

ORDINANCE NUMBER 3 - 2024

COUNTY OF FRANKLIN, KENTUCKY

AN ORDINANCE AMENDING THE TABLE OF SPECIAL ORDINANCES, SECTION 1 ZONING MAP CHANGES OF THE FRANKLIN COUNTY CODE OF ORDINANCES FOR A 2.36-ACRE TRACT LOCATED AT 2311 LAWRENCEBURG ROAD FROM GENERAL INDUSTRIAL DISTRICT (IG) TO HIGHWAY COMMERCIAL DISTRICT (CH). THE PROPERTY IS PART OF LOT 21 OF THE CHILDS SUBDIVISION, AS DESCRIBED IN DEED BOOK 581, PAGE 450, IN THE OFFICE OF THE FRANKLIN COUNTY CLERK AND FURTHER IDENTIFIED AS PVA MAP #051-00-00-042.00.

WHEREAS, The Franklin County Fiscal Court, having heretofore enacted an Ordinance relating to zoning regulations and zoning district maps titled, “The Zoning Ordinance of Franklin County,” in accordance with a Comprehensive Plan and KRS 100; and

WHEREAS, the aforesaid Ordinance provides for amendments to the zoning ordinance text and maps and requires the Frankfort/Franklin County Planning Commission to forward their recommendations for approval or denial of the zone map amendments, along with their findings of fact, to the Franklin County Fiscal Court for action; and

WHEREAS, The Frankfort/Franklin County Planning Commission held a public hearing on February 8, 2024, and adopted a summary of the evidence and findings of fact on February 8, 2024, as required by K.R.S. 100; and

WHEREAS, the Frankfort/Franklin County Planning Commission recommended to the Franklin County Fiscal Court approval of the Zone Map Amendment; and

NOW, THEREFORE, BE IT ORDAINED BY THE FISCAL COURT OF THE COUNTY OF FRANKLIN, COMMONWEALTH OF KENTUCKY, THAT:

SECTION I. The Code of Ordinances, Table of Special Ordinances Section 1 Zoning Map Changes, is hereby amended to read as follows:

A 2.36-acre tract, located at 2311 Lawrenceburg Road, being part of lot 21 of the Childs Subdivision, in Franklin County, Kentucky, and more specifically identified as PVA Map Number #051-00-00-042.00 is hereby amended from General Industrial District (IG) to Highway Commercial District (CH) based on the following findings of fact:

1. The Comprehensive Plan, Future Land Use Plan, designates the property for Regional Retail Center.
2. The Highway Commercial (CH) zone district is an appropriate zone district for the Regional Retail Center future land use designation.
3. The subject property is within one (1) mile of the Interstate 64 interchange.
4. The zone map amendment request is in agreement with the current comprehensive plan.


SECTION II. CODIFICATION. The provisions of Section I of this Ordinance shall be published as appropriate in the Franklin County Code of Ordinances as soon as practicable.

SECTION III. SEVERABILITY CLAUSE. If any section, part of provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, then it is expressly provided and it is the intention of the Franklin County Fiscal Court in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION IV. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and publication according to law.


INTRODUCED AND GIVEN FIRST READING IN SUMMARY at a duly convened meeting of the Fiscal Court of Franklin County, Kentucky, held on the 20th day of March, 2024.

GIVEN SECOND READING AND APPROVED at a duly convened meeting of the Fiscal Court of Franklin County, Kentucky, held on the 10 day of April 2024 and of record in Fiscal Court Order Book 34, Page 433.



Michael Mueller
Franklin County Judge/Executive

ATTESTED TO:



Kim Cox
Fiscal Court Clerk

SUMMARY

This ordinance approves a zone map amendment from General Industrial District (IG) to Highway Commercial District (CH) for a 2.36-acre property, located at 2311 Lawrenceburg Road, being part of lot 21 of the Childs Subdivision, in Franklin County, Kentucky and more specifically identified as PVA Map Number #051-00-00-042.00.

FRANKFORT/FRANKLIN COUNTY PLANNING COMMISSION

**February 8, 2024
5:30 PM**

WILLIAM MAY, CHAIRMAN -- PRESIDING

The meeting was called to order at 5:30 p.m.

Chairman May asked the Secretary to Call the Roll.

