AGENDA
July 7, 2022

Meeting Date: July 14, 2022

Roll Call

Approval of Minutes: June 9, 2022

Approval of Payment of Bills:

<table>
<thead>
<tr>
<th>Description</th>
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<tr>
<td>Ed Logan (Legal fee, July)</td>
<td>$1500.00</td>
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<td>Logan Burch &amp; Fox (Re: Duckers)</td>
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<td>Dawn McDonald (BZA – 6/14/22)</td>
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STAFF ITEM(S)

1. Comprehensive Plan status report
REPORTS OF SPECIAL COMMITTEES:

OLD BUSINESS: None

PUBLIC HEARING:

1. PUBLIC HEARING: Johnson Browning Investments is requesting approval of a zone map amendment from “IC” Industrial Commercial and “CG” General Commercial to “IC” Industrial Commercial for .326 acres of property located at the corner of Holmes Street and Barrett Avenue. The properties may be more specifically identified as PVA Map #061-44-04-008.00, PVA Map #061-44-04-007.00, PVA Map #061-44-04-006.00, PVA Map #061-44-04-010.00 and PVA Map #061-44-04-009.00. (City Item)

2. PUBLIC HEARING: New Frankfort Development LLC is requesting approval of a zone map amendment from “SG” Special Government to “UM” Urban Mixed Use for 11.88 acres of property located on the corner of Wilkinson Blvd and W. Broadway Street and on Wilkinson Blvd between St. Clair Street and Mero and Clinton Streets respectively. The properties may be more specifically described as PVA Map #061-00-00-103.18, PVA Map #061-00-00-104.00 and PVA Map #061-00-00-103.18. (City Item)

3. PUBLIC HEARING: Moore Land Investments, LLC is requesting approval of a zone map amendment from Limited Commercial District “CL” to Two Dwelling District “RD” for 4.09 acres of property at the corner of Isaac Shelby Circle West and Metcalf Drive, being all of Lot 1, Parcel 2 as shown in Plat Cabinet M, Slide 131. The property is more specifically identified as PVA Map Number 086-30-11-001.00 (County item)

NEW BUSINESS:

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

Chairman Wright asked the Secretary to Call the Roll.

MEMBERS PRESENT:

Patti Cross
Keith Lee
Paul Looney
Timothy Luscher
William May, Jr.
Darrell Sanderson
Charles Stewart
Brent Sweger
Sherron Jackson
Russell Wright, Chairman

(10)

MEMBERS ABSENT:

David Bogs

(1)

Also Present:

Edwin Logan, Commission Attorney
Eric Cockley, Director, Frankfort Department of Planning & Community Development
Robert Hewitt, Director, Franklin County Planning & Building Codes Department
Ben Judah, Planning Supervisor, Franklin County Planning & Building Codes Department

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

Chairman Wright asked for a motion to approve the minutes of the June 9, 2022 meeting. Mr. Luscher made a motion to approve the minutes of the June 9, 2022 Planning Commission meeting. The motion was seconded by Mr. Jackson and passed unanimously.

Chairman Wright asked for a motion to approve the payment of bills from the Amended Agenda. Mr. Luscher made a motion to approve the following bills:

Ed Logan (Legal Fee, June) $1500.00
Dawn McDonald (BZA – 5/10/2022) $75.00
Frankfort NewsMedia (Legal Advertising) $521.04
Anna Whitaker (PC – 05/12/2022) $525.00

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

Under Staff Items, Eric Cockley, gave an update on the Comprehensive Plan update. He stated that the Advisory Committee had met and set the dates for the two kick-off meetings to be held. He stated that the first one would be at the end of June and the second one would be in July. He stated that the Advisory Committee had updated the Frank Distilled together webpage with more information for the community.
Mr. Jackson asked if the Advisory Committee had completed the process of appointing additional members and Mr. Cockley stated they had. He stated that the Committee had determined that they would meet, when necessary, on the third Tuesday of every month so that everyone on the Committee would keep that date open, if necessary.

Chairman Wright asked the Secretary to introduce the next item on the agenda:

CONTINUATION OF PUBLIC HEARING: Tierney Storage LLC is requesting approval of a zone map amendment from Agriculture District “AG” to Industrial General District “IG” for an 85.388 acre portion of property located in Franklin County, identified as a portion of Tract 1 (84.058 acres) and a portion of Tract 2 (1.331 acres) located at 690 Duncan Road. The property is more specifically identified as a portion of PVA Map Number 087-00-00-031.00 (Tract 1) and a portion of PVA Map Number 087-00-00-031.01 (Tract 2) (County Item)

Ms. Cross stated that she had not been present at the hearing, but had reviewed the record of the meeting.

Chairman Wright asked for a motion to take the item from the table. Mr. Luscher made a motion to take the item from the table. The motion was seconded by Mr. Jackson and passed unanimously.

Chairman Wright asked for a motion to adopt the Summary of the Public Hearing. Mr. Jackson made the motion to approve the Summary. The motion was seconded by Mr. Luscher and passed unanimously.

Chairman Wright asked for motions for Findings of Fact. Mr. Lee made a motion to adopt findings one, two, four, five and six that were on page 15 of the Staff Report. The motion was seconded by Mr. Jackson. Chairman Wright asked that each finding be voted on separately.

Proposed Finding number one passed by a vote of six to three. Those voting in favor were Ms. Cross, Mr. Jackson, Mr. Lee, Mr. Looney, Mr. Sweger and Chairman Wright. Those voting against were Mr. Luscher, Mr. May and Mr. Sanderson.

Proposed Finding number two failed by a vote of three to six. Those voting in favor of the motion were Mr. Jackson, Mr. Lee and Chairman Wright. Those voting against were Mr. Jackson, Mr. Lee and Chairman Wright.

Proposed Finding number four failed by a vote of five to four. Those voting in favor of the motion were Mr. Jackson, Mr. Lee, Mr. Sanderson and Chairman Wright.

Proposed Finding number five passed by a vote of seven to two. Those voting in favor were Ms. Cross, Mr. Jackson, Mr. Lee, Mr. Looney, Mr. Sanderson, Mr. Sweger and Chairman Wright. Those voting against the motion were Mr. Luscher and Mr. May.

Proposed Finding number six passed unanimously by a vote of 9-0.

Chairman Wright asked for motions on other findings. Mr. Sweger made a motion to adopt the finding that the Future Land Use Plan of the Comprehensive Plan does not designate the property as Industrial. The motion was seconded and passed by a vote of eight to one. Those voting in favor of the motion were Ms. Cross, Mr. Jackson, Mr. Looney, Mr. Luscher, Mr. May, Mr. Sanderson, Mr. Sweger and Chairman Wright. Mr. Lee voted against the motion.
Mr. Sweger made a motion to adopt the finding that the General Industrial zone district allows for land uses that are not compatible with the Future Land Use Map category of Employment Center and that the General Industrial zoning being requested is not compatible with the Comprehensive Plan. The motion was seconded by Mr. Looney and passed by a motion of six to three. Those voting in favor were Ms. Cross, Mr. Looney, Mr. Luscher, Mr. May, Mr. Sanderson and Mr. Sweger. Those voting against were Mr. Jackson, Mr. Lee and Chairman Wright.

Mr. Sweger made a motion to adopt the finding that, given the historic lineage of the property being a farm and that there are other farms in the area, the existing zoning of Agriculture is not inappropriate for the property. The motion was seconded by Mr. Looney and passed unanimously.

Mr. Sweger made a motion to adopt the finding that there have been no significant changes within the area that were not anticipated in the adopted 2016 Comprehensive Plan. The motion was seconded by Mr. Sanderson and passed by a vote of eight to one. Those voting in favor were Ms. Cross, Mr. Jackson, Mr. Looney, Mr. Luscher, Mr. May, Mr. Sanderson, Mr. Sweger and Chairman Wright. Mr. Lee voted against the motion.

Mr. Looney made a motion to adopt the finding that the current adopted Comprehensive Plan identifies primary goals to preserve farms and rural areas and to protect the integrity of the natural environment for areas outside of the urban area. The motion was seconded by Ms. Cross and passed by a vote of seven to two. Those voting in favor were Ms. Cross, Mr. Jackson, Mr. Looney, Mr. Luscher, Mr. May, Mr. Sweger and Chairman Wright. Those voting against the motion were Mr. Lee and Mr. Sanderson.

Mr. Looney made a motion to adopt the finding that the proposed zone change request does not comply with Goal 6 of the Comprehensive Plan, which is to promote the stability, preservation and vitality of existing residential neighborhoods and that the zone change request fails to meet the eight policies outlined within Goal six of the Comprehensive Plan. The motion was seconded by Mr. Luscher and passed by a vote of five to four. Those voting in favor of the motion were Ms. Cross, Mr. Looney, Mr. Luscher, Mr. May and Mr. Sweger. Those voting against the motion were Mr. Jackson, Mr. Lee, Mr. Sanderson and Chairman Wright.

Mr. Looney made a motion to adopt the finding that the current 2016 Comprehensive Plan identified 600 acres of land currently available and zoned for Industrial use and 250 acres of commercially zoned land, which is five times more area than the current demand. The motion was seconded by Mr. May and failed by a vote of seven to two. Those voting in favor of the motion were Mr. Looney and Mr. May. Those voting against the motion were Ms. Cross, Mr. Jackson, Mr. Lee, Mr. Luscher, Mr. Sanderson, Mr. Sweger and Chairman Wright.

Mr. Lee made a motion to cease the making of findings of fact. The motion was seconded by Mr. Sanderson. The motion passed unanimously by a vote of 9-0.

Mr. May made a motion to recommend to the Franklin County Fiscal Court that the zone map amendment request by Tierney Storage, LLC from Agricultural District “AG” to Industrial General District “IG” for an 85.388 acre portion of property located at 690 Duncan Road be denied, based on findings of fact seven, eight, nine, ten, eleven and twelve. The motion was seconded by Mr. Luscher and passed by a vote of six to three. Those voting in favor of the motion were Ms. Cross, Mr. Looney, Mr. Luscher, Mr. May, Mr. Sanderson and Mr. Sweger. Those voting against were Mr. Jackson, Mr. Lee and Chairman Wright.

