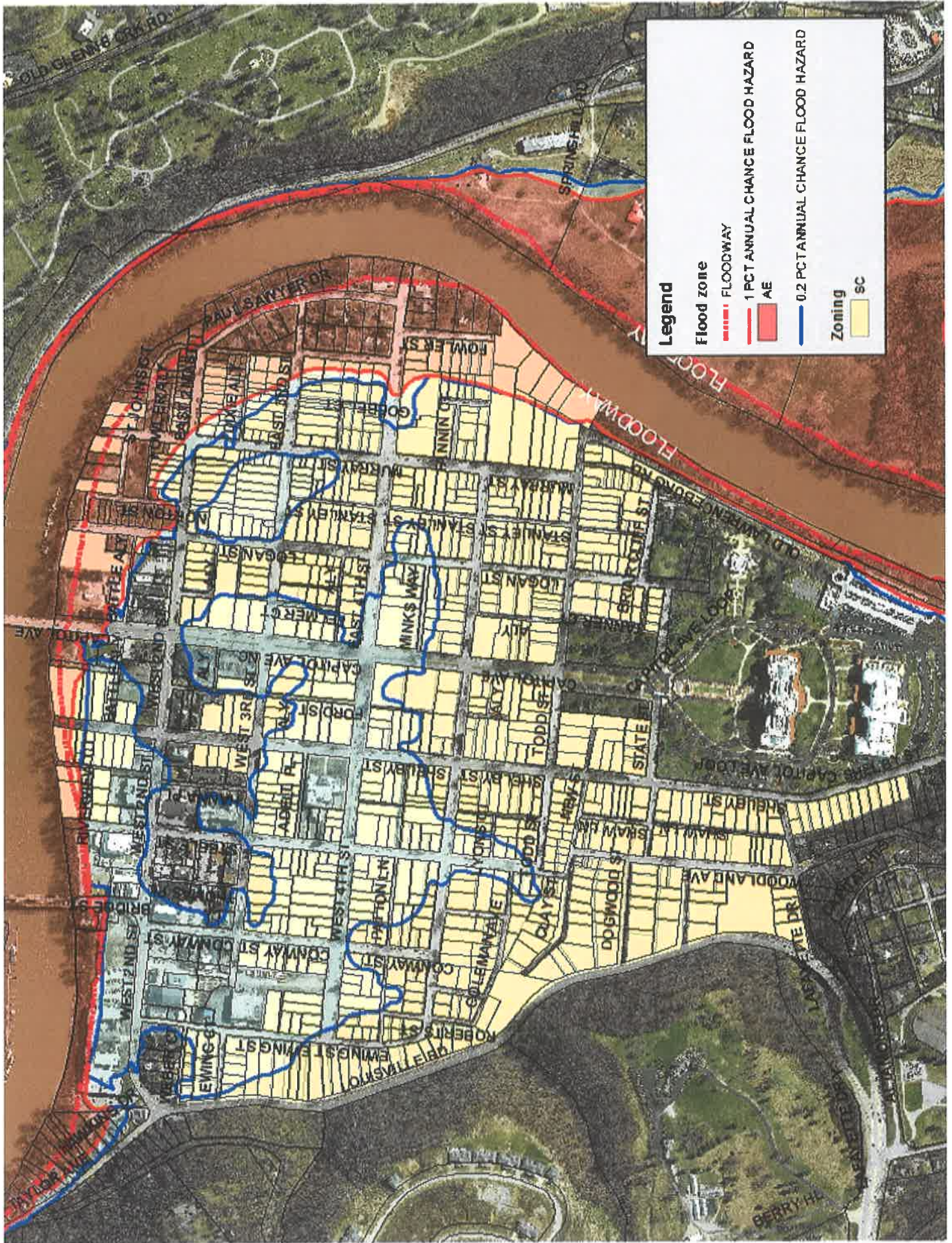
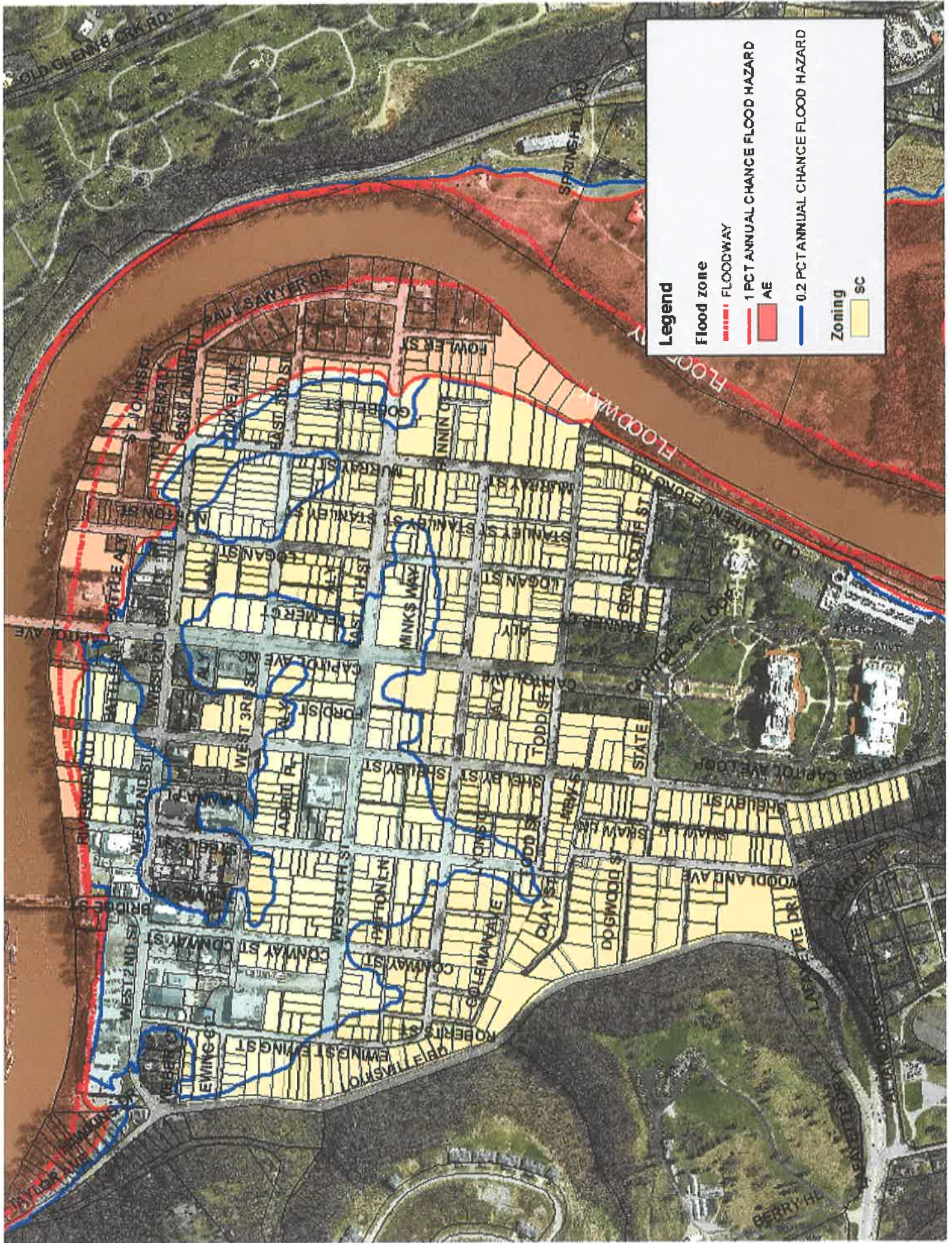
To: Frankfort/Franklin County Zoning Update Committee