MEMBERS PRESENT:

Timothy Luscher
Todd McDaniel
Reed Mills
Michael Nickles
Darrell Sanderson
Charles Stewart
Brent Sweger

William May, Chairman

(8)

Also Present:

Ed Logan, Planning Commission Attorney
Eric Cockley, Director, City of Frankfort Dept. of Planning & Community Development
Robert Hewitt, Director, Franklin County Planning & Building Codes
Ben Judah, Planning Supervisor, Franklin County Planning & Building Codes

There being a quorum, the meeting was called to order.

Chairman May asked for a motion to approve the minutes of November 9, 2023 meeting. Mr. Sanderson made a motion to approve the November 9, 2023 meeting minutes. The motion was seconded by Mr. Luscher and passed unanimously.

Chairman May stated that the Commission would now take Other Business first. Mr. Hewitt stated that staff was requesting approval of Change Order #1 of the Contract for the update of the Comprehensive Plan. He stated that the change would add an additional \$15,000 to the Comprehensive Plan update. He stated that the funds would be taken from Exhibit B. He stated that, in actuality, there would be no financial impact on the project. Mr. Luscher made a motion to approve the Change Order #1. The motion was seconded by Mr. Sanderson and passed unanimously.

Chairman May asked for a motion to approve the Payment of Bills, as amended. Mr. Sanderson made a motion to approve the following bills:

Checks Previously Signed: November 16, 2023:

McBride Dale Clarion (Inv. # 4595-20)	\$11,798.64
McBride Dale Clarion (Inv. # 4595-22)	\$13,463.75

Check Previously Signed: December 6, 2023:

KLC (Liability Ins. 2024-2025)	\$12,205.09
Ed Logan (Legal Fee, December 2023)	\$1500.00
Logan Burch & Fox (Big Eddy Rehab Inv. # 107924)	\$ 825.00
Logan Burch & Fox (Old Y Inv. # 107925)	\$ 16.50
Dawn McDonald (BZA – 11/14/23)	\$ 75.00
Frankfort NewsMedia (Legal Ads)	\$ 581.75

Check Previously Signed: January 18, 2024:

Ed Logan (Legal Fee, January 2024)	\$1,500.00
Vickie Sewell (PC Secretarial – 11/09/23)	\$ 300.00
Charles T Mitchell Co. (Audit ending 06/30/23)	\$4,000.00
Logan Burch & Fox (Big Eddy Rehab Inv. # 108332)	\$1,023.00
Logan Burch & Fox (Big Eddy Rehab Inv. # 108672)	\$1,468.50
Logan Burch & Fox (Old Y Inv. # 108333)	\$ 16.50
Logan Burch & Fox (Pardi-Moore Inv. # 108674)	\$ 792.00
Frankfort News Media (Legal Ad)	\$1,636.82
Ed Logan (Legal Fee , February 2024)	\$1,500.00
Frankfort NewsMedia (Legal Ads)	\$ 128.94
Dawn McDonald (BZA, 01/09/24)	\$ 225.00
Logan Burch & Fox, Inv. # 109017)	\$ 198.00
Logan Burch & Fox, Inv. # 109016)	\$1,930.50

The motion was seconded by Mr. Stewart and passed unanimously.

Under Other Business, Chairman May stated that Richard Rosen, with KCDC, would like to provide information to the Planning Commission.

Mr. Sweger asked that item two be removed from the agenda. Without objection, the item was removed from the agenda.

Under Staff Items, Mr. Cockley gave an update on the Comprehensive Plan. He stated that the updated map changes are online for citizens to review. He stated that the Future Land Use Map meeting attendance had been good. He stated that the next Advisory Committee meeting would be March 6, 2023 and that the next Steering Committee meeting would be on February 13, 2023.

Mr. Greg Miklavcic of Charles T. Mitchell Company presented the Fiscal Year 2022-23 audit. He stated that they had issued a clean opinion. He stated that the Income Statement indicated that the Commission had approximately \$65,000 in assets. Mr. Sweger made a motion to accept the audit. The motion was seconded by Mr. Sanderson and passed unanimously.

Staff presented the 2024 meeting calendar. Mr. Luscher made a motion to approve the calendar. The motion was seconded by Mr. Sanderson and passed unanimously.

