

# REPORT AND RECOMMENDATION



**TO:** FRANKFORT-FRANKLIN COUNTY  
ZONING UPDATE COMMITTEE

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

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

**DATE:** January 29, 2016

**MEETING DATE:** February 9, 2016

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## **Summary from 2-24-15 meeting:**

The discussion included comments from about 12 citizens all of which shared concerns with reducing the boundary of the historic regulations for South Frankfort. The Zoning Update Committee requested additional research and information shown on a map relating to the following:

1. Locations of national historic boundary - *completed for April Meeting*
2. flood zone map - *completed for April Meeting*
3. owner occupied vs non-owner occupied - *completed for April Meeting*
4. contributing structures vs non-contributing- *completed for April Meeting*
5. where violations were found during latest sweep - *completed for April Meeting*
6. permits that have been issued within the area- *completed for April Meeting.*

## **Summary from 4-28-15 meeting:**

The discussion included comments from citizens all of which shared concerns with reducing the boundary of the historic regulations for South Frankfort. The Zoning Update Committee requested additional research and information shown on a map relating to the following:

1. **Provide property value (PVA) comparisons** - *completed and attached*
2. **Map of vacant – no structures** - *completed and attached*

**It was also determined that staff would suspend the SC district boundary discussions until the SH district guidelines were completed, which are now scheduled for the Planning Commission meeting on February 11, 2016.**

**Staff has also provided updated information -**

- **Map of properties with non-original windows** - *completed and attached*
- **Map of properties with vinyl siding** - *completed and attached*
- **Updated the non-contributing property map**- *completed and attached.*
- **Updated the violations found from Dec. 2015-** *completed and attached.*
- **Updated the non-owner occupied map-** *completed and attached.*

**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 2 years. Specifically for the Special Capital District, the 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 any boundary change 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, West Third, or in the Pawl Sawyer Drive area.

**NEW DATA:**

**Property DATA Comparison**

	SC local Historic District		Proposed Core Area	
	number	percentage	number	percentage
<b>Number of Properties</b>	797	100%	249	31%
<b>vacant lots</b>	66	8%	7	3%
<b>Vinyl Siding</b>	164	21%	52	21%
<b>non-original Windows</b>	258	32%	78	31%
<b>non-contributing</b>	119	15%	11	4%

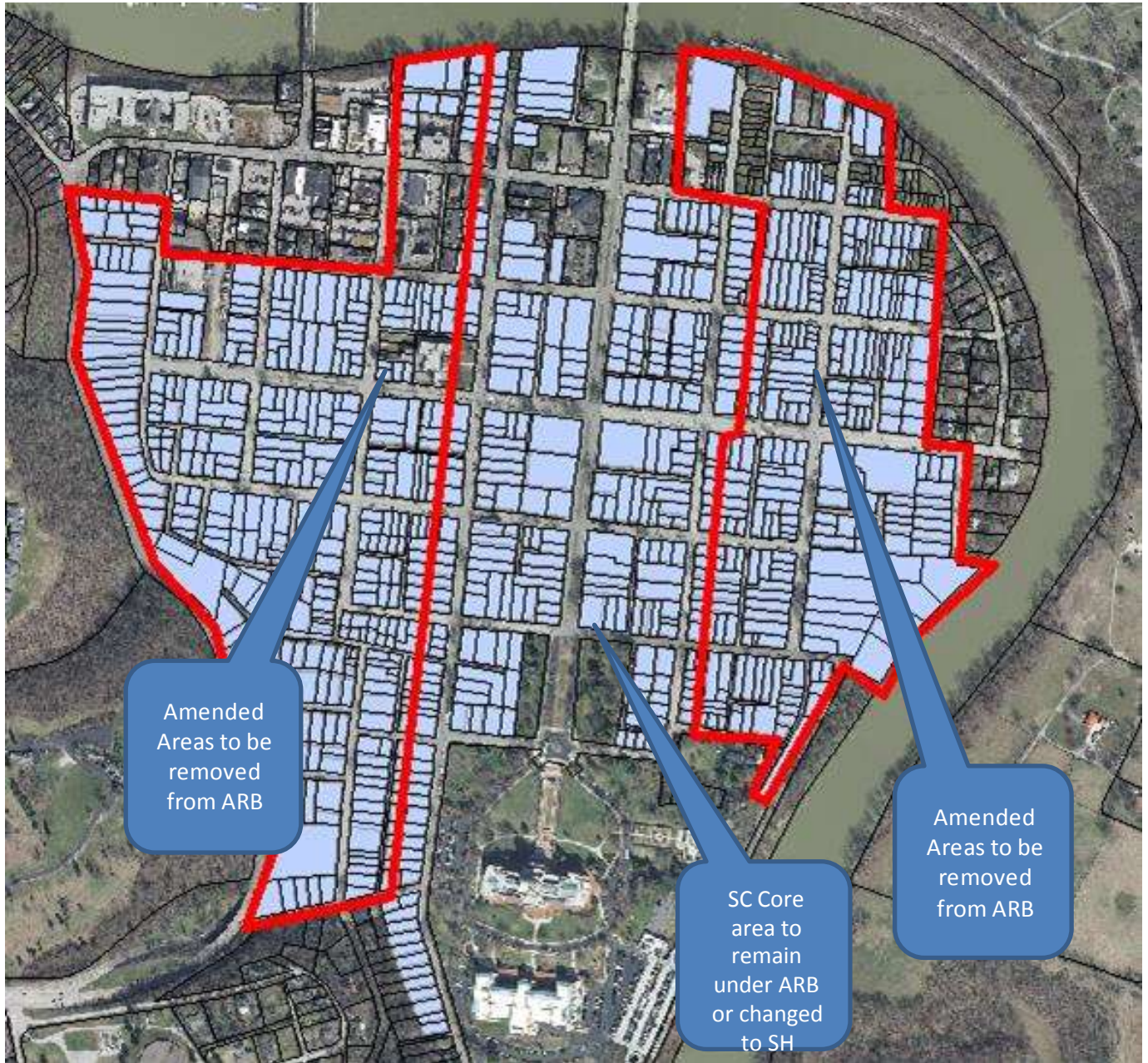
**Below are the maps that are directly related to this discussion item:**