Chairman Wright asked the Secretary to introduce the next item:
PUBLIC HEARING: Cole Cambron, LLC is requesting approval of a zone map amendment from Rural Residential “RR” to Agricultural District “AG” for 49.968 acres of property at 3730 Peaks Mill Road, being all of tract #3 as shown in Plat Cabinet N, Slide 46. The property is more specifically identified as PVA Map Number 082-00-00-016.04

The Secretary introduced the item and swore in all speakers.

Ben Judah was present on behalf of the County to present the request and staff report to the Commission. Mr. Logan qualified Mr. Judah, who stated that he was the Planning Supervisor for the Franklin County Planning & Building Codes Department and that he had been in that position for three and one-half years. Mr. Judah stated that he had reviewed the application for the zone map amendment and had prepared the staff report for the request. Mr. Judah stated that staff was recommending approval of the zone map amendment request. Mr. Logan asked that the staff report be entered into the record. Without Objection the staff report was entered into the record.

Mr. Sweger made note on page two of the staff report that the existing zoning is RR, not AG and the proposed zoning is AG not RR.

There were no further questions of Mr. Judah.

Under applicant testimony, Mr. John Cambron with Cole Cambron, LLC stated that he had reviewed the staff report and was in agreement with staff’s recommendation.

Mr. Sweger asked if his intention was to create a family farm. Mr. Cambron stated that he wished to raise cattle and produce and have potential sales off the farm with roadside stands. He stated that three family members wished to build homes and a barn on the property.

There was no further testimony.

Mr. Lee made a motion to close the Public Hearing, to adopt the Staff Report as the Summary of the Public Hearing and to take action on the item. The motion was seconded by Mr. Looney and passed unanimously.

Mr. Lee made a motion to recommend to the Franklin County Fiscal Court that the request by Cole Cambron, LLC for a zone map amendment from Rural Residential “RR” to Agricultural District “AG” for 49.968 acres of property at 3730 Peaks Mill Road and being all of tract #3 as shown in Plat Cabinet N, Slide 46 be approved. The motion was seconded by Mr. Sanderson and passed unanimously.

There being no further business, a motion was made by Mr. Sanderson and seconded by Mr. Looney to adjourn the meeting.

__________________________
Russell Wright, Chairman
Vickie Sewell, Recording Secretary
REPORT AND RECOMMENDATION

TO: FRANKFORT-FRANKLIN COUNTY PLANNING COMMISSION

FROM: Jordan Miller, Senior Planner

SUBJECT: PUBLIC HEARING:

DATE: July 7, 2022

MEETING: July 14, 2022

REQUEST: Johnson Browning Investments is requesting approval of a zone map amendment from "IC" Industrial Commercial and "CG" General Commercial to "IC" Industrial Commercial for .326 acres of property located at the corner of Holmes Street and Barrett Avenue. The properties may be more specifically identified as PVA Map #061-44-04-008.00, PVA Map #061-44-04-007.00, PVA Map #061-44-04-006.00, PVA Map #061-44-04-010.00 and PVA Map #061-44-04-009.00. (City Item)

GENERAL INFORMATION

Owner: Johnson Browning Investments LLC
305 Wilkinson St
Frankfort, KY 40601

Location: Between Holmes Street and Warsaw Street along the west side of Barrett Avenue

Current zoning of property: "CG" General Commercial

Proposed zoning of property: "IC" Industrial Commercial

Future land use category: Suburban Business Center

Adjacent zoning & land uses:
North: "RC" zone; residential (single-family & multi-family)
South: "SG" zone; Commonwealth of Kentucky offices
East: "CG" & "IC" zones; vacant building (previously NAPA) & vacant parcels
West: "IC" zone; previously offices

BACKGROUND

The three subject properties requesting a zone map amendment (zone change) from "CG" to "IC" comprise a total area of approximately 0.32 acres (14,200 sq. ft.). The applicant also owns two parcels, currently zoned "IC", along Barrett Avenue and Warsaw Street that are directly adjacent to the south of these parcels, having acquired all five parcels in August 2019. The applicant proposes to consolidate these five total parcels into one parcel, which will comprise an area of 0.64 acres (28,400 sq. ft.), and operate a self-storage business on the property if the zone change is granted. The preliminary site plan (attached at the end of this report) demonstrates two buildings measuring 30' x 140' (4,200 sq. ft.) each with access to the property provided off of Warsaw Street.

The parcels are all currently vacant open space, with the three parcels requesting the zone change covered in grass while the two parcels currently zoned "IC" along Warsaw Street are paved asphalt. These parcels have had a mixture of uses over time. A 1925 Sanborn Fire Insurance Map identifies these parcels as single-family and two-family residential dwellings. The dwellings along Holmes Street were demolished between the years of 2000 – 2019 (one in 2000, one in 2010, one in 2019) and had had numerous property maintenance and
building code issues over the years prior to their demolition by the previous property owners. The dwellings along Warsaw Street were demolished in 1996 and the existing parking lot was constructed immediately following in 1997.

ANALYSIS

City of Frankfort Zoning Regulations
Section 2.11.10 Recommendation of Commission for Zoning Map Amendments.
Before making recommendation to the Board of Commissioners of the City of Frankfort, Kentucky, that an application for amendment to the Zoning Map be granted, the Commission shall find that the map amendment is in agreement with the Comprehensive Plan adopted by the Commission, or, in the absence of such a finding that (1) the original zoning classification given to the property was inappropriate or improper, or (2) there have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the Comprehensive Plan adopted by the Commission and which have substantially altered the basic character of such area.

Kentucky Revised Statutes
KRS 100.213 Findings necessary for proposed map amendment – Reconsideration.
(1) Before any map amendment is granted, the planning commission or the 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 (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 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.

(2) The planning commission, legislative body, or fiscal court may adopt provisions which prohibit for a period of two (2) years, the reconsideration of a denied map amendment or the consideration of a map amendment identical to a denied map amendment.

Therefore, a review of the Comprehensive Plan is required.

Section 4 of the Comprehensive Plan identifies "The purpose of a Land Use Plan is to provide guidance for decision making regarding new development as well as redevelopment....This plan recognizes that zoning is the more appropriate tool suited for property-specific regulations and that the land use plan, as part of a total comprehensive plan, provides a realistic, yet flexible, interpretation of the goals and objectives as applied to growth in the community."

The Future Land Use Map of the 2020 Frankfort/Franklin County Comprehensive Plan identifies this property within the zone map amendment request as "Suburban Business Center." The proposed zoning classification, "IC", of the subject property is appropriate in the Suburban Business Center Future Land Use Category.

The Comprehensive Plan defines Suburban Business Center as,

Suburban business centers are the commercial areas and corridors of Frankfort and Franklin County that serve the needs of the local residents. While the primary focus of these areas is retail sales and personal services, some office space may be intermixed. The size of suburban business centers should be controlled to limit the expansion of commercial development and the increasing number of vacant buildings while providing flexibility to accommodate changes in the market.

Land Use Guidelines
- The primary land uses in these areas should be retail, commercial, personal services and professional office spaces that are targeted toward residential and employees in Frankfort and Franklin County.

Page 2 of 15
- Mixed use development or commercial/office on lower floors with residential on upper floors is encouraged when compatible to surrounding neighborhoods/development.
- These areas should be designed to be accessible by car, pedestrians, bikes, and transit from nearby residential and office uses.

**Development Guidelines**

1. Suburban business centers should be located along highway corridors to accommodate the large amount of traffic generated by these uses.
2. New development should occur only in areas where public water and sewer services have sufficient capacity to serve and can meet any additional demand.
3. No new development shall occur where there is not an adequate water supply and water pressure for fire protection services.
4. Developers should be encouraged to develop creative business centers that do not place focal emphasis on the parking areas but on commercial uses themselves. This can be accomplished by placing some parking behind buildings and internal landscaping throughout the parking areas.
5. Signage and lighting should be placed to ensure visibility without creating visual and light pollution.
6. Emphasis should be placed on rehabilitating and adaptive reuse of underutilized properties.
7. Compatibility standards for the exterior design, site location, and interconnectivity should be emphasized and provided for new and infill developments.
8. **Structures should not exceed 20,000 square feet in size.**
9. Traffic Impact Studies should be required by the Planning Commission for larger projects to help determine what improvements need to be made (turn lanes, etc.) to minimize traffic congestion.

**Staff Finding: Positive** – While the Suburban Business Center Future Land Use Designation would not typically suggest an industrial zoning classification it may be appropriate to consider the surrounding land uses, the proposed development for this zone change, and the types of uses permitted in the proposed zoning district Industrial Commercial "IC". Surrounding land uses include a mixture of commercial, public use/institutional, residential (single and multi-family), offices, and personal services. A variety of zoning districts and future land use designations also exist in the immediate area. The proposed self-storage business is a less intense land use than typical industrial uses and would provide a service to the surrounding neighborhoods. The adjacent properties also owned by the applicant are currently zoned "IC" and the proposed zone change would align the zoning for future consolidation.

The adopted Comprehensive Plan also provides seven (7) Goals with policies which "embody the idea that growth is healthy but should be managed for the community good...reflect a concern about the pattern of development and concern about urban sprawl."

**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: Positive** - The proposed development is infill development within an area that is already developed with public facilities and services available. **Policy numbers 2 and 9 appear to support 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 stormwater 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 & Country Identity
Preserve and reinforce the distinction between the urban and rural areas of Franklin County.

Staff Finding: Positive - The proposed development is located on a vacant and underutilized site near the downtown urban core. Policy number 8 appears to support 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 areas 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: Positive- This request has been forwarded to the Technical Review Team and there appears to be adequate infrastructure to serve the proposed use. Policy numbers 2 and 4 appear to support this request.