Chairman May asked the Secretary to introduce the next item:

CONTINUATION OF PUBLIC HEARING: Jefferson D. Smith IV is requesting a zone map amendment from Rural Residential “RR” to Limited Commercial “CL” of a 1.504-acre property at 1120 Duckers Road. The property is identified as a portion of the property described in Deed Book 507, Page 574. The property is more specifically identified as Tract 1 as shown on Plat Cabinet N, Slide 71, in the office of Franklin County Clerk. (County Item)

Mr. Sanderson made a motion to take the item from the table. The motion was seconded by Mr. Luscher and passed unanimously.

Mr. Sanderson made a motion to adopt the Summary of the Public Hearing. The motion was seconded by Mr. Stewart and passed by a vote of 7-0, with Mr. Luscher recusing himself from the vote.

Mr. Sanderson made a motion to adopt the finding of fact that the Comprehensive Plan Future Land Use designation is for Suburban Residential not Commercial land use. The motion was seconded by Mr. Stewart and passed with a vote of seven to zero. Mr. Luscher recused himself.

Mr. Sanderson made a motion to adopt the finding of fact that the Limited Commercial zone district is not an appropriate zone district for Suburban Residential land use. The motion was seconded by Mr. Nickles and passed with a vote of seven to zero. Mr. Luscher recused himself.

Mr. Sanderson made a motion to cease the making of Findings of Fact and to recommend to the Franklin County Fiscal Court that the zone map amendment request by Jefferson D. Smith for property located at 1120 Duckers Road be denied. The motion was seconded by Mr. Stewart and passed by a vote of six to zero.

PUBLIC HEARING: Central Kentucky Agricultural Credit Association c/o Bryon C. Hix is requesting a zone map amendment from General Industrial “IG” to Highway Commercial “CH” of a 2.36-acre property at 2311 Lawrenceburg Road. The property is identified as PVA Map #051-00-00-042.00 (County Item)

The Secretary swore in all speakers.

Mr. Ben Judah was qualified by Mr. Logan. Under questioning, Mr. Judah stated that he had prepared the staff report and that he had no additions or deletions to the report. He stated that he had made positive findings for the request. He then read the following findings into the record:

1. The Comprehensive Plan, Future Land Use Plan, designates the property for Regional Retail Center.

2. The Highway Commercial (CH) zone district is an appropriate zone district for the Regional Retail Center future land use designation.
3. The subject property is within one (1) mile of the Interstate 64 interchange.
4. The zone map amendment request is in agreement with the current comprehensive plan.

Mr. Judah stated that, based on those four findings he was recommending approval of the zone map amendment request.

There were no further questions of Mr. Judah.

Mr. Brian Hix, attorney for the applicant, stated that he had reviewed the Staff Report and was in agreement with the report and the findings and recommendation. He stated that his client planned to demolish the house.

Mr. Sanderson asked how many employees the business would have. Mr. Hix stated that there would be four or five employees.

Mr. Sweger asked what the relevance of being within a mile of the Interstate had. Mr. Judah state that the Comprehensive Plan acknowledges that regional retail centers should be located around the Interstate interchanges.

Mr. Luscher made a motion to close the public hearing, to adopt the staff report as the summary and to adopt the findings of fact contained in the staff report. The motion was seconded by Mr. Nickles and passed unanimously.

Mr. Luscher made a motion to recommend to the Franklin County Fiscal Court that the Zone Map Amendment request by Central Kentucky Agricultural Credit Association from General Industrial "IG" to Highway Commercial "CH" of a 2.36-acre property at 2311 Lawrenceburg Road be approved. The motion was seconded by Mr. Sanderson and passed unanimously.

Under other business, Mr. Richard Rosen, a Board member from KCDC gave a presentation on the need for industrial development in the community.

The next item on the agenda was Election of Officers. Mr. Sanderson stated that the nominating committee was recommending that Vice Chair be Charles Stewart and that the Secretary/Treasurer be Reed Mills. Mr. Sanderson stated that Mr. Luscher and Mr. Sweger would like to be voted on for Chair. Mr. Sanderson made a motion to accept the Nominating Committee Report. The motion was seconded by Mr. Luscher and passed unanimously.

Chairman May asked for a vote for Mr. Charles Stewart for Vice Chair and for Mr. Reed Mills to be Secretary/Treasurer. Both votes were unanimous.

Chairman May asked for a ballot vote for Chair. Each member provided a ballot, which the Recording Secretary processed. The vote was tied four to four. A second ballot vote was taken and the vote was again tied four to four.

It was then decided that Chairman May would remain in office until the one vacant position on the Planning Commission is filled.