From: Gary Muller, City Planning Director

Re: Discussion of revisions to SC District Boundary

At the last update committee meeting, the Committee asked for some additional information/further analysis of properties, dealing with violations, owner-occupancy rates, improvement values in the area, properties within floodzones, etc.

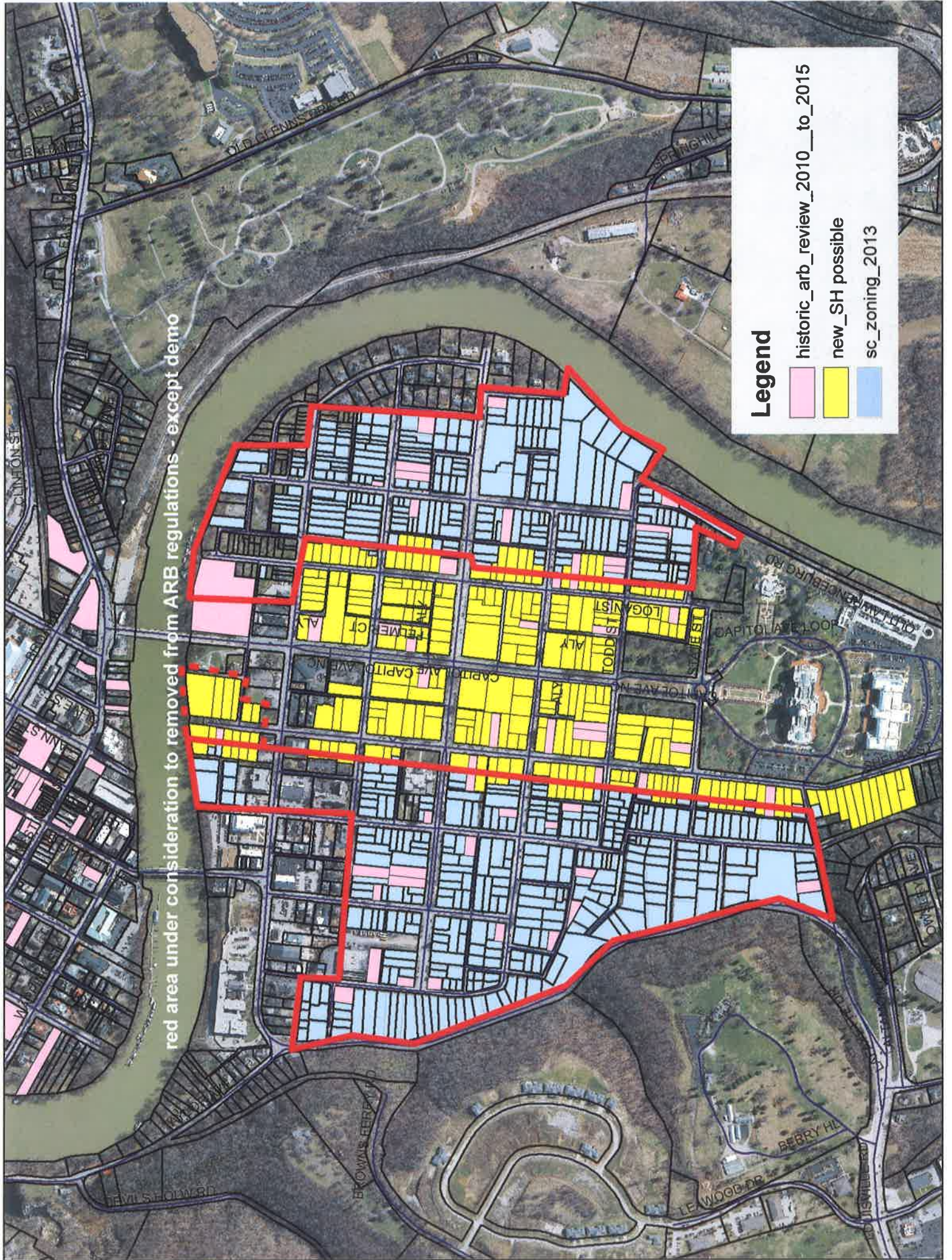
The attached set of maps provides a visual analysis of this information. These will be discussed further at the meeting.