General TRT Comments: The Technical Review Team has reviewed the request and has no issues with the
zone change or with providing the property with services.

Traffic: This request has been forwarded to the Planning Commission’s traffic engineer for review. The Commission’s traffic engineer had “no concerns regarding at this time” when reviewing the proposed zone change and development.

Policies #2 and 4 appear to support this 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 – The subject property is located near downtown and the residential & commercial areas of Holmes Street, and the proposed development would provide a service to nearby residents. Policy numbers 2, 4, and 8 appear to support this 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: Positive – Any development on the subject property will be subject to the City of Frankfort’s Stormwater Regulations and the proposed use is relatively low-impact. Policies #1, 2 and #7 appear to support this request.

Policies:

1. Preserve streams and drainage ways to manage stormwater 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.
7. Encourage the reduction of energy costs through more efficient development patterns and transportation modes.

Goal 6: Preserving Existing Neighborhoods
Promote the stability, preservation and vitality of existing residential neighborhoods.

Staff Finding: Positive – The surrounding neighborhood and Holmes Street corridor broadly speaking are a diverse mix of varying residential uses, commercial uses, institutional and professional office uses and some light industrial type uses in the existing "IC" zones in the corridor. A good portion of the corridor contains "IC" zoned property currently. The proposed use of the property for self-storage would generate very little additional traffic in the corridor, generate very little noise and should generally not pose a threat to the stability, preservation or vitality of existing residential neighborhoods nearby.

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: Positive – The use of this property will be done in accordance with the City of Frankfort Zoning Ordinance and will have to meet the requirements of the "IC" Zoning District Guidelines as well as any applicable standards in the Zoning Code such as signage, parking, landscaping, and density. Policy number 3 appears to support this request.

Policies:

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 for Holmes Street, Second Street, East Main Street, Versailles Road, Benson Valley, Bridgeport, Bellepoint, 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.

Zoning Regulations
In reviewing zone map amendments, it is also important to conduct an analysis of the adopted zoning ordinances to ensure that the proposed zone map amendment is consistent with the zoning code/ordinance; and to ensure that the requested district is the most appropriate district needed in order to meet the desired uses of the applicant and to ensure that the amendment will provide compatible and appropriate transition of uses to the surrounding area.

The proposed zoning district “IC" is defined as follows: The Industrial Commercial District is established to provide an area for wholesaling, warehousing, distribution of goods and certain retail and service functions. Light manufacturing, processing assembly of goods, and products where such process involves only the manufacturing or assembly from pre-manufactured parts or goods is also permitted. Manufacture from raw materials is discouraged. It is intended that all operations be conducted within enclosed buildings and that all uses should be compatible with any adjacent commercial or residential use.

Permitted uses include wholesaling, warehousing, distribution, limited retail sales and services. Manufacturing from pre-manufactured parts all in accordance with the use table. Conditional uses include residences for caretakers or watchmen, churches, schools, retail sales of used merchandise.

Staff finds that the proposed zoning district is appropriate for this property and the surrounding area. Surrounding land uses include a mixture of commercial, public use/institutional, residential (single and multifamily), offices, and personal services. Adjacent zoning districts range from industrial, commercial, residential, and government/institutional.

FINDINGS
Based on this analysis, staff suggests the following findings of fact for consideration:

Positive findings:
(1) The subject property is classified as Suburban Business Center in the Future Land Use map contained within the Comprehensive Plan.
(2) The proposed "IC" zoning is appropriate for this site and the Suburban Business Center future land use designation.
(3) A portion of the subject property is already zoned "IC".
(4) Multiple adjacent and nearby properties are zoned "IC".

RECOMMENDATION
Based on the findings and analysis within this report, staff recommends that the Frankfort/Franklin County Planning Commission APPROVE the request and recommend the Board of Commissioners to approve the zone map amendment based on the facts within this report and based on the principle finding that the requested zone change does satisfy the requirements of K.R.S. 100.213.
Subject Property along Holmes Street, looking east

Subject Property at corner of Barrett Avenue and Holmes Street, looking southwest toward Downtown
Subject Property at corner of Barrett Avenue and Warsaw Street, looking northwest toward Fort Hill

Southwest corner of Subject Property along Warsaw Street looking northeast (Fort Hill in background)
Properties directly across Holmes Street from Subject Property, looking west toward Downtown

Looking east down Holmes Street with adjacent properties north and west of Subject Property

Looking southeast at corner of Barrett Avenue and Holmes Street with adjacent properties east of Subject Property
Looking west at corner of Barrett Avenue and Warsaw Street with adjacent properties west and south of Subject Property

Looking east at corner of Barrett Avenue and Warsaw Street with adjacent properties east and southeast of Subject Property

Looking south down Barrett Avenue and Warsaw Street with adjacent properties south of Subject Property
4.30 Industrial Commercial Districts "IC"

4.301 **Purpose.** The Industrial Commercial District is established to provide an area for wholesaling, warehousing, distribution of goods and certain retail and service functions. Light manufacturing, processing assembly of goods, and products where such process involves only the manufacturing or assembly from pre-manufactured parts or goods is also permitted. Manufacture from raw materials is discouraged. It is intended that all operations be conducted within enclosed buildings and that all uses should be compatible with any adjacent commercial or residential use.

4.302 **Permitted Uses.** Wholesaling, warehousing, distribution, limited retail sales and services. Manufacturing from pre-manufactured parts all in accordance with the use table.

4.303 **Conditional Uses.** Residences for caretakers or watchmen, churches, schools, retail sales of used merchandise.

4.304 **Bulk Density and Height**

<table>
<thead>
<tr>
<th></th>
<th>Minimum lot size</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>B)</td>
<td>Minimum lot width</td>
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</tr>
<tr>
<td>C)</td>
<td>Minimum front yard</td>
<td>15 ft.</td>
</tr>
<tr>
<td>D)</td>
<td>Minimum side yard</td>
<td>12 ft.</td>
</tr>
<tr>
<td>E)</td>
<td>Minimum space between bldg.</td>
<td>24 ft.</td>
</tr>
<tr>
<td>F)</td>
<td>Minimum rear yard</td>
<td>20 ft.</td>
</tr>
<tr>
<td></td>
<td>Except when loading from a rail siding</td>
<td>0</td>
</tr>
<tr>
<td>G)</td>
<td>Maximum lot coverage</td>
<td>50 %</td>
</tr>
<tr>
<td>H)</td>
<td>Maximum height</td>
<td>50 ft.</td>
</tr>
<tr>
<td>I)</td>
<td>F.A.R.</td>
<td>1.5</td>
</tr>
</tbody>
</table>

* For Additional requirements, see Section 4.08, Bulk Density and Height Table.

4.305 **Off-street Parking.** In accordance with use and Article 12.

4.306 **Design Criteria**

A) Landscape areas shall be provided in accordance with Article 7, Landscape Regulations.

B) Any standards for noise, odor or air pollution adopted by the City of Frankfort shall be applicable and shall be measured at any zone district boundary.

C) All "IC" districts shall front along an arterial highway. Principle access to individual parcels in the "IC" zone should be from an interior or frontage road. Cross access to adjacent land or development site should be provided.

*(amended 7-24-06 Ord # 15, 2006)*
APPLICATION FOR ZONE MAP AMENDMENT

Tentative Meeting Date: 7/14/22   Filing Deadline: 6/02/22

The Undersigned owner(s) of the following described property hereby request the consideration of change in zone district classification as specified below:

1) GENERAL INFORMATION
   a) Property Owner (The owner must be the applicant): Johnson Browning Inv
   b) Mailing Address: 305 Wilkinson St Fkft 40601
   c) Daytime Phone: 502. 319. 4754
   d) Fax: 888.263.6155   Email: joe@buybluegrass.com

2) SITE INFORMATION
   a) General Location of Property: Warsaw/Barrett/Holmes Streets
   b) Subdivision Name: Holmes St
   c) Street Address: Tract 2 (no address), 413, 415, 421, 423 Warsaw Street

3) ZONING INFORMATION
   a) Present Zoning of Property: IC
   b) Proposed Zoning of Property: CG
   c) Existing Use of Property: Vacant
   d) Proposed Use of Property: Self-Storage Units
   e) Size of Property: 0.32 Acres or 14,200 Square Ft.

4) SUPPORTING INFORMATION
   The following items must be attached to the application as supporting information to this request:
a) A vicinity map showing the location of the request.

b) A list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the proposed rezoning.

c) Legal description of the property. If proposed change involves only a portion of a parcel the applicant must attach a survey conducted by a registered land surveyor.

d) Statement of Fact that the proposed change meets the minimum requirements of KRS 100.213.

e) Conceptual Development Plan or Preliminary Subdivision Plat, as required in Articles 5 and 8 of the City of Frankfort's Zoning Ordinance or the Subdivision Regulations.

f) Filing Fee of $300. Make checks payable to the Frankfort/Franklin County Planning Commission.

Signature of Property Owner(s)  Date: 5/20/22

NOTE: One (1) copy of this form and the Supporting Information, Items A through F, must be filed with the Frankfort/Franklin County Planning Commission at the City of Frankfort, Planning & Community Development by the deadline date.
Legal Description of the Johnson Browning Investment Property

Source of Title – D.B. 587, Page 704
Located at the corner of Holmes Street and Barrett Avenue
Current Zone Classification - CG
Proposed Zone Classification - IC

Beginning at a point where the southern right-of-way (R/W) of Holmes Street intersects the western R/W of Barrett Avenue;
Thence with the western R/W of Barrett Avenue S 13° 45' 01" E – 100.01’ to a point;
Thence with a line through the middle of the John Browning property S 77° 28' 39" W – 142.04’ to a point in the eastern boundary of the Todd and Frances Ryan property;
Thence with Ryan’s eastern property line N 13° 45' 01" W – 100.01’ to a point in the southern R/W of Holmes Street;
Thence with said R/W N 77° 28' 39" E – 142.04’ to the point of beginning.

The parcel described above contains 14,200 square feet, or 0.326 acres, per a survey by Robert Semones, Kentucky PLS # 3141.