There being no further business, a motion was made by Mr. Sanderson to adjourn. The motion was seconded by Mr. Luscher and passed unanimously.

William May, Chairman

Vickie Sewell, Recording Secretary

STAFF REPORT

TO: Frankfort/Franklin County Planning Commission

FROM: Ben Judah, Planning Supervisor

MEETING DATE: February 8, 2024



GENERAL INFORMATION

Applicant: Central Kentucky Agricultural Credit Union
c/o Bryan Hix
315 W. High Street
Frankfort, KY 40601

Request: PUBLIC HEARING: Central Kentucky Agricultural Credit Association c/o Bryan C. Hix is requesting a zone map amendment from General Industrial "IG" to Highway Commercial "CH" of a 2.36-acre property at 2311 Lawrenceburg Road. The property is identified as PVA Map # 051-00-00-042.00.

Size of Property: 2.36-acres

Existing use: Residential

Purposed use: Banking/Lending/Financial

Surrounding Land Use & Zoning

North: Zone-PO; office uses

South: Zone- IG; dye cast warehouse/showroom.

East: Zone- RR, CL; Churches

West: Zone- IG; US 127 South, Retail

Background

The subject property is located in the southwest quadrant of Franklin County and is located in between Lawrenceburg Road and US 127 South. According to the Franklin County Land use Table, Banking is not a permitted use in the IG- General Industrial zone district. The applicant is therefore requesting to rezone the property in order to develop a banking/lending institution on site.



Existing Zoning: General Industrial District (IG)

§ 155.150 (A) Purpose:

To establish and preserve areas in the county for the purpose of industrial land use and industrial growth; to limit such areas to functions related to the production of goods and such ancillary uses as are compatible with industry; to provide standards, which will protect this community from obnoxious activities, associated with industrial production.

Proposed Zoning: Highway Commercial District (CH)

§ 155.148 (A) Purpose:

To establish and provide commercial districts which cater primarily to the needs of vehicle-oriented trade; to provide for orderly development of and concentration of highway-oriented uses near interchanges; to recognize the need for larger land masses required for commercial facilities serving a traveling public.