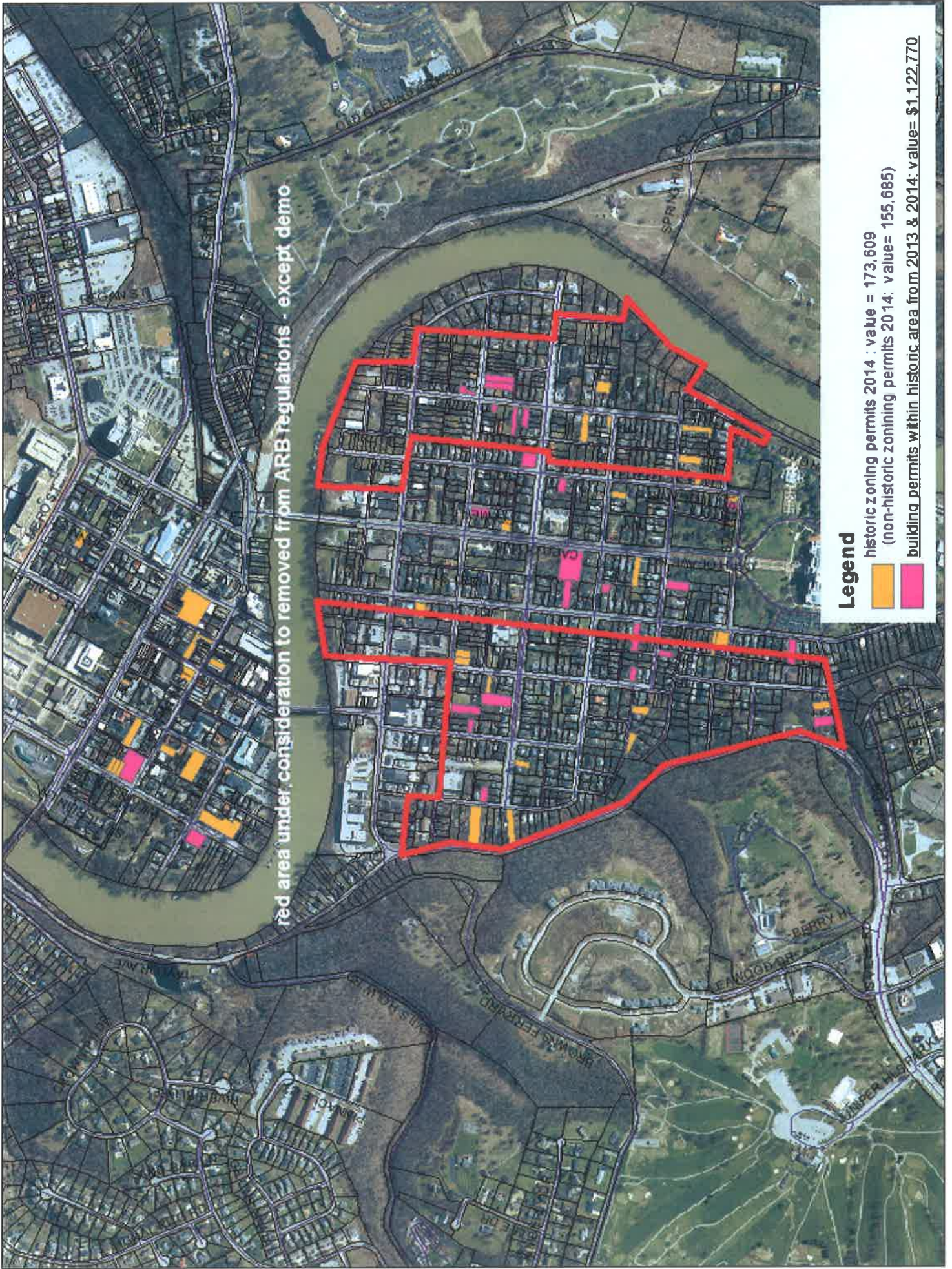


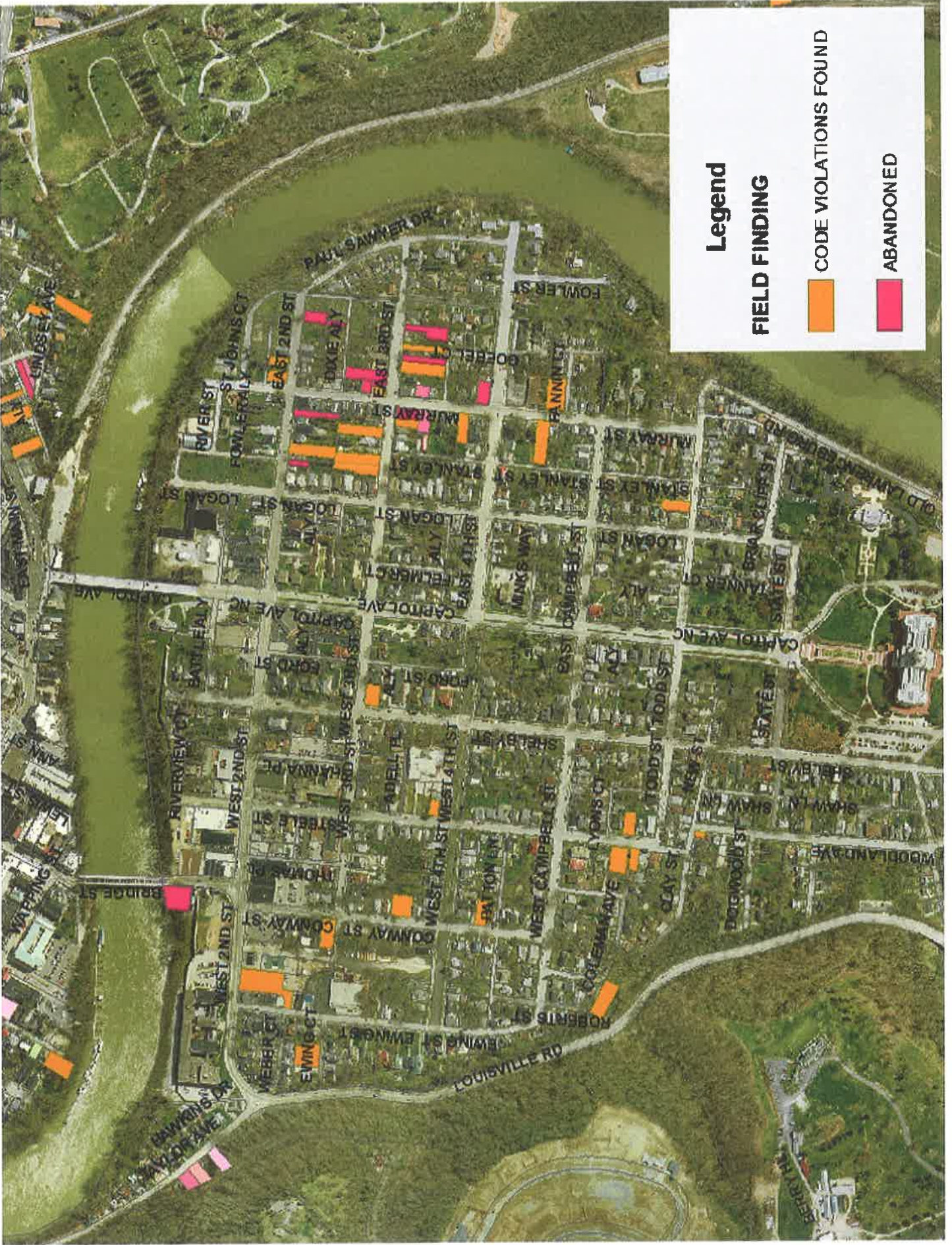
red area under consideration to removed from ARB regulations - except demo