Adjoining Property Owners

Todd & Frances Ryan
1139 Hickory Grove Rd.
Lawrenceburg, KY 40342

PVA Parcel # 061-44-04-005.00

Commonwealth of Kentucky
Scott Aubrey, Director
Division of Real Properties
Bush Building, 3rd Floor
403 Wapping Str.
Frankfort, KY 40601

PVA Parcel # 061-44-04-011.00
PVA Parcel # 061-00-00-117.00

Johnson Browning Investment, LLC
305 Wilkinson St.
Frankfort, KY 40601

PVA Parcel # 061-44-06-001.00

Gregory Wilcheck & Crystal G. Vaughn
90 Danielle St.
London, KY 40744-7048

PVA Parcel # 061-43-05-013.00

Fred K. Fern
733 Reed Dr.
Frankfort, KY 40601

PVA Parcel # 061-43-05-014.00

Strategic Property II, LLC
101 Medical Heights Dr., Suite F
Frankfort, KY 40601

PVA Parcel # 061-43-05-015.00
PVA Parcel # 061-43-05-016.00
PVA Parcel # 061-43-05-017.00
**Statement of Fact**

The subject property is classified as “Suburban Business District” in the current Comprehensive Plan, which is consistent with the requested zone change. Furthermore, the area of the subject parcel measures less than 1/3rd of an acre, which is too small for development. If the zone change request is granted, the owner will consolidate this property with their contiguous property that is currently zoned IC, which creates a 2/3rd acre parcel with the same zoning.
RE: Facility Review- 215 Holmes Street Zone Change
1 message

Bowlin \ John \ Christopher <jchristopherbowlin@nisource.com>  
To: Eric Cockley <ecockley@frankfort.ky.gov>  

Tue, Jun 7, 2022 at 10:11 AM

Eric,

I hope you are doing well. No comments from Columbia regarding the zone change.

Many Thanks,

J. Christopher Bowlin

Land Agent II | NiSource Inc. | Columbia Gas of Kentucky, Inc.
Office 859-288-0289 | Mobile 859-404-5737

From: Eric Cockley <ecockley@frankfort.ky.gov>  
Sent: Tuesday, May 31, 2022 9:27 AM  
To: Sharmista Dutta <sdutta@fewpb.com>; Jim Carter <JCARTER@fewpb.com>; Harrod, Mike <mikeharrod@fewpb.com>; Michael Hesse <mhesse@frankfort.ky.gov>; Robert Barker <rbarker@frankfort.ky.gov>; Kenny Hogsten <khogsten@frankfort.ky.gov>; Katie Beard <kbeard@frankfort.ky.gov>; Sara Anderson <sanderson@frankfort.ky.gov>; Bowlin \ John \ Christopher <jchristopherbowlin@nisource.com>; ARTHUR G <as777@att.com>; Brad Johnson <bjohnson@hmbpe.com>
Cc: Jordan Miller <jmiller@frankfort.ky.gov>; Joe Johnson <joe@buybluegrass.com>; Joe Grider <jgrider@hmbpe.com>

Subject: Facility Review- 215 Holmes Street Zone Change

USE CAUTION: This email was sent from an external source. Think before you click links or open attachments. If suspicious, please forward to security@nisource.com for review.

All,

Please see attached facility review memo for an upcoming zone change. Please be aware that assuming the zone change is successful there will still be a development plan review process before any construction occurs. Please forward me any comments you have as it relates to this request. The intention is to get the zone change and to develop the property with two buildings meant for mini-storage. Thanks.

--
RE: Facility Review- 215 Holmes Street Zone Change

1 message

Dutta, Sharmista <sdutta@fewpb.com>  Thu, Jun 2, 2022 at 9:22 AM
To: Eric Cockley <ecockley@frankfort.ky.gov>, "Carter, Jim" <jcarter@fewpb.com>, "Harrod, Mike" <mikeharrod@fewpb.com>
Cc: Jordan Miller <jmiller@frankfort.ky.gov>, Joe Johnson <joe@buybluegrass.com>, Joe Grider <jgrider@hmbpe.com>

FPB Water has no issues with the proposed zone change.

Thank you.

Sharmista Dutta, P.E.
Water Engineer
Frankfort Plant Board
305 Hickory Drive
Frankfort KY 40601
Office: 502-352-4407
sdutta@fewpb.com

From: Eric Cockley <ecockley@frankfort.ky.gov>
Sent: Tuesday, May 31, 2022 9:27 AM
To: Dutta, Sharmista <sdutta@fewpb.com>; Carter, Jim <jcarter@fewpb.com>; Harrod, Mike <mikeharrod@fewpb.com>; Michael Hesse <mhesse@frankfort.ky.gov>; Robert Barker <rbarker@frankfort.ky.gov>; Kenny Hogsten <khogsten@frankfort.ky.gov>; Katie Beard <kbeard@frankfort.ky.gov>; Sara Anderson <sanderson@frankfort.ky.gov>; Chris Bowlin <jchristobbowlin@nisource.com>; ARTHUR G <as7779@att.com>; Brad Johnson <bjohnson@hmbpe.com>
Cc: Jordan Miller <jmiller@frankfort.ky.gov>; Joe Johnson <joe@buybluegrass.com>; Joe Grider <jgrider@hmbpe.com>
Subject: Facility Review- 215 Holmes Street Zone Change

CAUTION: This email has originated from an External Source. Please use EXTRA caution when opening attachments, clicking links, or responding to this email.
June 1, 2022

Eric Cockley
315 W Second St
Frankfort, KY 40601

RE: 215 Holmes St
Zone Change

Dear Mr. Cockley,

The Frankfort Sewer Department has received the proposed zone change at 215 Holmes St. FSD has no comments regarding zone change.

FSD has attached a map of the sanitary sewer facilities for your convenience to map on the proposed Development Plan.

If you have any questions, please contact this office.

Sincerely
Frankfort Sewer Department

Michael Hesse, PE
Design Engineer

CC: Kenny Hogsten, FSD
Robert Barker, FSD
RE: Facility Review- 215 Holmes Street Zone Change

1 message

Brad Johnson <bcjohnson@hmbpe.com>  Wed, Jun 1, 2022 at 8:20 AM
To: Eric Cockley <ecockley@frankfort.ky.gov>, Sharmista Dutta <sdutta@fewpb.com>, Jim Carter <JCARTER@fewpb.com>, "Harrod, Mike" <mikeharrod@fewpb.com>, Michael Hesse <mhesse@frankfort.ky.gov>, Robert Barker <rbarker@frankfort.ky.gov>, Kenny Hogsten <khogsten@frankfort.ky.gov>, Katie Beard <kbeard@frankfort.ky.gov>, Sara Anderson <sanderson@frankfort.ky.gov>, Chris Bowlin <jchristopherbowlin@nlsource.com>, ARTHUR G <as7779@att.com>
Cc: Jordan Miller <jmiller@frankfort.ky.gov>, Joe Johnson <joe@buybluegrass.com>, Joe Grider <jgrider@hmbpe.com>

Eric, I have no concerns regarding traffic at this time.

Thanks, Brad

Bradford C. Johnson, PE
PLANNING PRINCIPAL-in-CHARGE
3 HMB Circle
Frankfort, KY 40601
P: (502) 695-9800
C: (859) 797-9658
www.hmbpe.com

From: Eric Cockley <ecockley@frankfort.ky.gov>
Sent: Tuesday, May 31, 2022 9:27 AM
To: Sharmista Dutta <sdutta@fewpb.com>; Jim Carter <JCARTER@fewpb.com>; Harrod, Mike <mikeharrod@fewpb.com>; Michael Hesse <mhesse@frankfort.ky.gov>; Robert Barker <rbarker@frankfort.ky.gov>; Kenny Hogsten <khogsten@frankfort.ky.gov>; Katie Beard <kbeard@frankfort.ky.gov>; Sara Anderson <sanderson@frankfort.ky.gov>; Chris Bowlin <jchristopherbowlin@nlsource.com>; ARTHUR G <as7779@att.com>; Brad Johnson <bcjohnson@hmbpe.com>
Cc: Jordan Miller <jmiller@frankfort.ky.gov>; Joe Johnson <joe@buybluegrass.com>; Joe Grider <jgrider@hmbpe.com>
Subject: Facility Review- 215 Holmes Street Zone Change

All,

Please see attached facility review memo for an upcoming zone change. Please be aware that assuming the zone change is successful there will still be a development plan review process before any construction occurs. Please forward me any comments you have as it relates to this request. The intention is to get the zone change and to develop the property with two buildings meant for mini-storage. Thanks.

--
FPB Telecom has no issues with the proposed zone change.
Re: Facility Review- 215 Holmes Street Zone Change

1 message

Sara Anderson <sanderson@frankfort.ky.gov> Tue, May 31, 2022 at 10:39 AM
To: Eric Cockley <ecockley@frankfort.ky.gov>
Cc: Sharmista Dutta <sdutta@fewpb.com>, Jim Carter <JCARTER@fewpb.com>, "Harrod, Mike" <mikeharrod@fewpb.com>, Michael Hesse <mhesse@frankfort.ky.gov>, Robert Barker <rbarker@frankfort.ky.gov>, Kenny Hogsten <khogsten@frankfort.ky.gov>, Katie Beard <kbeard@frankfort.ky.gov>, Chris Bowlin <jchristopherbowlin@nisource.com>, ARTHUR G <as7779@att.com>, Brad Johnson <bcjohnson@hmbpe.com>, Jordan Miller <jmiller@frankfort.ky.gov>, Joe Johnson <joe@buybluegrass.com>, Joe Grider <jgrider@hmbpe.com>

Public Works has no comments at this time.