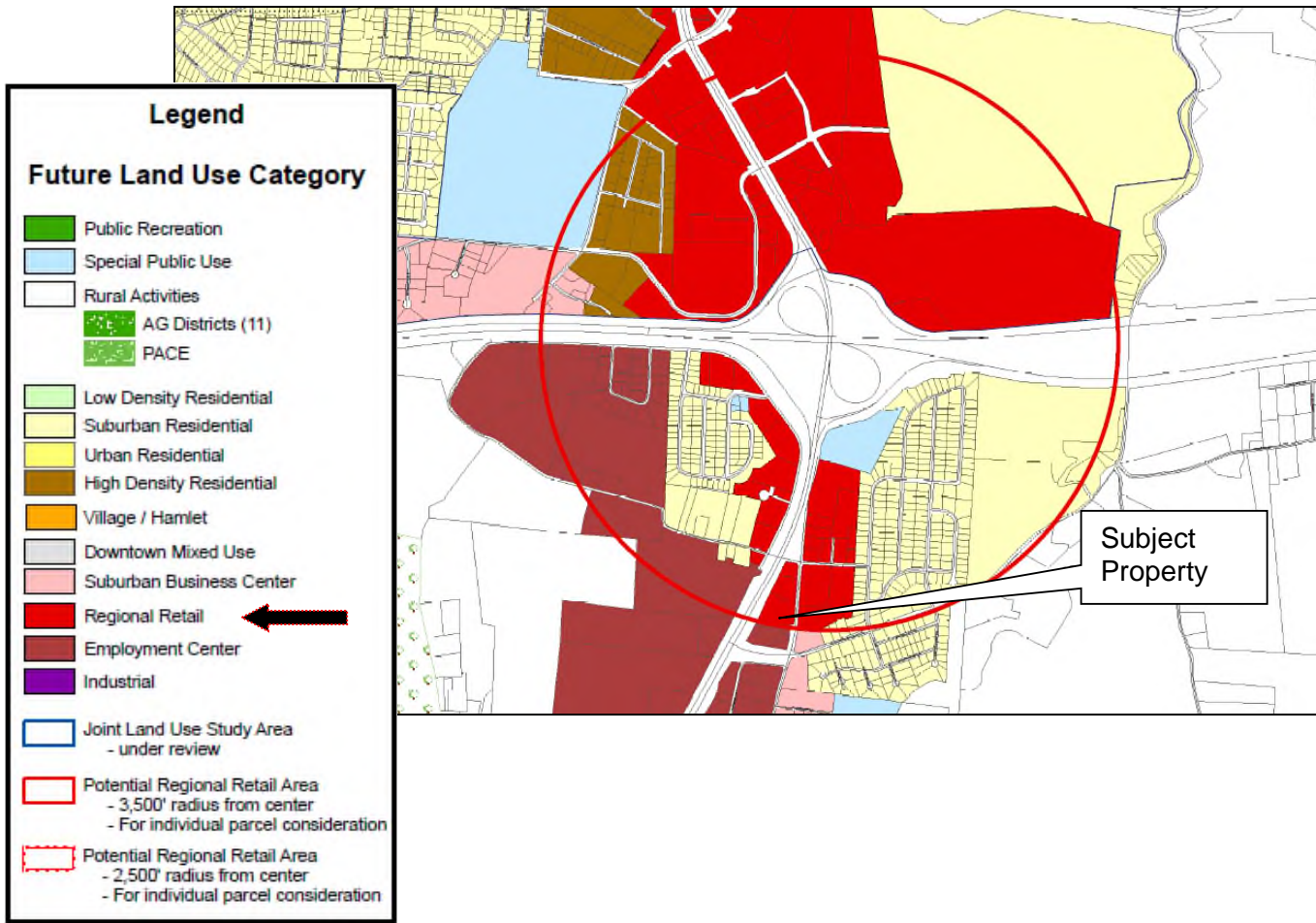
APPLICABLE REGULATIONS

K.R.S. 100.213, Findings Necessary for a Zone Change

Before any map amendment is granted, the Planning Commission or legislative body or fiscal court must find that the map amendment is in agreement with the adopted Comprehensive Plan, or in the absence of such a finding, that one or more of the following apply:

- 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 economic, 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.

COMPREHENSIVE PLAN-FUTURE LAND USE MAP



Franklin County Urban Land Use Plan

The subject property is identified on the Countywide Land Use Plan map as Regional Retail Center. The land use category is described in the following manner:

Regional Retail Center

Regional Retail Centers are the large-scale commercial centers that service the entire region and beyond. These uses are located along major highway corridors near the interstate to accommodate the large amount of traffic generated by such uses. These uses play an important role in the region's economy and may be expanded when the market and infrastructure allow.

Land Use Guidelines

- The primary land use in these areas should be retail, commercial, personal services, and professional office spaces that are targeted toward residential neighborhoods and employees in Frankfort and Franklin County as well as in the surrounding region.
- Residential uses, including multi-family housing should be discouraged in these retail centers unless part of a Planned Development
- All quadrants of I-64 may be appropriate for Regional Retail Center uses within a radius not greater than 3500 feet as shown on the future land use map.

General Development Guidelines

1. New development should occur in areas where water and sewer services are available from public agencies and can meet any additional demand.
2. No new development shall occur where there is not an adequate water supply and water pressure for fire protection services.
3. Regional Retail Centers should be located along major highways near the interstate to accommodate the large traffic volumes generated by the uses to prevent traffic congestion on the area's internal arterial and collector roadways
4. The City/County should work to redevelop underutilized and vacated properties prior to the construction of new development. Emphasis should be placed on rehabilitating and adaptive reuse of underutilized properties.
5. Signage and lighting should be placed to ensure visibility without creating visual pollution.
6. Where infill development occurs, the density and character of the development should reflect the goals of creating attractive, accessible marketplaces that serve the needs of residents and employees in Frankfort and Franklin County and the surrounding region.
7. Structures should be developed according to specific design guidelines (such as compatibility design for buildings) to be developed by the City and County.
8. Traffic Impact Studies should be required for larger projects to help determine what improvements need to be made (turn lanes, etc) to minimize traffic congestion (See additional design standards within the Transportation Element).
9. New development should incorporate public transit, bike, pedestrian and other multi-modal connections.

Goal 1: Grow by Design

Growth in Frankfort/Franklin County will be responsibly designed, planned and managed to create a sustainable community that provides for a quality lifestyle for all residents of Frankfort and Franklin County. Future growth will be based on a long-term vision for our community, public service availability, the suitability of land for development, and a thorough understanding of the cultural and ecological features of the area. Among other things, decisions on future growth should be considered with awareness for energy conservation, the public need for greenspace and walkability and the need for ties to historic resources, tourism opportunities, and the Kentucky River, including its tributaries.