Legend

- historic_arb_review_2010_to_2015
- new_SH possible
- sc_zoning_2013





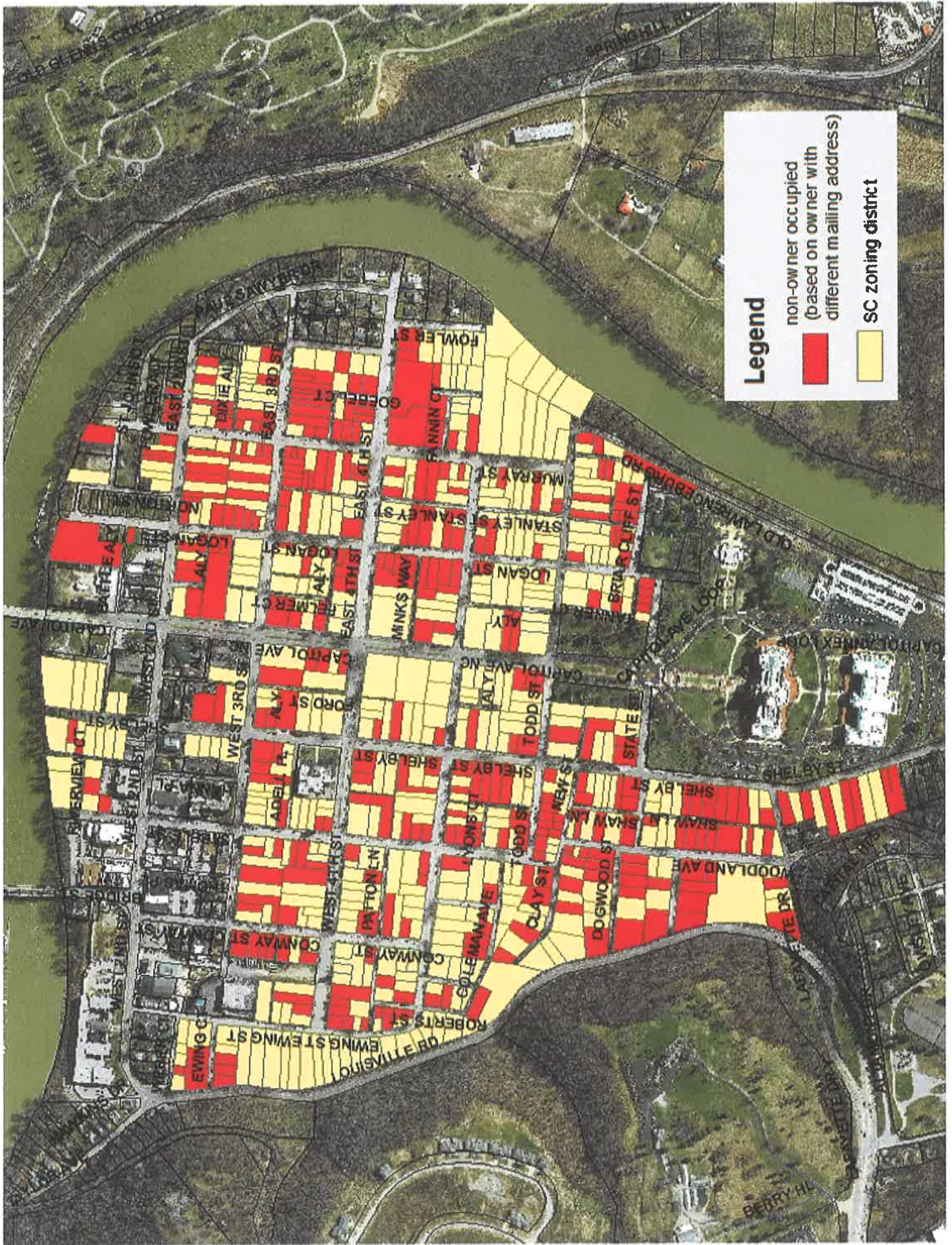




Legend

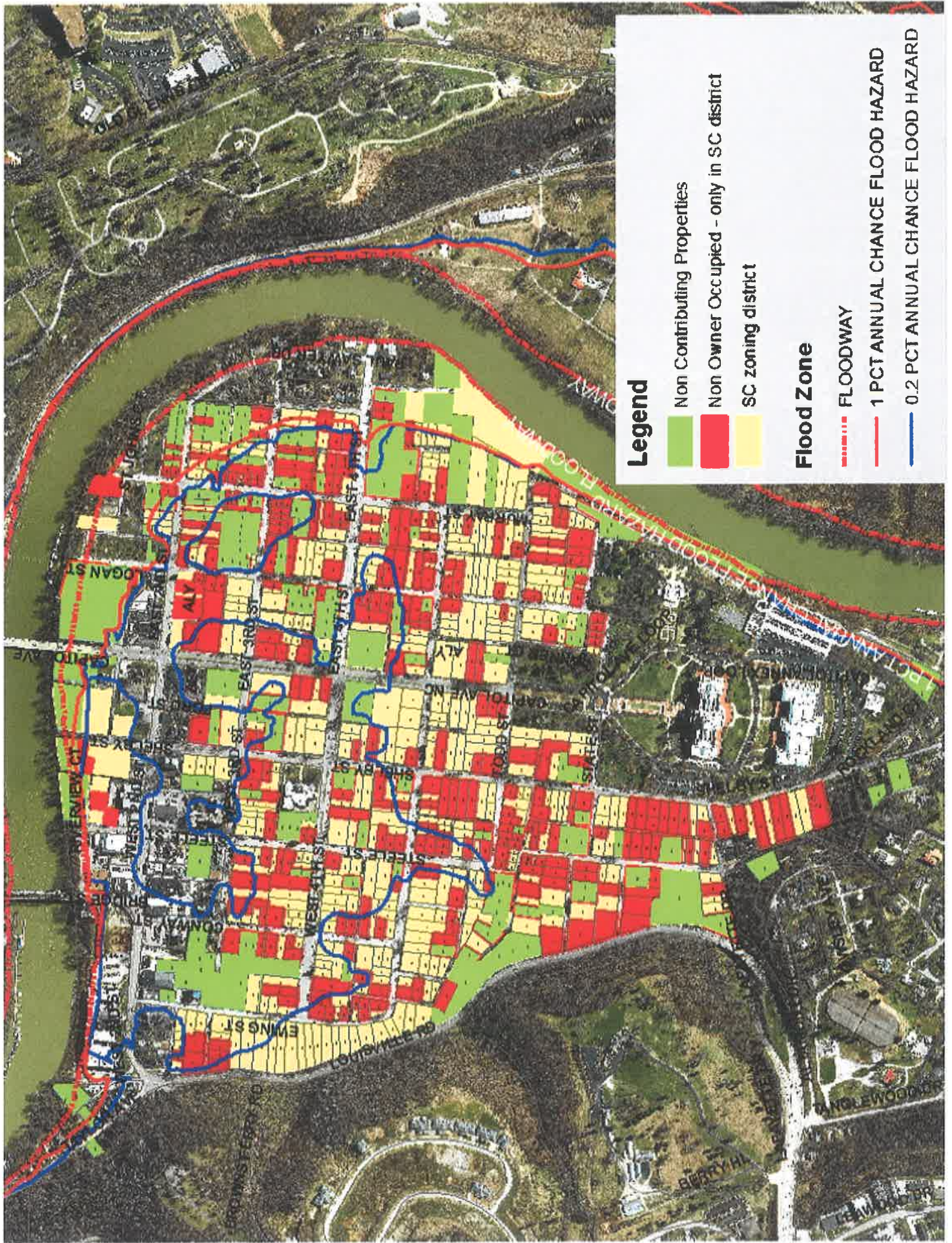
Non Contributing Properties

SC Zoned properties



Legend

- non-owner occupied (based on owner with different mailing address)
- SC zoning district





SPRING ST

STATE ST

LOGAN ST

TAYLOR ST

LLOYD ST

SHERLEY ST

LINDSEY ST

BERRY HL

AVILLE RD

ELWOOD DR

REPORT AND RECOMMENDATION



TO: FRANKFORT-FRANKLIN COUNTY
ZONING UPDATE COMMITTEE

FROM: Gary Muller, Director of Planning & Building Codes *GM*

SUBJECT: Discussion of possible revisions to the Special Capital (SC) district boundary and or ARB review authority within this district in relation to the Citizen Survey Comments and City Commission Comments.