Sara J. Anderson, P.E.
Deputy Director of Public Works
315 W. Second Street
Frankfort, KY 40601
502-875-8500
www.frankfort.ky.gov

On Tue, May 31, 2022 at 9:27 AM Eric Cockley <ecockley@frankfort.ky.gov> wrote:

All,
Please see attached facility review memo for an upcoming zone change. Please be aware that assuming the zone change is successful there will still be a development plan review process before any construction occurs. Please forward me any comments you have as it relates to this request. The intention is to get the zone change and to develop the property with two buildings meant for mini-storage. Thanks.

--

ERIC COCKLEY
Director
Planning & Community Development

502 • 352 • 2100  ecockley@frankfort.ky.gov
502 • 682 • 1233  www.frankfort.ky.gov
RE: Facility Review- 215 Holmes Street Zone Change
1 message

Carter, Jim <jcarter@fewpb.com>  Tue, May 31, 2022 at 10:06 AM
To: Eric Cockley <ecockley@frankfort.ky.gov>, "Dutta, Sharmista" <sdutta@fewpb.com>, "Harrod, Mike" <mikeharrod@fewpb.com>, Michael Hesse <mhesse@frankfort.ky.gov>, Robert Barker <rbarker@frankfort.ky.gov>, Kenny Hogsten <khogsten@frankfort.ky.gov>, Katie Beard <kbeard@frankfort.ky.gov>, Sara Anderson <sanderson@frankfort.ky.gov>, Chris Bowlin <jcchristopherbowlin@nlsourc.com>, ARTHUR G <as7779@att.com>, Brad Johnson <bcjohnson@hmbpe.com>
Cc: Jordan Miller <jmiller@frankfort.ky.gov>, Joe Johnson <joe@buybluegrass.com>, Joe Grider <jgrider@hmbpe.com>, "McCullar, Travis" <tmccullar@fewpb.com>

FPB Electric has no issue with the zone change.

Thanks.

James R. Carter, P.E.
FPB Electrical Engineer
305 Hickory Drive
PO Box 308
Frankfort, KY 40602
jcarter@fewpb.com
502-352-4401

From: Eric Cockley <ecockley@frankfort.ky.gov>
Sent: Tuesday, May 31, 2022 9:27 AM
To: Dutta, Sharmista <sdutta@fewpb.com>; Carter, Jim <jcarter@fewpb.com>; Harrod, Mike <mikeharrod@fewpb.com>; Michael Hesse <mhesse@frankfort.ky.gov>; Robert Barker <rbarker@frankfort.ky.gov>; Kenny Hogsten <khogsten@frankfort.ky.gov>; Katie Beard <kbeard@frankfort.ky.gov>; Sara Anderson <sanderson@frankfort.ky.gov>; Chris Bowlin <jcchristopherbowlin@nlsourc.com>; ARTHUR G <as7779@att.com>; Brad Johnson <bcjohnson@hmbpe.com>
Cc: Jordan Miller <jmiller@frankfort.ky.gov>; Joe Johnson <joe@buybluegrass.com>; Joe Grider <jgrider@hmbpe.com>
Subject: Facility Review- 215 Holmes Street Zone Change
RE: Facility Review- 215 Holmes Street Zone Change
1 message

STROBL, ARTHUR G <as7779@att.com>
To: Eric Cockley <ecockley@frankfort.ky.gov>

ATT has no issues with proposal.

Art Strobl

Mgr OSP Plng & Engrg Design
Access Construction & Engineering
Tennessee/Kentucky District

AT&T Kentucky – Bellsouth Telecommunications, LLC

1535 Twilight Trail, Frankfort, KY 40601
m 502.221.5271 | o 502.875.3094 | as7779@att.com

From: Eric Cockley <ecockley@frankfort.ky.gov>
Sent: Tuesday, May 31, 2022 9:27 AM
To: Sharmista Dutta <sdutta@fewpb.com>; Jim Carter <JCARTER@fewpb.com>; Harrrd, Mike <mikeharrod@fewpb.com>; Michael Hesse <mhesse@frankfort.ky.gov>; Robert Barker <rbarker@frankfort.ky.gov>
Kenny Hogsten <khogsten@frankfort.ky.gov>; Katie Beard <kbeard@frankfort.ky.gov>; Sara Anderson <sanderson@frankfort.ky.gov>; Chris Bowlin <jchristopherbowlin@nisource.com>; STROBL, ARTHUR G <as7779@att.com>; Brad Johnson <bcjohnson@hmbpe.com>
Cc: Jordan Miller <jmiller@frankfort.ky.gov>; Joe Johnson <joe@buybluegrass.com>; Joe Grider <jgrider@hmbpe.com>
Subject: Facility Review- 215 Holmes Street Zone Change

All,

Please see attached facility review memo for an upcoming zone change. Please be aware that assuming the zone change is successful there will still be a development plan review process before any construction occurs. Please forward me any comments you have as it relates to this request. The intention is to get the zone change and to develop the property with two buildings meant for mini-storage. Thanks.
June 28, 2022

Dear Adjacent Property Owner:

Re: Upcoming Planning Commission Meeting

You have been identified as an adjoining property owner to land affected by the following request before the Frankfort/Franklin County Planning Commission:

PUBLIC HEARING: Johnson Browning Investments is requesting approval of a zone map amendment from “CG” General Commercial to “IC” Industrial Commercial for .326 acres of property located at the corner of Holmes Street and Barrett Avenue. The properties may be more specifically identified as PVA Map #061-44-04-008.00, PVA Map #061-44-04-007.00, PVA Map #061-44-04-006.00, PVA Map #061-44-04-010.00 and PVA Map #061-44-04-009.00.

The Frankfort/Franklin County Planning Commission will host an in-person meeting at 5:30 P.M. on Thursday, July 14, 2022 in the Council Chambers of City Hall, which is located at 315 West Second Street. Commission members, Planning Staff, Applicants and the public may participate in the meeting in person and the meeting will be live streamed on the City of Frankfort Facebook page: https://www.facebook.com/CityofFrankfortKY

Staff reports for these items may be available seven (7) days prior to the meeting on the Planning Department webpage at www.frankfort.ky.gov/planning. Additional information may also be obtained by calling 502-352-2094 during business hours, Mondays through Fridays, 8:00 a.m. to 4:30 p.m.

Sincerely,

Jordan Miller, Senior Planner
Planning & Community Development
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City, State, Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>STRATEGIC PROPERTY II LLC</td>
<td>101 MEDICAL HEIGHTS DR STE F</td>
<td>FRANKFORT, KY 40601</td>
</tr>
<tr>
<td>WILCHECK GREGORY J &amp;</td>
<td>90 DANIELLE ST</td>
<td>LONDON, KY 407447048</td>
</tr>
<tr>
<td>CRYSTAL G VAUGHN</td>
<td></td>
<td></td>
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<tr>
<td>FERN FRED K</td>
<td>733 REED DR.</td>
<td>FRANKFORT, KY 40601</td>
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<td></td>
<td></td>
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<tr>
<td>RYAN TODD &amp; FRANCES</td>
<td>1139 HICKORY GROVE RD</td>
<td>LAWRENCEBURG, KY 40342</td>
</tr>
<tr>
<td>JOHNSON BROWNING INVESTMENTS LLC</td>
<td>305 WILKINSON ST</td>
<td>FRANKFORT, KY 40601-</td>
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</table>
REPORT AND RECOMMENDATION

TO: FRANKFORT-FRANKLIN COUNTY
    PLANNING COMMISSION

FROM: Eric Cockley, Director

SUBJECT: PUBLIC HEARING: New Frankfort Development LLC is requesting approval of a zone map amendment from “SG” Special Government to “UM” Urban Mixed Use for 11.88 acres of property located on the corner of Wilkinson Blvd and W. Broadway Street and on Wilkinson Blvd between St. Clair Street and Mero and Clinton Streets respectively. The properties may be more specifically described as PVA Map #061-00-00-103.18, PVA Map #061-00-00-104.00 and PVA Map #061-00-00-103.18.

DATE: July 7, 2022

MEETING July 14, 2021

GENERAL INFORMATION

Owner: New Frankfort Development LLC
    1560 Delaware Avenue
    Lexington, KY 40505

Location: 402 Broadway (Parcel C), 405 Wilkinson Blvd (Parcel B)

Current zoning of property: “SG” Special Government District

Future land use category: Special Public Use

Surrounding zoning & land use:

    North: Zone- “5G”; State Office Building, City Park
    South: Zone- “SH”“CB”, Federal Building, Downtown Mixed Use District
    East: Zone-“RH”“CL”; Single and Multi-Family Residential
    West: Zone- “5G”; Hotel, City Park

BACKGROUND

The subject property consists of two parcels. The first is Parcel “B” which is bounded by St. Clair Street, Mero Street, Wilkinson Blvd and Clinton Street. The second is Parcel “C” which fronts at 402 West Broadway and is also bounded by Wilkinson Blvd and Clinton Street. Parcel “B” is the former site of the Frankfort Convention Center and Capital Plaza Shops, while Parcel “C” is the location of the former YMCA facility. Other than the existing hotel tenant and associated white box building parcel “B” is currently a vacant green field. Parcel “C” still has the YMCA building and attached parking structure on the property. The requested zone change would allow for the mixed-use redevelopment of the property in accordance with the Downtown Master Plan and TIF Master Development Agreement.
Background Timeline

September 2017- City and County create a joint Community Engagement Advisory Committee
March 11, 2018- Capitol Tower is imploded
June 2018- City/County/Commonwealth of Kentucky sign MOA- That MOA led to the creation of the Development Advisory Committee to help assist with the selection of a developer for the redevelopment of parcel b.
November 2018- City approved Downtown Master Plan, and the DAC forwarded Preliminary Recommendation for Systematic Redevelopment to Finance Cabinet
January 2019- The Planning Commission reviewed the Executive Summary of the Preliminary Recommendation for Systematic Redevelopment to provide feedback based on the impact of the proposal on the Comprehensive Plan

The Commission made 2 Findings as part of that review:
1. The proposed recommendation is in compliance with Goals #1, 3, 4, 6 & 7 of the Comprehensive Plan.
2. The Planning Commission has fulfilled their duty reviewing the documents required to be reviewed by the MOA; the executive summary provided to the Planning Commission for review is sufficiently vague as to draw the conclusion that the Commission’s knowledge and expertise of the area has not been engaged.