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.

Below: **Original map of likely reduced area by staff 2014:**

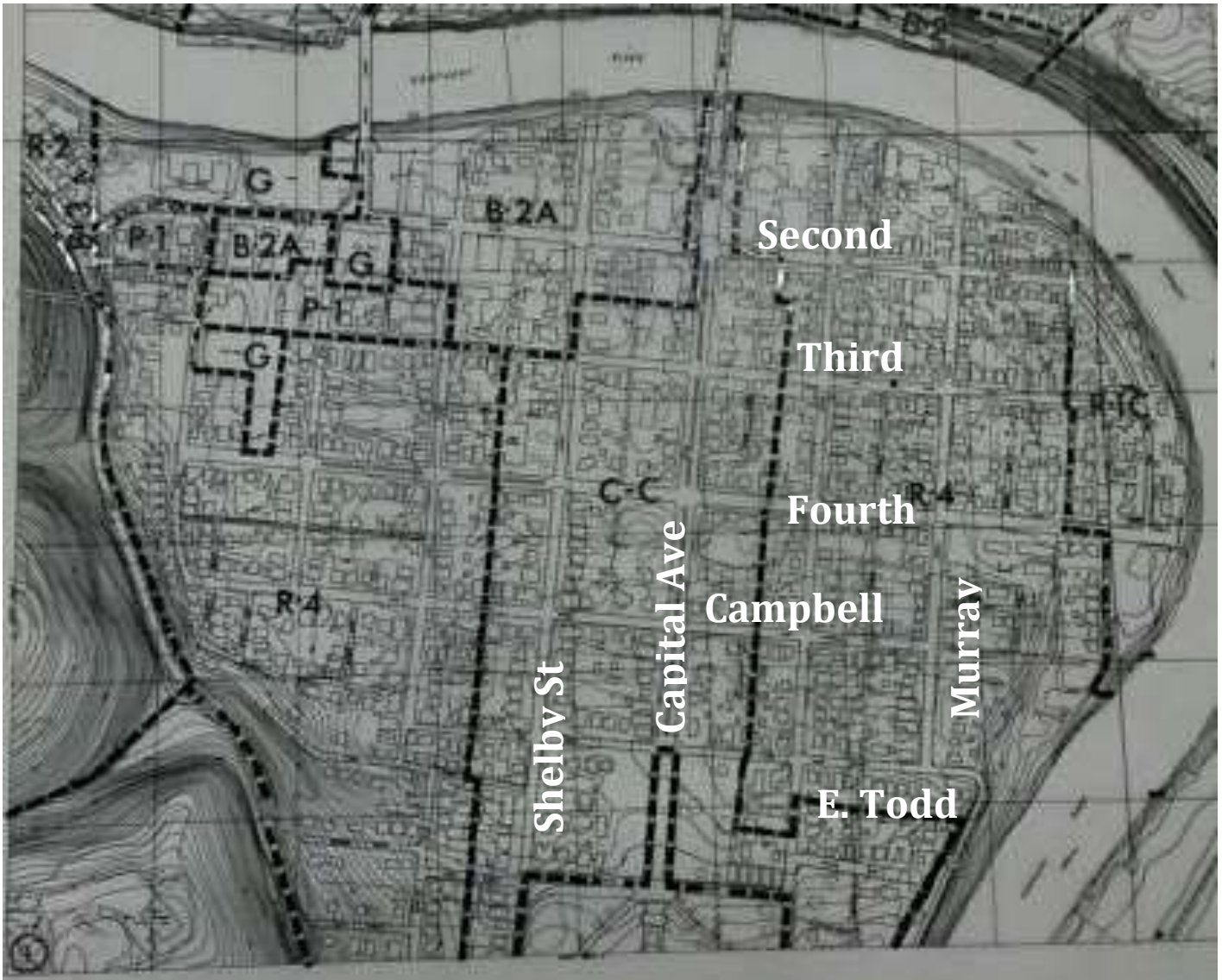


Below: Recent discussions (2014/2015) by City Commission on Core Area to be considered as to remain in ARB review/guidelines (Heritage Council had requested any change to include both sides of a roadway):