Staff finding: The subject property is located south of Interstate 64 along Lawrenceburg Road approximately mid-block between Burlington Lane and Old Lawrenceburg Road. There is a mixture of surrounding land uses that includes civic, commercial, office, residential, and industrial uses.

It appears that policies #2, #5 and #9 are applicable to this request.

Policies:

1. Recognize that growth is healthy and necessary, but that growth should be managed pursuant to the community's Comprehensive Plan.
2. Approve new development only when the public facilities and public services needed to serve the development will be available.
3. Develop standards that require the developer to provide for the increased costs in providing public services for the new development as appropriate. The public services may include, but not be limited to, water, sewer, schools, transportation, emergency services, and parks as appropriate.
4. Provide a level of public service in rural areas that complements the rural settings.
5. Continue the enforcement of storm water regulations to minimize runoff from new developments.
6. Provide overlays within the city and county that identify aspects of the landscape that are of cultural, ecological and historical significance (for example, mature woodlands, old railroad tracks, stone walls, historic buildings, wetlands, steep slopes, etc.).
7. Develop an urban growth plan with designated growth areas that can accommodate new moderate- and high-density housing units. The size and location of the growth areas should be based on projected population growth, current housing stock and demographics.
8. Encourage developments that provide a mix of uses such as different housing types, affordable housing, commercial establishments, restaurants, recreational areas and open space that will encourage the development of a sense of place.
9. Encourage the redevelopment of brownfield and grayfield properties and the reuse of vacant/underutilized existing industrial or commercial buildings.
10. Recognize the need for energy conservation in modes of transportation.

11. Encourage developments to provide greenspace within neighborhoods and linking neighborhoods and other appropriate sites together.
12. Plan for public services and facilities that adequately serve current needs as well as demand generated by the additional growth as detailed above.

Goal 2: Distinguish Town and Country Identity

Preserve and reinforce the distinction between the urban and rural areas of Franklin County.

Staff finding: The future land use map designates the subject property as Regional Retail Center due to its proximity to the interstate. The subject property is located within the Suburban sub area as depicted on the map contained with the Subdivision and Development Plan Regulations (Figure 1.1). The Suburban development standards contained within Part 3 of the Subdivision and Development Plan Regulations are applicable to improvements on the site. There is no minimum lot size for Highway Commercial zoned properties on public sewer. The minimum lot size of Highway Commercial District properties is 1.5 acres on septic tanks. There is sanitary sewer service on site.

It appears that policies #3 and #8 are applicable to this request.

Policies:

1. Promote a compact urban area, and recognize and encourage small, compact, rural villages to promote cost effectiveness and efficiency.
2. Identify urban growth boundaries that are compatible with the goal of preserving community character.
3. Define in-fill development as it relates to development in the urban areas of Frankfort, recognizing that in-fill development may not be an appropriate term for developments that may occur in the unincorporated portions of Franklin County.
4. Support and provide incentives for in-fill development on properties that were skipped over within urban areas.
5. Encourage the preservation of existing farms and rural lands outside of existing and planned urban areas.
6. Promote the need to provide incentives for and support the revitalization of the downtown and other already developed areas.
7. Encourage rural land use outside of the urban growth area.
8. Avoid and contain urban sprawl, to preserve the distinction between the rural landscape and Urban/Suburban environment.

Goal 3: Use Infrastructure as a Planning Tool

Utilize the provision of infrastructure in supporting and influencing growth into areas most suitable for development.

Staff finding: The Planning Commission's traffic engineer, Mr. Brad Johnson P.E. PTOE, has reviewed the proposal and determined that there is no need for additional analysis for a traffic impact study due to the low trip generation anticipated by the proposed rezoning. Technical Review Team (TRT) members have reviewed the request and their comments are attached hereto.

It appears that policy #2 of this goal supports the applicant's request.

Policies:

1. Develop a Capital Improvements Plan as a means of coordinating public services/utilities, infrastructure improvements, and development, including pedestrian ways, bikeways, public transit, etc.
2. Direct development into areas within or in close proximity to the existing infrastructure service areas.
3. Encourage the extension of public utilities and public facilities capable of supporting rural densities outside of the planned urban growth area.
4. Plan and build a safe and efficient transportation system, through access management, required roadway interconnections, traffic systems management, development impact analysis, transit, sidewalks and bicycle facilities.
5. Encourage development to occur in a manner respective of emergency response and in compliance with emergency preparedness plans.
6. Encourage the development of a county-wide bicycle and pedestrian master plan.