DATE: February 16, 2015

MEETING DATE: February 24, 2015

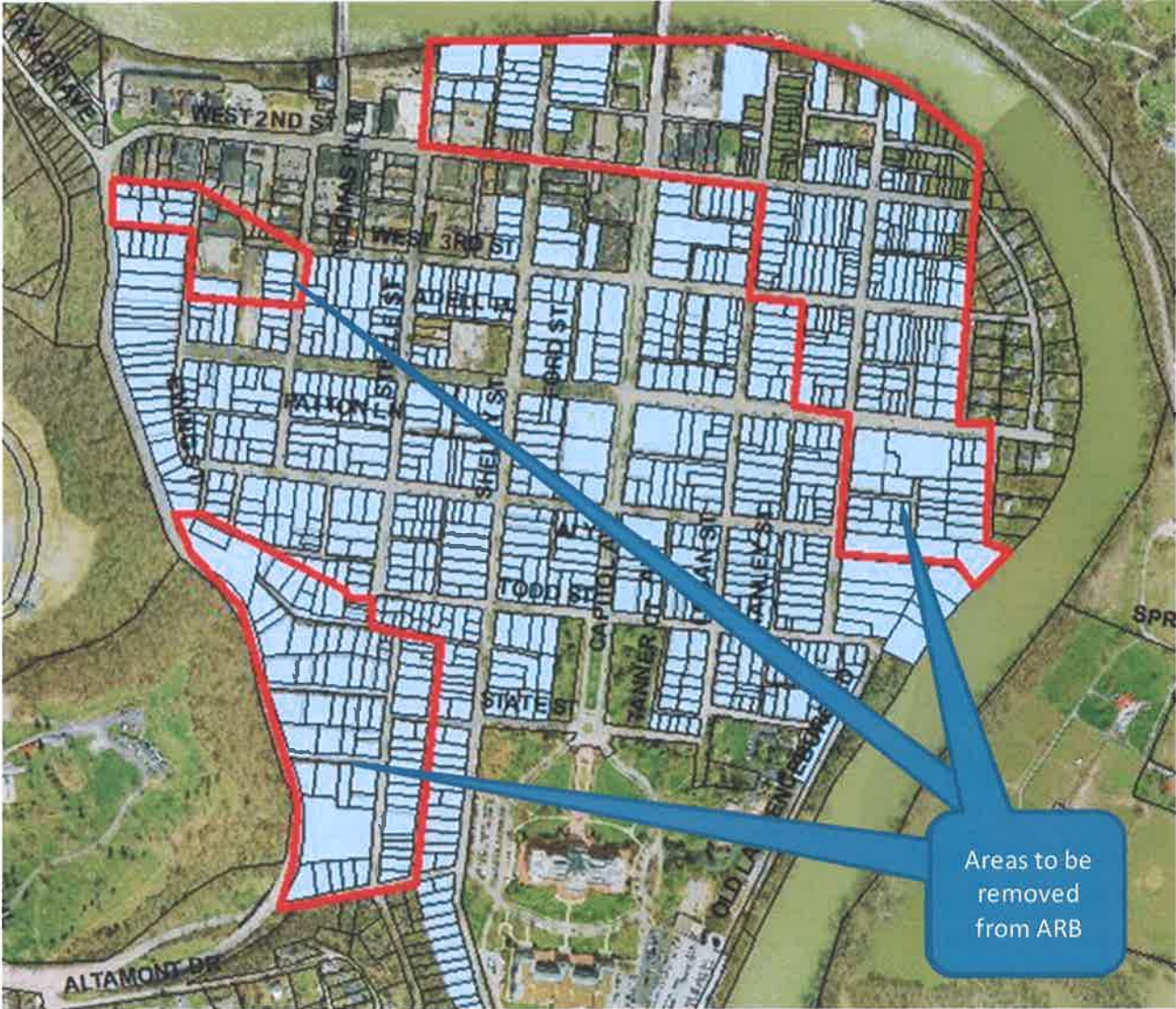
Background:

Special Capital District "SC" (South Frankfort) - discussion with the City Commission on amending the historic guidelines for all three historic districts has occurred over the past 9-14 months. Specifically for the Special Capital District, discussions have gone from reducing standards/guidelines for the entire district to now looking at removing outer areas from ARB review entirely and keep the core area of Capital Avenue, Shelby Street, and Logan as remaining within the ARB review/guidelines. The area needs to be further discussed to determine boundary for proposed amendments - recent thought by staff is to keep outer areas zoned as SC - however - change the text of SC to remove ARB review and historic guidelines other than for demolition of contributing structures; and the core area remaining under ARB be either rezoned to Special Historic district or keep it closely to what the current SC district and ARB review does now for this reduced area. The outer areas would not be subject to ARB or historic guidelines similar to those properties found on Second Street or in the Pawl Sawyer Drive area.