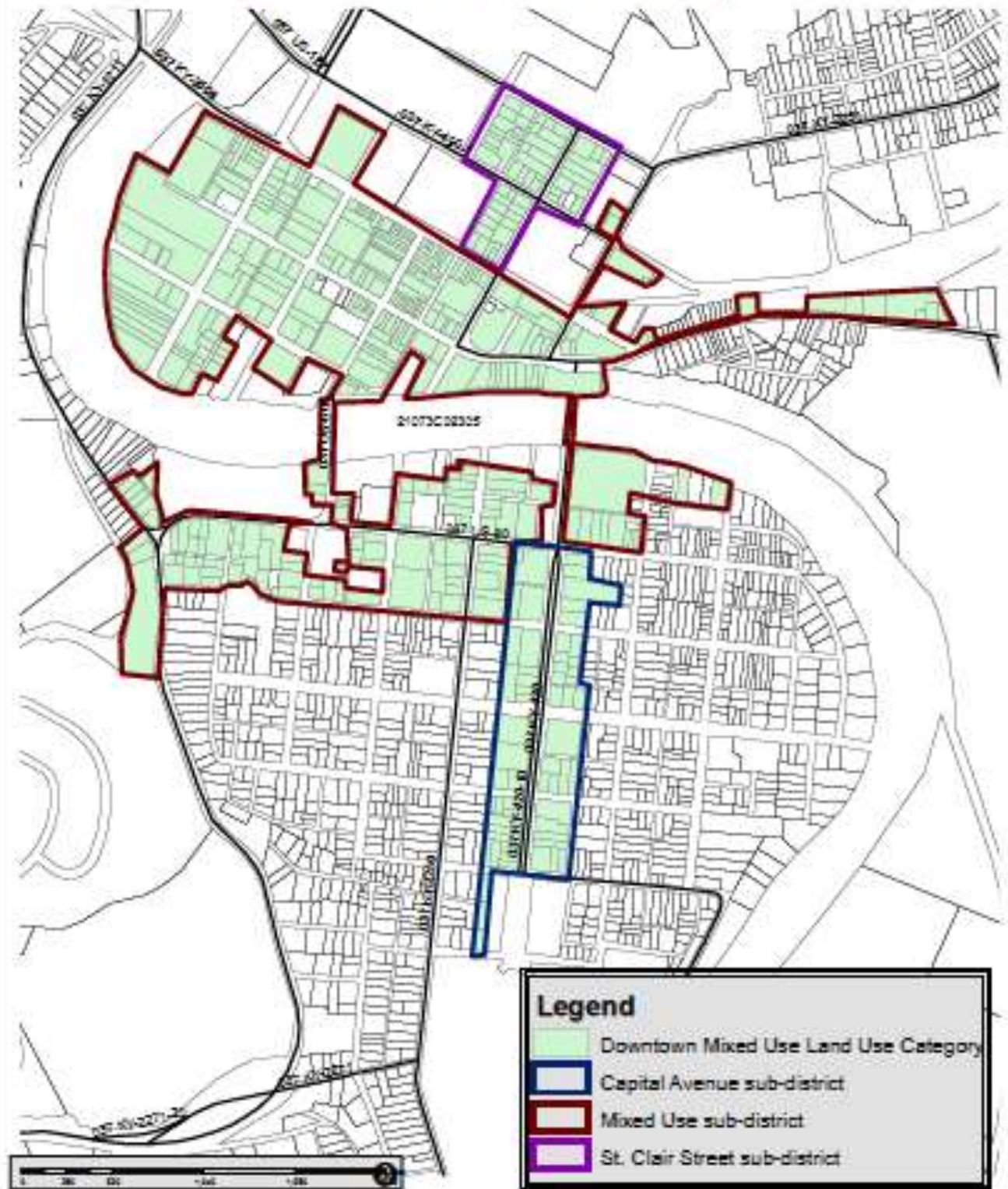




Below is the **previous zoning map** prior to the 1983 zoning code



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