Goal 4: Promote Economic Health

Recognizing that our economic health is inextricably linked to the health of our environment and our citizens, we will provide for the economic health of the community by continuing to implement this plan and by providing an environment for quality jobs, supporting local business and promoting sustainable businesses and industries that have a low environmental impact.

Staff finding: Positive: A Highway Commercial zoning designation is compatible with the surrounding land uses. According to the Franklin County Land Use Table, potential Highway Commercial uses should be more compatible in the area than the uses permitted in the General Industrial zone.

Policies #2 & 8 support the applicant's request.

Policies:

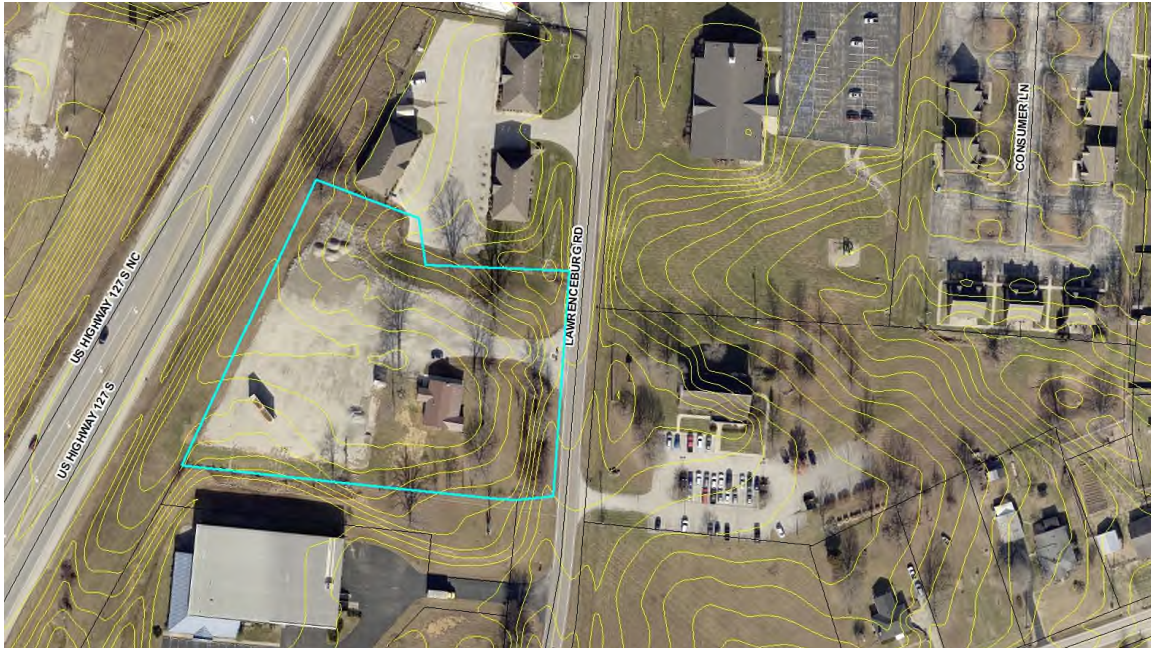
1. Continue to promote the development and expansion of quality, environmentally sustainable and economically productive industry in existing industrial parks.
2. Direct additional industrial and/or commercial growth onto land that is suited for industrial and/or commercial development.
3. Promote concepts such as mixed land uses, increased density and connectivity within and between developments.
4. Promote new commercial activity within compact, mixed-use areas and in close proximity to residential areas.
5. Emphasize tourism, including heritage related tourism, as an important economic development asset in the community, including the Kentucky River and its tributaries.
6. Promote local farms and their markets within Franklin County.
7. Work with and encourage state government to coordinate its facility needs consistent with community interests.
8. Encourage the development of businesses that can provide needed products, services and jobs for existing neighborhoods, as well as appropriate expansion opportunities of unique, local industry.

Goal 5: Protect Environmental Health

Protect the integrity of the natural environment, including water, air, and land quality, by ordinance and by overlay planning.