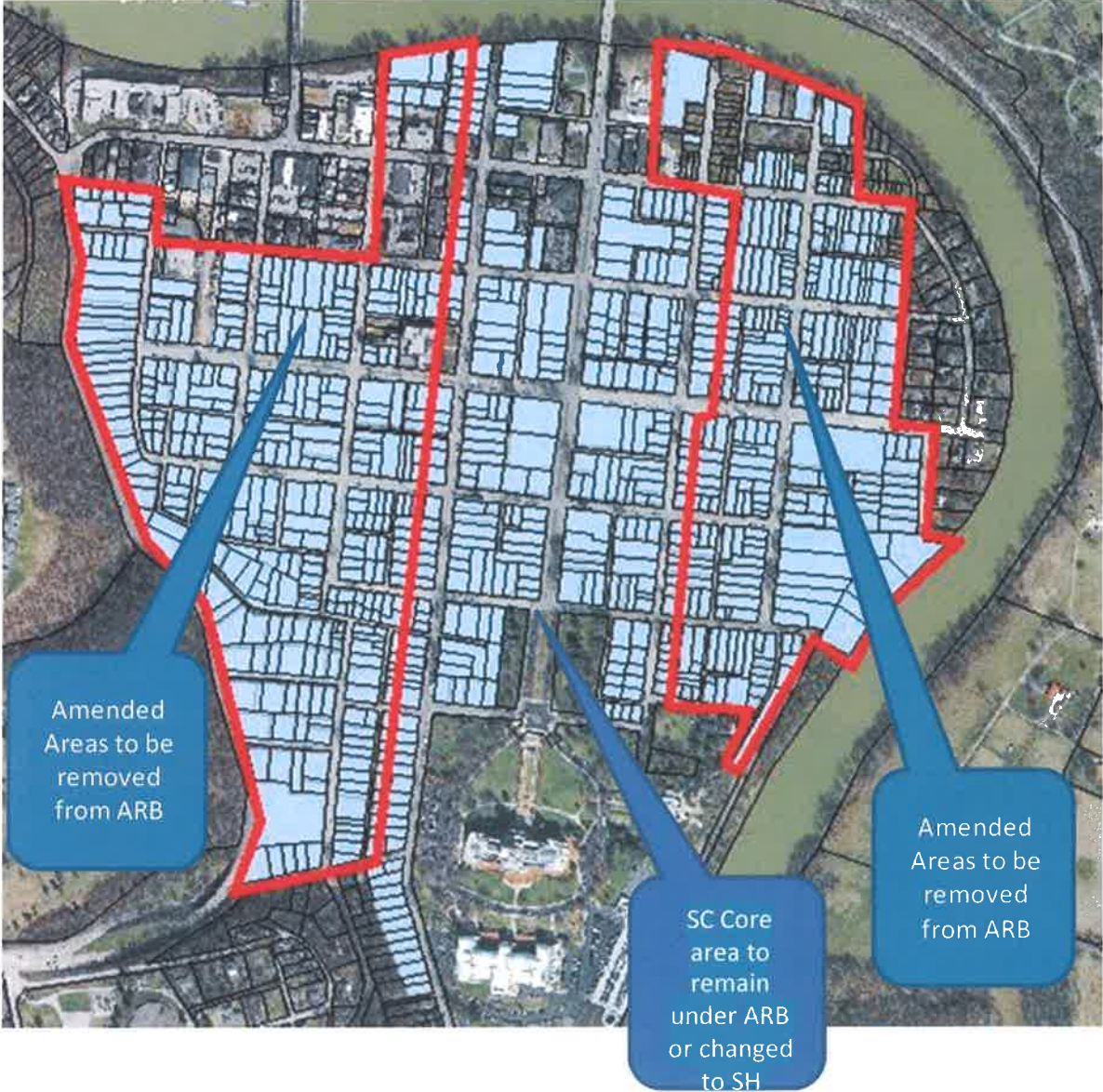
Below are the maps that are directly related to this discussion item:

Please note - if it is decided to rezone any properties, then additional notification and due process is required per KRS. This would be approximately 6-9 months from the first Zoning Update meeting. Staff would also conduct public outreach meetings with South Frankfort Neighborhood Association and property owners during this process (likely after core area determined and before Zoning Update Committee finalizes their recommendations).

Below: Original map of likely reduced area by staff:



Below: Recent discussions with/by City Commission on Core Area to be considered as to remain in ARB review/guidelines:



Below is the **previous zoning map** prior to the 1983 zoning code



Exhibit 10: Frankfort/Franklin County Comprehensive Plan Update Downtown Mixed Use Sub-Area Map