Map of Future Land Use designations



Map of



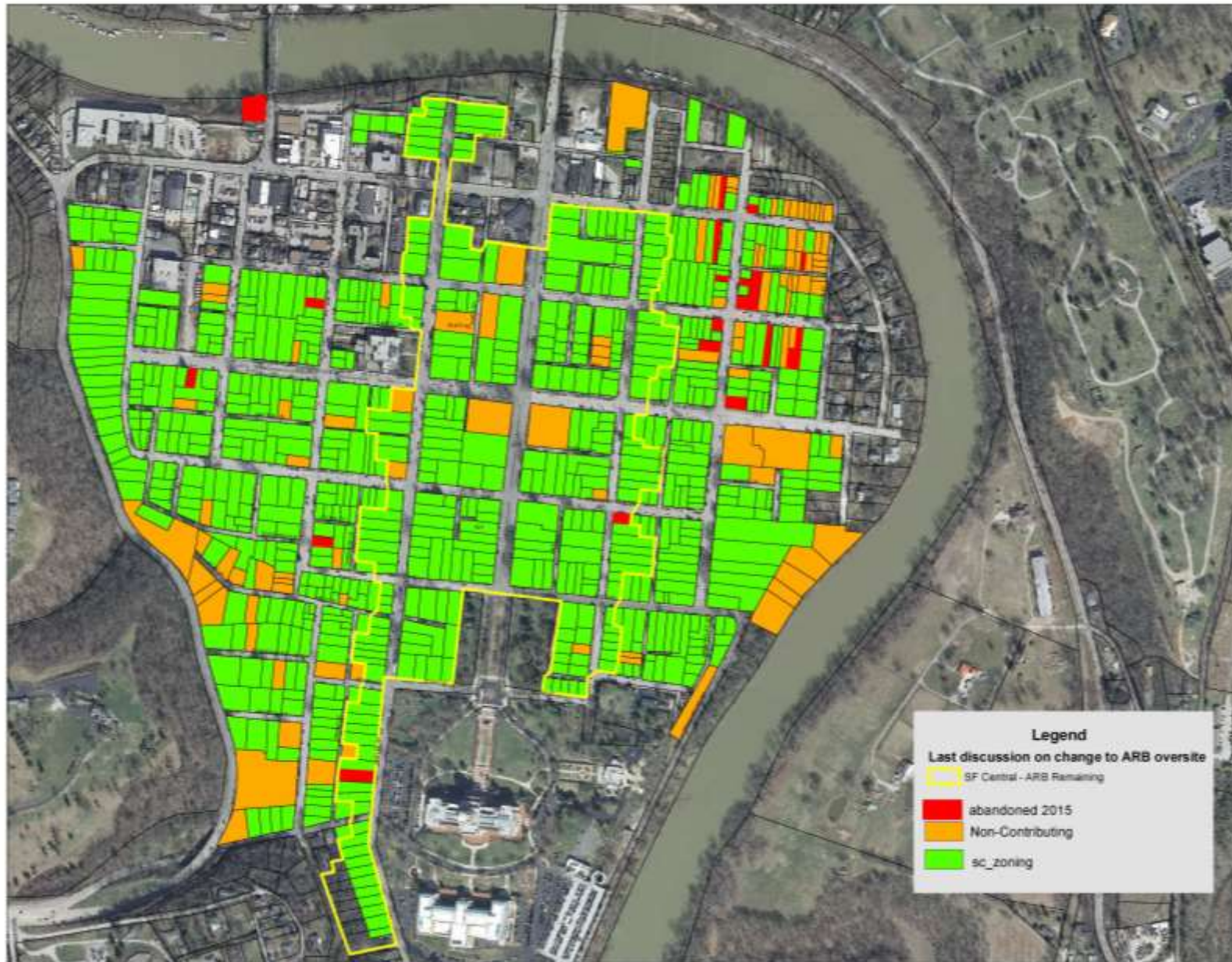
National Historic Boundary with SC zoning shown