January 2019- The Planning Commission held a public hearing for the text amendment to create the “UM” Urban Mixed-Use Zoning District and unanimously voted to recommend that the City Commission approve the Text Amendment. Discussion about the potential future application of the “UM” District to Parcels “B” & “C” occurred at that public hearing.
August 2019- Finance Cabinet issues Request for Bid Solicitation for Parcels “B” & “C”.
October 2019- Public Reading of the New Frankfort Development LLC bid
April 2021- City approved Master Development Agreement associated with the Tax Increment Financing District to pledge marginal future tax revenues towards investments in public infrastructure as part of the Parcels “B” & “C” redevelopment.
June 2022-City is awarded FTA grant of $5.5 million to construct 300 parking space Transit Center/Parking Garage on Parcel “B” in order to satisfy requirements of Parcel “B” deed restrictions and the Master Development Agreement.
July 2022- New Frankfort Development LLC has applied for this zone change to “UM” Urban Mixed Use as the next step in the redevelopment project
ANALYSIS

City of Frankfort Zoning Regulations

Section 2.11.10 Recommendation of Commission for Zoning Map Amendments.

Before making recommendation to the Board of Commissioners of the City of Frankfort, Kentucky, that an application for amendment to the Zoning Map be granted, the Commission shall find that the map amendment is in agreement with the Comprehensive Plan adopted by the Commission, or, in the absence of such a find that (1) the original zoning classification given to the property was inappropriate or improper, or (2) there have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the Comprehensive Plan adopted by the Commission and which have substantially altered the basic character of such area.

The findings in fact made by the Commission shall be recorded in the minutes and records of the Commission. After voting to recommend that an application for amendment to the Zoning Map be granted or denied, the Commission shall forward its findings of fact and recommendation in writing to the Board of Commissioners of the City of
Frankfort, Kentucky, if the subject property is within the territorial jurisdiction of said City at the time the commission's recommendation is made thereon.

**Kentucky Revised Statutes**
*KRS 100.213 Findings necessary for proposed map amendment – Reconsideration.*

(1) Before any map amendment is granted, the planning commission or the 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 (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 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.

(2) The planning commission, legislative body, or fiscal court may adopt provisions which prohibit for a period of two (2) years, the reconsideration of a denied map amendment or the consideration of a map amendment identical to a denied map amendment.

Therefore, a review of the Comprehensive Plan is required.

**Section 4 of the Comprehensive Plan** identifies "The purpose of a Land Use Plan is to provide guidance for decision making regarding new development as well as redevelopment...This plan recognizes that zoning is the more appropriate tool suited for property-specific regulations and that the land use plan, as part of a total comprehensive plan, provides a realistic, yet flexible, interpretation of the goals and objectives as applied to growth in the community."

![Diagram](image-url)
The Future Land Use Map of the 2016 comprehensive plan identifies this property within the zone map amendment request as “Special Public Use.” Special Public Use is defined as follows.

These uses include public schools, fire stations, libraries, government agencies, etc. that are located throughout the community. These uses provide amenities to local residents that are service oriented. Where possible the County/City should plan for future community facilities, including schools and locate them in areas where they are easily accessed by residents through sidewalks and clear signage. **If reuse of these lands becomes an issue, the Planning Commission should consider the land use of the surrounding area as well as the future land use designation of the surrounding area in their decision making process.** (KSU, airport, Nat. Guard, Frankfort Cemetery, Greenhill Cemetery would be some examples of uses in this category.)

**Land Use Guidelines**

- The primary land uses in these areas should be public uses including, but not limited to schools, government buildings, etc. This includes properties that are being held for future expansion of these public uses.
- Residential uses and nonresidential uses should be discouraged in these special public use areas.

**Development Guidelines**

1. Expansion of existing public/semi-public uses should be allowed where there will be minimal impact on surrounding residential uses.
2. No new development shall occur where there is not an adequate water supply and water pressure for fire protection services.
3. **Where infill development occurs, the density and character of the development should reflect the existing uses that surround the proposed site.**
4. Larger sites with extra landscaping and buffer strips should be used in areas adjacent to residential uses to provide a transitional area.
5. Interconnectivity to adjoining neighborhoods and developments should be a priority for any uses within this land use category.

**Staff Finding: Positive** - While the Special Public Use Future Land Use Designation would typically suggest public and institutional uses of these properties it does provide for guidance when considering reuse of these lands. In this case staff finds that based on the significant changes both physically and otherwise since the 2016 Comprehensive Plan was adopted and the transfer of the property to private ownership the Special Public Use Future Land Use Designation is no longer appropriate. The proposed zoning and redevelopment of the property does however take in to account the surrounding land use and future land use designation of Downtown Mixed Use. These two factors lead staff to a positive finding as it relates to the Comprehensive Plan even though the current future land use designation suggests very different uses in these areas than what is being proposed.

The adopted Comprehensive Plan also provides seven (7) Goals, which “The Goals and Policies embody the idea that growth is healthy, but should be managed for the community good...reflect a concern about the pattern of development and concern about urban sprawl.”

**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: Positive**- The proposed development is infill development within an already developed area of Downtown Frankfort which is already served by public facilities and public services. The proposed zoning and future development complies with the recommendations of the Downtown Master Plan. The proposed use of the properties will be a productive adaptive re-use of the property which will support and add to our vibrant historic downtown. *Policies # 1, 2, 7, 8, 9 and 11 appear to support 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 stormwater 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 & Country Identity**
Preserve and reinforce the distinction between the urban and rural areas of Franklin County.

**Staff Finding: Positive**- The subject property is located downtown adjacent to the Historic Downtown Central Business District. The proposed development and reconstruction of the historic alignment of Washington Street will serve to connect the institutional uses of the Mayo Underwood Office Building and KYTC building with the rest of the mixed use downtown district. *Policies # 2, 4, 6 and 8 appear to support this request.*
(1) Promote a compact urban area, and recognize and encourage small, compact, rural villages to promote cost effectiveness and efficiency.

(2) Identify urban growth areas 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: Positive- This request has been forwarded to the Technical Review Team and there appears to be adequate infrastructure to serve the proposed use. Policies # 2 and 4 appear to support this request.

General TRT Comments: The technical review team has reviewed the request and has no issues with the zone change or with providing the property with services.

Traffic: This request has been forwarded to the Planning Commission’s traffic engineer for review. The Commission’s traffic engineer has reviewed the traffic study and “feels it completely covers this zone change request and no additional traffic analysis is needed” and that “the proposed roadway/traffic changes will appropriately accommodate the increase in traffic.” Policies #2 and 4 appear to support this 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** - The mixed-use redevelopment of these properties to bring additional housing options, downtown residents as well as commercial retail and office uses would appear to have a positive economic impact on downtown and contribute to growth and development community wide. *Policies #2, 3, 4, 5 and 8 appear to support this 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: Positive** - Any development on the subject property will be subject to the City of Frankfort’s Stormwater Regulations. *Policies #1, 2 and #7 appear to support this request.*

**Policies:**

1. **Preserve streams and drainage ways to manage stormwater 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.
7. **Encourage the reduction of energy costs through more efficient development patterns and transportation modes.**

**Goal 6: Preserving Existing Neighborhoods**

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

**Staff Finding: Positive** - The proposed use will promote the stability, preservation and vitality of historic downtown as well as serve as a transition between the state office buildings to the north and the remainder of the mixed use downtown to the south and east. The “UM” Urban Mixed-Use District was created to include appropriate siting and
design standards specifically to make it an appropriate infill zoning district which would complement being adjacent to the historic Central Business District. *Policies #1, 2, 5, 6 and 7 appear to support 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: Positive**- The proposed development of this property will be done in accordance with City of Frankfort Zoning Ordinance. Any future redevelopment of the property will have to meet the requirements of the "UM" Zoning District Guidelines. *Policy #3 appears to support this request.*

**Policies:**

(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 for 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.

**Zoning Regulations**
In reviewing zone map amendments, it is also important to conduct an analysis of the adopted zoning ordinances to ensure that the proposed zone map amendment is consistent with the zoning ordinance; and to ensure the requested district is the most appropriate district needed in order to meet the desired uses of the applicant and to ensure that the amendment will provide compatible and appropriate transition of uses to the surrounding area. The proposed zoning district "UM" is defined as follows:

4.251 **Purpose.** The Urban Mixed District is established to provide for a district that will allow for the development of a variety of different uses that can be compatible within an urban setting and/or will provide a compact, efficient land use pattern. This district will create new development that is livable, diverse and sustainable, and will promote efficient and economic uses of land. The Urban Mixed Use
District will promote development patterns that encourage walkable circulation patterns and conserve energy and will offer residents an excellent opportunity for the ability to live, work, shop and have entertainment and recreational opportunities within a short commute of their residence. This district will also provide ability for the redevelopment and/or quality infill opportunities within areas of the community that may be underutilized and in compliance with the Comprehensive Plan.

Staff finds that the requested zone of “UM” is appropriate as the surrounding historic downtown is already a mixed use urban neighborhood. The “UM” District was specifically created to provide a good option for a mixed use zoning district that could be used for infill development and that would allow redevelopment in and around historic downtown in an appropriate manner.

FINDINGS

Based on this analysis, staff suggests the following findings of fact for consideration:

Positive findings:

1. The subject property is classified as Special Public Use in the Future Land Use map contained within the Comprehensive Plan.
2. The demolition of the former Capital Plaza development and transfer of the subject property from the Commonwealth of Kentucky to a private property owner represents a “major change 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”.
3. In order to address the major change not anticipated in the adopted comprehensive plan the City and County completed a Downtown Master Plan to identify appropriate priorities based on public input and professional expertise for the continued investment in downtown and specifically to identify the nature of the most appropriate redevelopment of the subject property.
4. The proposed redevelopment of the subject property is in accordance with the redevelopment type proposed within the Downtown Master Plan.
5. The Special Public Use Future Land Use Designation is no longer appropriate for the site.
6. The Special Public Use Future Land Use Designation definition states that “if reuse of these lands becomes an issue, the Planning Commission should consider the land use of the surrounding area as well as the future land use designation of the surrounding area in their decision making process.”
7. The “SG” Special Government zoning district is no longer appropriate for this site.
8. The proposed “UM” zoning is appropriate for this site and is an appropriate zoning district adjacent to the Downtown Mixed Use Land Use Map designation.