Staff finding: The subject property is not located within a Special Flood Hazard area (i.e. 1% Annual Chance Flood) as depicted on the Flood Insurance Rate Maps for Franklin County adopted December 21, 2017.

The Subdivision Regulations, Zoning Ordinance, storm water ordinance and associated regulations are written in such a manner that either encourage or require that the policies within this goal are addressed.



Policy #1 is applicable to this request

1. Preserve streams and drainage ways to manage storm water runoff, prevent flooding, or to create a system of greenways.
2. Promote the development of regulations to reduce air, noise, light, water, and other pollution.
3. Promote building design that utilizes recycled material, encourages energy conservation, and low impacts on the environment.
4. Protect scenic viewsheds along rural roadways and protect rural character and viewsheds by supporting developments that create scenic overlays or easements.
5. Encourage new development to be designed in a manner that preserves the natural topography and other natural features such as trees, woodlands, wildlife, rare species, streams, ponds, and drainage ways.
6. Support the development of a countywide greenways plan.
7. Encourage the reduction of energy costs through more efficient development patterns and transportation modes.

Goal 6: Preserve Existing Neighborhoods

Promote the stability, preservation, and vitality of existing residential neighborhoods.

Staff finding: The closest residence to the subject property is approximately 400 linear feet from the subject property when measuring from nearest corner of the dwelling to the subject property's boundary line. There is an existing residence on site. It appears the proposed zoning and proposed use is in agreement with the Land Use Guidelines for Regional Retail.

It appears that policy #6 is applicable to this request:

Policies:

1. In existing neighborhoods, encourage the retention of product and service providers.
2. Establish programs to stabilize, improve, and revitalize existing neighborhoods.
3. Promote maintenance of existing structures and provide incentives for the rehabilitation of deteriorating structures.
4. Encourage appropriate infill housing as a tool to preserve neighborhoods.
5. Preserve historic buildings and neighborhoods to maintain community character.
6. Encourage new development to fit the character of existing neighborhoods.
7. Encourage appropriate mixed use development in existing neighborhoods to promote energy conservation and more walkable neighborhoods.
8. Encourage the preservation of the existing rural villages in Franklin County.

Goal 7: *Enhance Community Quality and Character*

Promote quality development that strengthens community character and pride.

Staff finding: The proposed zone would allow the property to be used for office, retail, and personal services, which can potentially improve services available to the surrounding area.

Policies: #1 supports the applicant's request.

1. Identify all quadrants of the I-64 interchanges as Regional Retail Center.
2. Support and enhance the rural gateways into the community by preserving their natural scenic beauty.
3. Improve standards for site design- including trees and other landscaping, access management, signage, and other design components.
4. Preserve rural character where appropriate.
5. Encourage the conversion of overhead utilities to underground.
6. Encourage small area overlay plans for high priority areas, including Holmes Street, Second Street, East Main Street, Versailles Road, Benson Valley, Bridgeport, Bellpoint, Peaks Mill, Louisville Road, and US 127 North and South Corridors.
7. Develop flexible tools for alternative rural development, such as cluster development, that preserves rural character.
8. Identify and preserve unique park, recreational, and historic opportunities including those along the Kentucky River and its tributaries.
9. Continue to provide adequate and improved community services such as schools, police and fire protection, and parks and recreational opportunities that serve existing and planned growth.
10. Promote public art and encourage community art activities.

The Future Land Use map of the Comprehensive Plan property identifies the subject property with a Regional Retail Center Future Lane Use Designation. As indicated in the Comprehensive Plan section of this report, the primary land use within that Future Land Use designation should be retail, commercial, or offices uses. The proposed zone of Highway Commercial is an appropriate zoning designation for Regional Retail Center Future Land Use Designation.

Copies of the Facility Reviews have been attached to this report.

CONCLUSION

Staff recommends the following findings of fact:

1. The Comprehensive Plan, Future Land Use Plan, designates the property for Regional Retail Center.
2. The Highway Commercial (CH) zone district is an appropriate zone district for the Regional Retail Center future land use designation.
3. The subject property is within one (1) mile of the Interstate 64 interchange.
4. The zone map amendment request is in agreement with the current comprehensive plan.

Based upon these findings of fact, staff recommends **APPROVAL** of this zone map amendment.



Existing entrance to subject property.



Subject property facing southeast.



Rear of subject property facing north along US 127 South



Subject property facing northeast