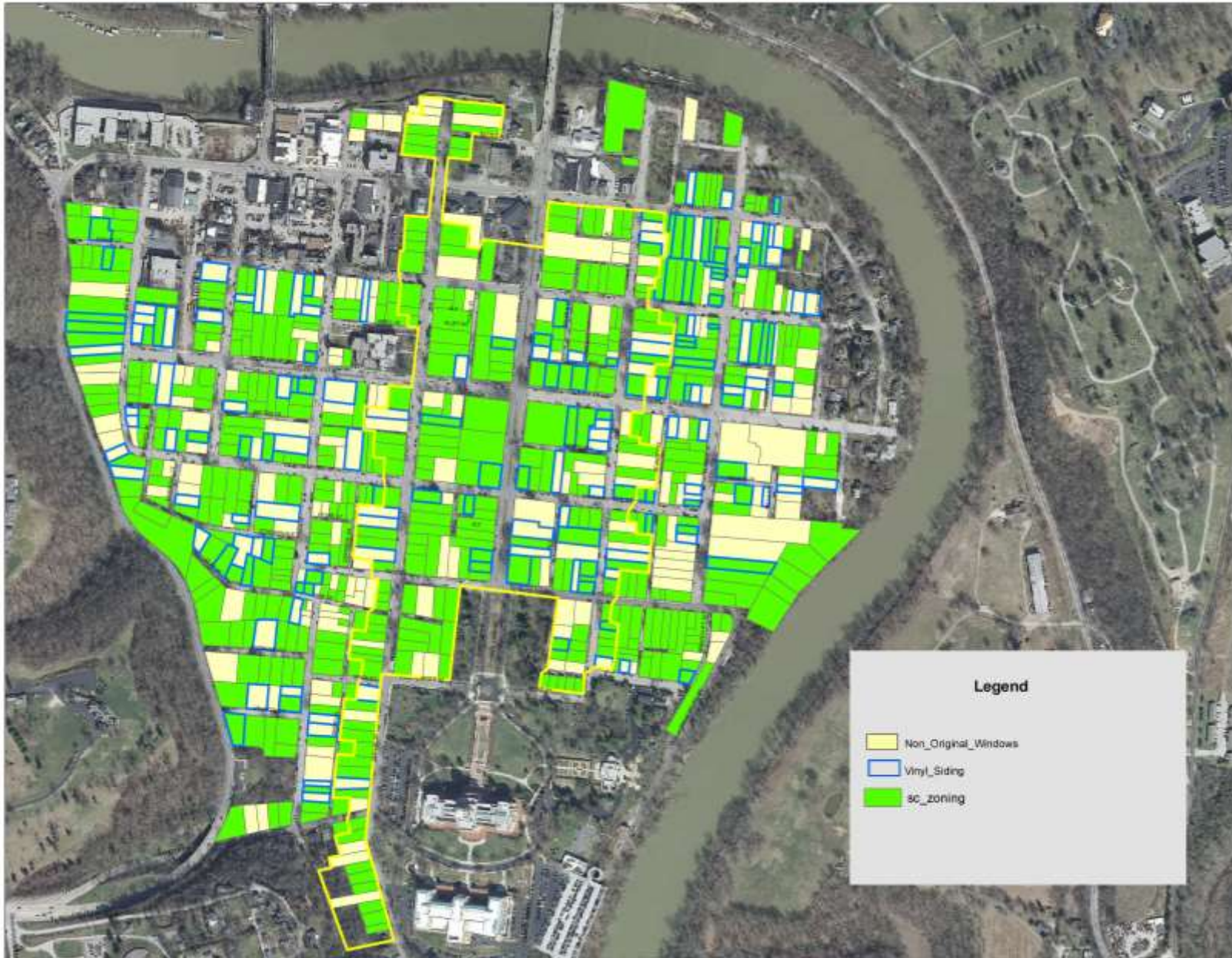
Map of Non-Owner Occupied



Map of Non-Contributing structures and Abandoned Property:



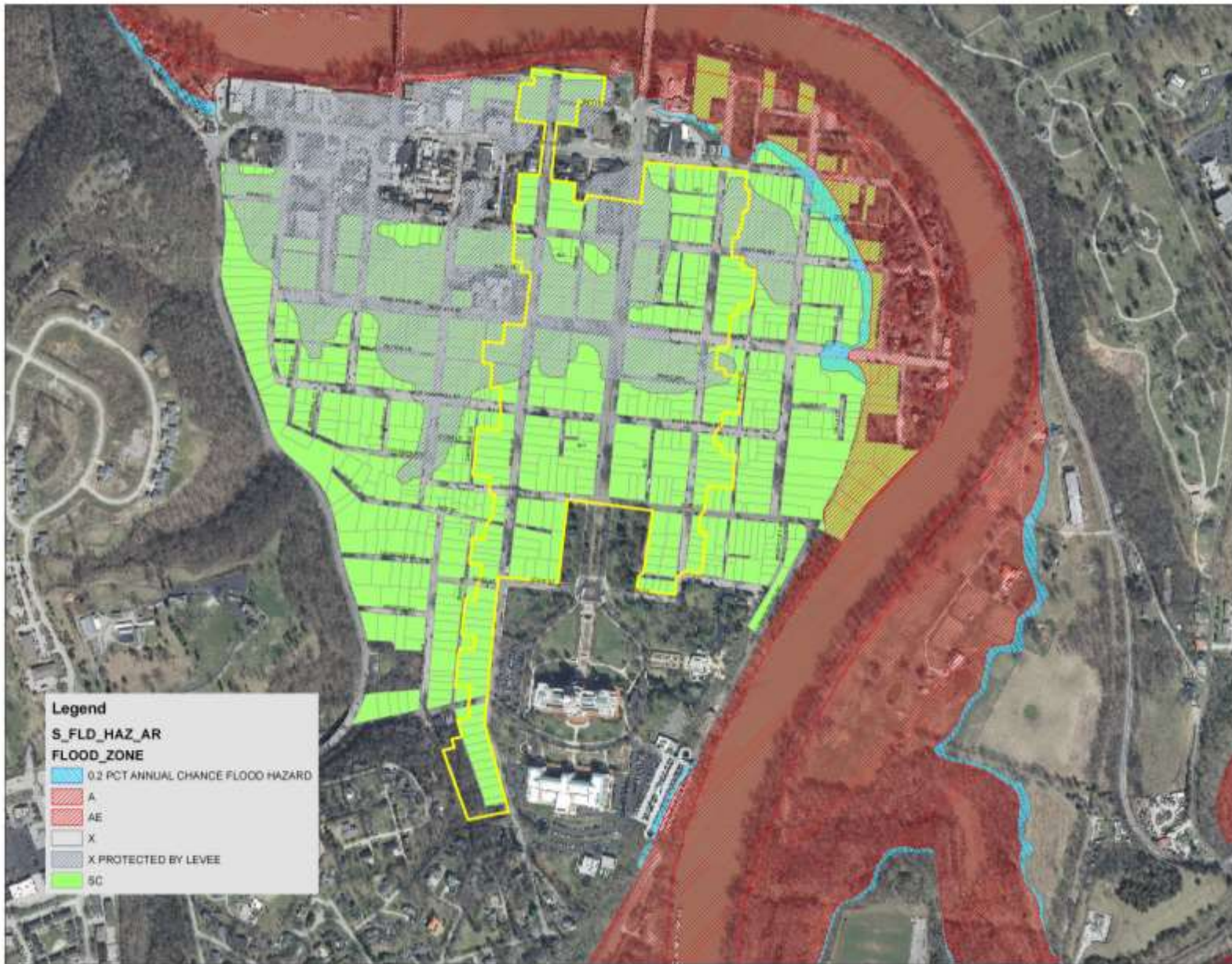
Map of Properties with Non-Original Windows and those with Vinyl Siding