RECOMMENDATION

Based on the findings and analysis within this report, staff recommends that the Frankfort/Franklin County Planning Commission **APPROVE the request and recommend the Board of Commissioners to approve** the zone map amendment based on the facts within this report and based on the principle finding that the requested zone change does satisfy the requirements of K.R.S. 100.213.
Feedback on the Planning Commission’s Review of the Executive Summary of the Preliminary Recommendation for Systematic Redevelopment of the property known as Parcel “B”.

Background

On January 10, 2019, City Planning Staff presented the Planning Commission with the opportunity to review and provide feedback to the Executive Summary of the Preliminary Recommendation for Systematic Redevelopment of the property known as Parcel “B”. Staff prepared a staff report that contained analysis in regard to the Preliminary Recommendation’s relationship with the Comprehensive Plan. The Preliminary Recommendation was forwarded to the Planning Commission by the local governments in accordance with the Memorandum of Agreement that the City of Frankfort and Franklin County Fiscal Court entered into with the Commonwealth of Kentucky regarding the redevelopment of Parcel “B”. The MOA requires that the local governments forward their Preliminary Recommendation to the Planning Commission to provide “feedback based on the impact of the proposal on the Comprehensive Zoning Plan”.

Findings

The Planning Commission voted to support two motions regarding the Preliminary Recommendation:

**Finding #1:** The proposed recommendation is in compliance with Goals #1, #3, #4, #6 & #7 of the Comprehensive Plan.

**Finding #2:** The Planning Commission has fulfilled their duty reviewing the documents required to be reviewed by the MOA; the executive summary provided to the Planning Commission for review is sufficiently vague as to draw the conclusion that the Commission’s knowledge and expertise of the area has not been engaged.

Respectfully Submitted,

Joyce Honaker, Chairperson Frankfort/Franklin County Planning Commission
RE: Facility Review- Parcels B and C, Zone Change
1 message

Brad Johnson <bcjohnson@hmbpe.com>  
To: Eric Cockley <ecockley@frankfort.ky.gov>  
Mon, Jun 27, 2022 at 3:29 PM

Eric, I have reviewed the Frankfort Transit Center/Parking Garage Project Technical Report and feel it completely covers this zone change request and no additional traffic analysis is needed. I would be happy to discuss the study findings with you further, if needed, but based on my review the proposed roadway/traffic changes will appropriately accommodate the increase in traffic.

Thanks, Brad

Bradford C. Johnson, PE  
PLANNING PRINCIPAL-in-CHARGE  
3 HMB Circle  
Frankfort, KY 40601  
P: (502) 695-9800  
C: (859) 797-9658  
www.hmbpe.com

From: Eric Cockley <ecockley@frankfort.ky.gov>  
Sent: Thursday, June 16, 2022 11:27 AM  
To: Sharmista Dutta <sdutta@fewpb.com>; Jim Carter <JCARTER@fewpb.com>; Harrod, Mike <mikeharrod@fewpb.com>; Michael Hesse <mhesse@frankfort.ky.gov>; Kenny Hogsten <khogsten@frankfort.ky.gov>; Robert Barker <rbarker@frankfort.ky.gov>; Katie Beard <kbeard@frankfort.ky.gov>; Sara Anderson <sanderson@frankfort.ky.gov>; Chris Bowlin <cbowlin@miscource.com>; ARTHUR G <as7779@att.com>; Brad Johnson <bcjohnson@hmbpe.com>; Matthew Marshall <mmarshall@frankfort.ky.gov>; Wayne Briscoe <wbriscoe@frankfort.ky.gov>  
Cc: Megan Walsen <Megan@reddrawdev.com>; Craig Turner <cturner@crmco.com>; Jordan Miller <jml@frankfort.ky.gov>; Vicki Birenberg <vbirenberg@frankfort.ky.gov>  
Subject: Facility Review- Parcels B and C, Zone Change

All,

Please see my attached facility review memo and concept plan for your comment on an upcoming zone change request for Parcels B & C. Please forward me any comments you may have as it relates to this request. Thanks!

--

https://mail.google.com/mail/u/0?ik=a06c425798&view=pt&search=all&permthid=thread-a%3Ar220023501557531305%7Cmsg-f%3A1173681742488...  1/2
RE: Facility Review- Parcels B and C, Zone Change

Columbia takes no position on the zone change.

If there are any questions/issues regarding existing service lines or if there are plans to demo any buildings, please contact Field Operations Leader, Shannon Barker at (859) 509-7440 for further assistance.

For evaluation of service requests please contact, Lead Development Manager, Andy Elliot at (859) 537-2202

Many Thanks,

J. Christopher Bowlin
Land Agent II | NiSource Inc. | Columbia Gas of Kentucky, Inc.
Office 859-288-0289 | Mobile 859- 404-5737

From: Eric Cockley <ecockley@frankfort.ky.gov>
Sent: Thursday, June 16, 2022 11:27 AM
To: Sharmista Dutta <sdutta@fewpb.com>; Jm Carter <JCARTER@fewpb.com>; Harrod, Mike <mikeharrod@fewpb.com>; Michael Hesse <mhesse@frankfort.ky.gov>; Kenny Hogslen <khogslen@frankfort.ky.gov>; Robert Barker <rbarker@frankfort.ky.gov>; Katie Beard <kbeard@frankfort.ky.gov>; Sara Anderson <sanderson@frankfort.ky.gov>; Bowlin \ Christopher <jchristopherbowlin@nisource.com>; ARTHUR G <as7779@att.com>; Erad Johnson <bcjohnson@hmbpe.com>; Matthew Marshall <mmarshall@frankfort.ky.gov>; Wayne Briscoe <wbriscoe@frankfort.ky.gov>
Cc: Megan Walsen <Megan@reddrawdev.com>; Craig Turner <cturner@crmco.com>; Jordan Miller <jmiller@frankfort.ky.gov>; Vicki Birenberg <vbirenberg@frankfort.ky.gov>
Subject: Facility Review- Parcels B and C, Zone Change

USE CAUTION: This email was sent from an external source. Think before you click links or open attachments. If suspicious, please forward to security@nisource.com for review.
Re: Facility Review- Parcels B and C, Zone Change
1 message

Sara Anderson <sanderson@frankfort.ky.gov> Tue, Jun 21, 2022 at 9:36 AM
To: Eric Cockley <ecockley@frankfort.ky.gov>
Cc: Sharmista Dutta <sdutta@fewpb.com>, Jim Carter <JCARTER@fewpb.com>, "Harrod, Mike" <mikeharrod@fewpb.com>, Michael Hesse <mhesse@frankfort.ky.gov>, Kenny Hogsten <khogsten@frankfort.ky.gov>, Robert Barker <rbarker@frankfort.ky.gov>, Katie Beard <kbeard@frankfort.ky.gov>, Chris Bowlin <jchristopherbowlin@nisource.com>, ARTHUR G <as7779@att.com>, Brad Johnson <bcjohnson@hmbe.com>, Matthew Marshall <mmmarshall@frankfort.ky.gov>, Wayne Briscoe <wbriscoe@frankfort.ky.gov>, Megan Walsen <Megan@redrawdev.com>, Craig Turner <cturner@crmco.com>, Jordan Miller <jmiller@frankfort.ky.gov>, Vicki Birenberg <vbirenberg@frankfort.ky.gov>

Public Works has no comments at this time.

Sara J. Anderson, P.E.

Deputy Director of Public Works

315 W. Second Street

Frankfort, KY 40601

502-875-8500

www.frankfort.ky.gov

On Thu, Jun 16, 2022 at 11:27 AM Eric Cockley <ecockley@frankfort.ky.gov> wrote:

All,

Please see my attached facility review memo and concept plan for your comment on an upcoming zone change request for Parcels B & C. Please forward me any comments you may have as it relates to this request. Thanks!

--

ERIC COCKLEY
Director
Planning & Community Development

502 • 352 • 2100

ecockley@frankfort.ky.gov

502 • 682 • 1233

www.frankfort.ky.gov
Re: Facility Review- Parcels B and C, Zone Change

1 message

Robert Barker <rbarker@frankfort.ky.gov>                                  Tue, Jun 21, 2022 at 10:16 AM
To: Eric Cockley <ecockley@frankfort.ky.gov>
Cc: Sharmista Dutta <sdutta@fewpb.com>, Jim Carter <JCARTER@fewpb.com>, "Harrod, Mike" <mikeharrod@fewpb.com>, Michael Hesse <mhesse@frankfort.ky.gov>, Kenny Hogsten <khogsten@frankfort.ky.gov>, Katie Beard <kbeard@frankfort.ky.gov>, Sara Anderson <sanderson@frankfort.ky.gov>, Chris Bowlin <jchristopherbowlin@nisource.com>, ARTHUR G <as7779@att.com>, Brad Johnson <bcjohnson@hmbpe.com>, Matthew Marshall <mmarshall@frankfort.ky.gov>, Wayne Briscoe <wbriscoe@frankfort.ky.gov>, Megan Walsem <Megan@reddrawdev.com>, Craig Turner <cturner@crmco.com>, Jordan Miller <jmiller@frankfort.ky.gov>, Vicki Birenberg <vbirenberg@frankfort.ky.gov>

The Sewer Department has no comments at this time.

On Thu, Jun 16, 2022 at 11:27 AM Eric Cockley <ecockley@frankfort.ky.gov> wrote:

All,
Please see my attached facility review memo and concept plan for your comment on an upcoming zone change request for Parcels B & C. Please forward me any comments you may have as it relates to this request. Thanks!