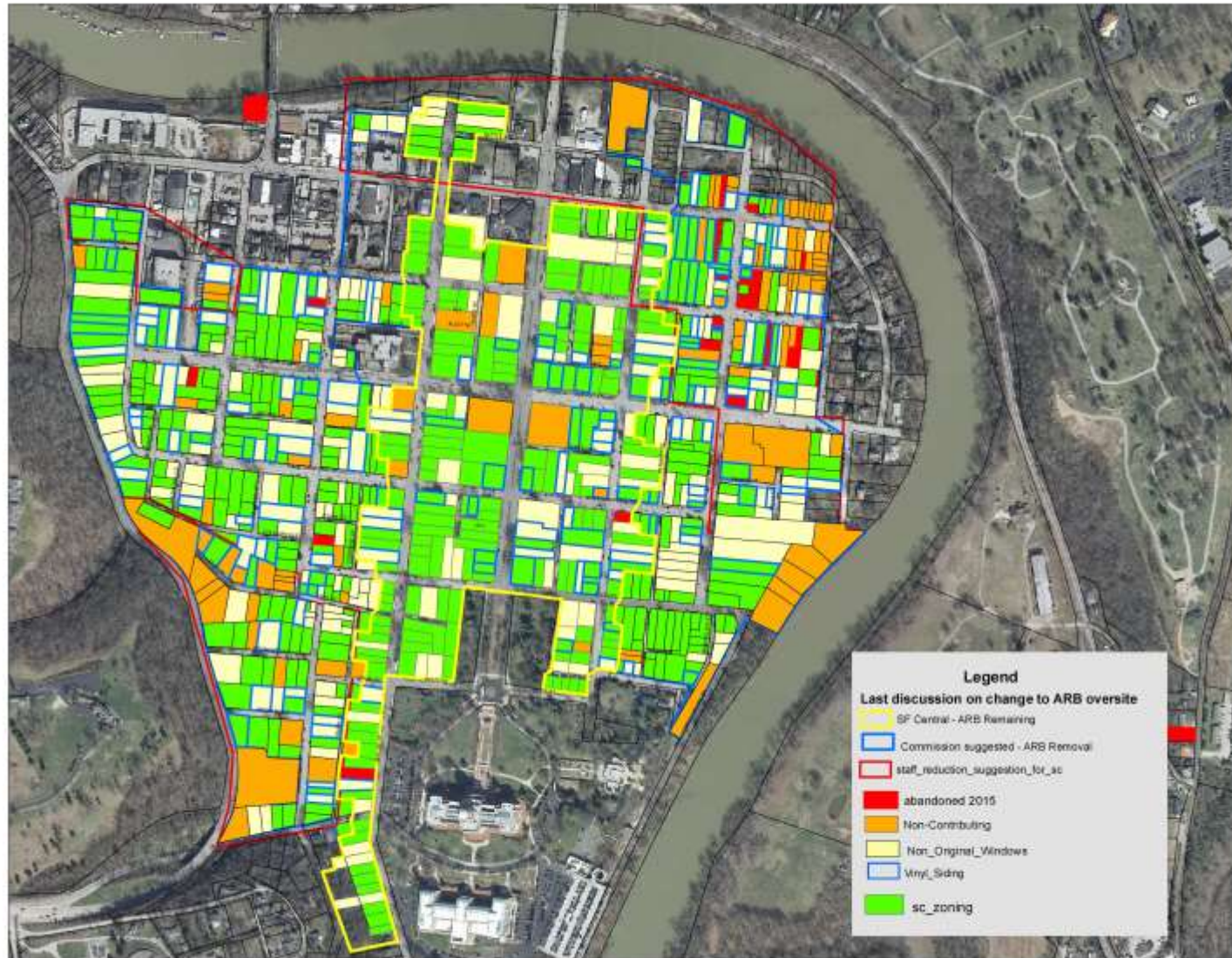
Map of findings from December 2015 city wide sweep:



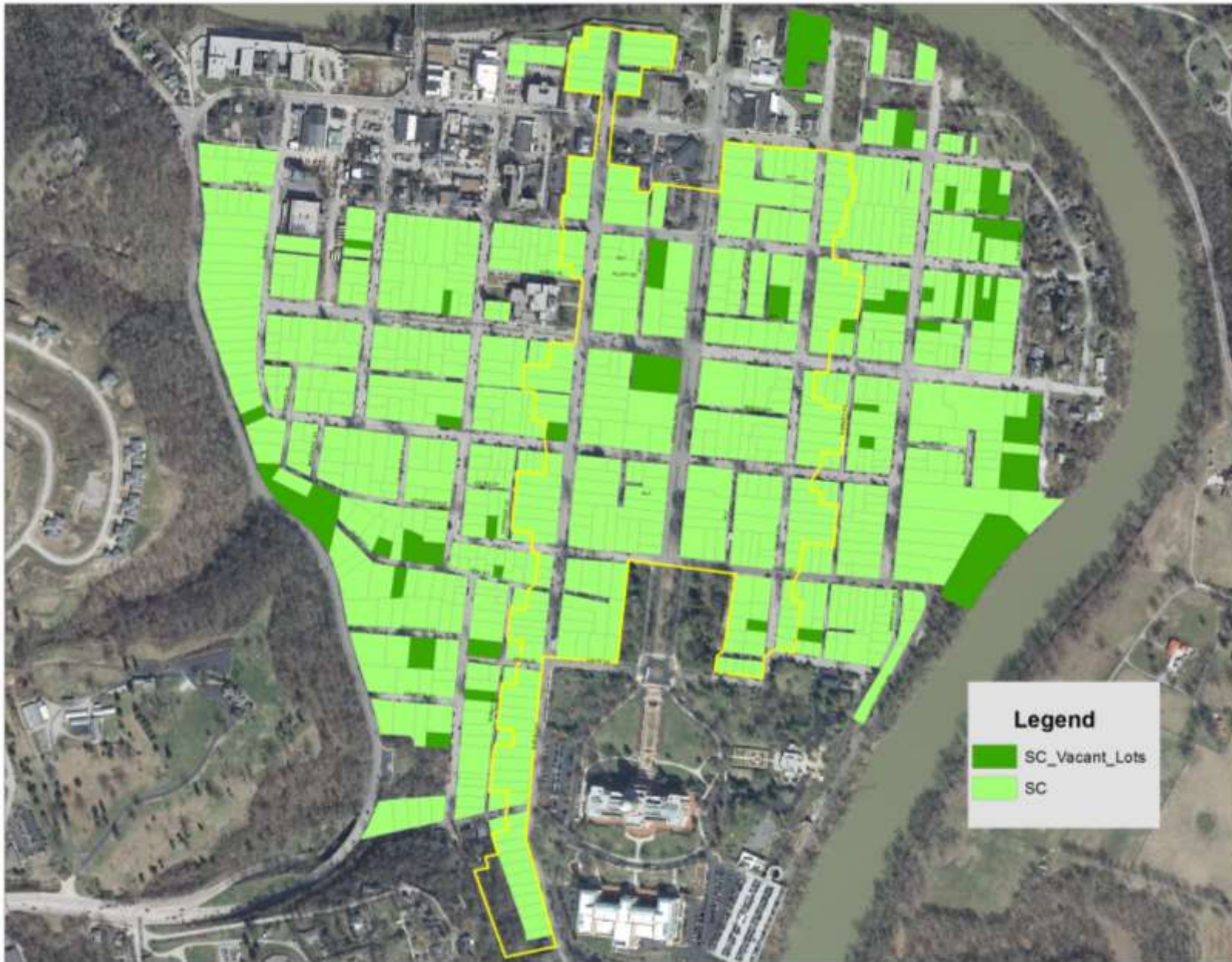
Map of flood zone area:



Map of boundaries being considered with non-contributing, non-original windows, and abandoned shown:



Map of vacant lots – no structure:





Map of properties randomly selected for PVA comparisons:



## Property Value Comparison (random selection)

### Outside of SC zoning

SUBJECT PROPERTY	current pva value	DATE 1	prior sale value	DATE 2	ANNUAL APPRECIATION RATE
ADMIRALS LANDING 107	\$145,000	2015	\$117,500	1988	0.78%
CONWAY ST 224	\$70,000	2015	\$37,000	1985	2.15%
HERMITAGE DR 309	\$105,000	2015	\$24,300	1980	4.27%
PAUL SAWYIER DR 204	\$120,000	2015	\$72,000	1983	1.61%
SECOND ST E 124	\$35,000	2015	\$16,000	1989	3.06%
SHELBY ST 826	\$140,000	2015	\$45,000	1978	3.12%
SHELBY ST 836	\$186,000	2005	\$60,000	1982	5.04%
STEELE ST 212	\$180,000	2015	\$50,000	1993	6.00%
TAYLOR AVE 630	\$112,000	2015	\$23,000	1984	5.24%
TAYLOR AVE 607	\$62,000	2015	\$70,000	2004	-1.10%

### Inside of SC zoning

SUBJECT PROPERTY	current PVA value	DATE 1	prior sale value	DATE 2	ANNUAL APPRECIATION RATE
CAMPBELL ST E 222	\$99,100	2015	\$18,000	1982	5.30%
CAMPBELL ST W 208	\$130,000	2015	\$70,000	1987	2.24%
CAPITAL AVE 205	\$165,850	2015	\$155,000	1990	0.27%
CAPITAL AVE 313	\$95,000	2015	\$45,000	1981	2.22%
CAPITAL AVE 517	\$95,000	2015	\$85,000	2002	0.86%
CONWAY ST 302/403 W 3 <sup>rd</sup> ST	\$90,000	2015	\$25,000	1979	3.62%
DOGWOOD LN 10	\$143,000	2015	\$60,002	2002	6.91%
FOURTH ST E 310	\$60,000	2015	\$24,500	1984	2.93%
FOURTH ST E 339 - 341	\$60,000	2015	\$48,000	1996	1.18%
FOURTH ST W 211 - 213	\$107,000	2014	\$68,850	1994	2.23%
FOURTH ST W 417 - 419	\$85,000	2012	\$15,800	1976	4.78%
LOGAN ST 217 - 219	\$56,000	2015	\$32,500	1997	3.07%
LOGAN ST 626	\$100,000	2015	\$18,000	1989	6.82%
MURRAY ST 322	\$60,000	2015	\$25,000	1984	2.86%
MURRAY ST 513	\$135,000	2015	\$35,000	1974	3.35%
SHELBY ST 224	\$240,000	2015	\$86,000	1990	4.19%
SHELBY ST 623	\$90,000	2015	\$56,500	1985	1.56%
SHELBY ST 730	\$90,000	2015	\$50,000	1991	2.48%
THIRD ST E 319	\$26,500	2015	\$13,000	2003	6.11%
TODD ST E 221	\$90,000	2015	\$53,000	1991	2.23%
TODD ST W 112	\$265,000	2014	\$170,000	1996	2.50%