--

ERIC COCKLEY
Director Planning & Community Development
502 • 352 • 2100 ecockley@frankfort.ky.gov
502 • 682 • 1233 www.frankfort.ky.gov

--

Robert Barker
Deputy Director of Operations
MEMORANDUM

DATE:       June 21, 2022

TO:         Eric Cockley, Director
            Planning & Community Development
            City of Frankfort

FROM:       Sharmista Dutta
            Water Engineer
            Frankfort Plant Board

RE:         Water comments for the following item:

**Wilkinson Blvd Parcels B & C Zone Change**

a.  We have no issues with the zone change.
b.  We will work with developer to provide water services in accordance with the tariff.
c.  The Frankfort Plant Board reserves the right to modify these comments based on other
    agency reviews and changes to the plat or plan resulting from required or voluntary revisions.

Should you have any questions or comments, please do not hesitate to contact me at (502) 352-4407 or sdutta@fewpb.com.
Re: Facility Review- Parcels B and C, Zone Change

1 message

Matthew Marshall <mmarshall@frankfort.ky.gov> Fri, Jun 17, 2022 at 4:11 PM

To: "Carter, Jim" <jcarter@fewpb.com>
Cc: Eric Cockley <ecockley@frankfort.ky.gov>, "Dutta, Sharmista" <sdutta@fewpb.com>, "Harrod, Mike" <mikeharrod@fewpb.com>, Michael Hesse <mhesse@frankfort.ky.gov>, Kenny Hogsten <khogsten@frankfort.ky.gov>, Robert Barker <rbarker@frankfort.ky.gov>, Katie Beard <kbeard@frankfort.ky.gov>, Sara Anderson <sanderson@frankfort.ky.gov>, Chris Bowlin <jchristopherbowlin@niscource.com>, ARTHUR G <as7779@att.com>, Brad Johnson <bjohnson@hmbpe.com>, Wayne Briscoe <wbriscoe@frankfort.ky.gov>, Megan Walsen <megan@redrawdev.com>, Craig Turner <cturner@crmco.com>, Jordan Miller <jmiller@frankfort.ky.gov>, Vicki Birenberg <vbirenberg@frankfort.ky.gov>, "McCullar, Travis" <tmccullar@fewpb.com>

Frankfort Fire & EMS has no issues with the proposed zone change at this time but does reserve the right to request additional information or changes in the future.

Matthew Marshall
Fire Marshal
Frankfort Fire & EMS

300 West 2nd Street, Suite 3
Frankfort, KY 40601
Office (502)875-8539
Cell (502)682-4209

On Thu, Jun 16, 2022 at 11:47 AM Carter, Jim <jcarter@fewpb.com> wrote:

FPB Electric has no issue with the proposed zone change.

Thanks.

James R. Carter, P.E.
FPB Electrical Engineer
305 Hickory Drive
PO Box 308
Frankfort, KY 40602
jcarter@fewpb.com
502-352-4401 o
RE: Facility Review- Parcels B and C, Zone Change
1 message

Harrod, Mike <mikeharrod@fewpb.com>
To: Eric Cockley <ecockley@frankfort.ky.gov>
Cc: "Carter, Jim" <jcarter@fewpb.com>, "Dutta, Sharmista" <sdutta@fewpb.com>, "Eagle, Rush" <reagle@fewpb.com>, "Hellard, Adam" <ahellard@fewpb.com>, "Holt, Shane" <sholt@fewpb.com>, "Phillips, Jack" <jphillips@fewpb.com>, "Banks, Russell" <rbanks@fewpb.com>
Thu, Jun 16, 2022 at 4:11 PM

Eric,

FPB telecom has no issues with the proposed zone change. Thanks.

---

Mike Harrod
Frankfort Plant Board
Telecom Engineering Supervisor
PO Box 308, 306 Hickory Dr, Frankfort, KY 40602

The information and attachments contained in this e-mail are intended for the exclusive use of the original recipient(s) and may contain confidential and/or legally privileged information. Unless otherwise noted, any disclosure or forwarding of this information outside of Frankfort Plant Board is strictly prohibited. If you are not the intended recipient, we respectfully request that you delete this message and not further distribute its contents. Thank you.

From: Eric Cockley <ecockley@frankfort.ky.gov>
Sent: Thursday, June 16, 2022 11:27 AM
To: Dutta, Sharmista <sdutta@fewpb.com>; Carter, Jim <jcarter@fewpb.com>; Harrod, Mike <mikeharrod@fewpb.com>; Michael Hesse <mhesse@frankfort.ky.gov>; Kenny Hogsten <khogsten@frankfort.ky.gov>; Robert Barker <rbarker@frankfort.ky.gov>; Katie Beard <kbeard@frankfort.ky.gov>; Sara Anderson <sanderson@frankfort.ky.gov>; Chris Bowlin <jchristopherbowlin@nisource.com>; ARTHUR G <as7775@att.com>; Bred Johnson <bcjohnson@hmpe.com>; Matthew Marshall <mmarshall@frankfort.ky.gov>; Wayne Briscoe <wbbriscoe@frankfort.ky.gov>
Cc: Megan Walsen <Megan@redrawdev.com>; Craig Turner <cturner@crmco.com>; Jordan Miller <jmiller@frankfort.ky.gov>; Vicki Birenberg <vbienberg@frankfort.ky.gov>
Subject: Facility Review- Parcels B and C, Zone Change

CAUTION: This email has originated from an External Source. Please use EXTRA caution when opening attachments, clicking links, or responding to this email.
FPB Electric has no issue with the proposed zone change.

Thanks.

James R. Carter, P.E.

FPB Electrical Engineer

305 Hickory Drive

PO Box 308

Frankfort, KY 40602

jcarter@fewpb.com

502-352-4401

From: Eric Cockley <ecockley@frankfort.ky.gov>
Sent: Thursday, June 16, 2022 11:27 AM
To: Dutta, Sharmista <sdutta@fewpb.com>; Carter, Jim <jcarter@fewpb.com>; Harrod, Mike <mikeharrod@fewpb.com>; Michael Hesse <mhesse@frankfort.ky.gov>; Kenny Hogsten <khogsten@frankfort.ky.gov>; Robert Barker <rbarker@frankfort.ky.gov>; Katie Beard <kbeard@frankfort.ky.gov>; Sara Anderson <sanderson@frankfort.ky.gov>; Chris Bowlin <christopherbowlin@nisource.com>; Arthur G <as7779@att.com>; Brad Johnson <bjohnson@hmbpe.com>; Matthew Marshall <mmarshall@frankfort.ky.gov>; Wayne Briscoe <wbriscoe@frankfort.ky.gov>
Cc: Megan Walsen <megan@redrawdev.com>; Craig Turner <cturner@crmco.com>; Jordan Miller <jmiller@frankfort.ky.gov>; Vicki Birenberg <vbirenberg@frankfort.ky.gov>; "McCullar, Travis" <tmccullar@fewpb.com>

Subject: Facility Review- Parcels B and C, Zone Change
RE: Facility Review- Parcels B and C, Zone Change

STROBL, ARTHUR G <as7779@att.com>
To: Eric Cockley <ecockley@frankfort.ky.gov>

Thu, Jun 16, 2022 at 11:31 AM

Another one I'd like to see take off. AT&T has no issues with proposed zone changes

Art Strobl
Mgr OSP Plng & Engrg Design
Access Construction & Engineering
Tennessee/Kentucky District

AT&T Kentucky – BellSouth Telecommunications, LLC
1535 Twilight Trail, Frankfort, KY 40601
m 502.221.5271 | o 502.875.3094 | as7779@att.com

From: Eric Cockley <ecockley@frankfort.ky.gov>
Sent: Thursday, June 16, 2022 11:27 AM
To: Sharmista Dutta <sdutta@fewpb.com>; Jim Carter <JCARTER@fewpb.com>; Harrcd, Mike <mikeharrod@fewpb.com>; Michael Hesse <mhesse@frankfort.ky.gov>; Kenny Hogsten <khogsten@frankfort.ky.gov>; Robert Barker <rbarker@frankfort.ky.gov>; Katie Beard <kbeard@frankfort.ky.gov>; Sara Anderson <sanderson@frankfort.ky.gov>; Chris Bowlin <christopherbowlin@nisource.com>; STROBL, ARTHUR G <as7779@att.com>; Brad Johnson <bjohnson@hmbpe.com>; Matthew Marshall <mmarshall@frankfort.ky.gov>; Wayne Briscoe <wbriscoe@frankfort.ky.gov>
Cc: Megan Walsen <Megan@redrawdev.com>; Craig Turner <cturner@cmcco.com>; Jordan Miller <jmiller@frankfort.ky.gov>; Vicki Birenberg <vbirenberg@frankfort.ky.gov>

Subject: Facility Review- Parcels B and C, Zone Change

All,

Please see my attached facility review memo and concept plan for your comment on an upcoming zone change request for Parcels B & C. Please forward me any comments you may have as it relates to this request. Thanks!

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APPLICATION FOR ZONE MAP AMENDMENT

Tentative Meeting Date: ________________  Filing Deadline: ________________

The Undersigned owner(s) of the following described property hereby request the consideration of change in zone district classification as specified below:

1) GENERAL INFORMATION

a) Property Owner (The owner must be the applicant): New Frankfort Development, LLC

b) Mailing Address: 1560 Delaware Avenue, Lexington KY 40505

c) Daytime Phone: 954-205-0412 (Megan Walsen cell)

d) Fax: n/a  Email: megan@reddie.com

2) SITE INFORMATION

a) General Location of Property: Downtown Frankfort

b) Subdivision Name: __________________________

c) Street Address: 402 Broadway (Parcel C) 405 Williamson (Parcel B)

3) ZONING INFORMATION

a) Present Zoning of Property: SG - Special Government

b) Proposed Zoning of Property: UM - Urban Mixed

c) Existing Use of Property: __________________________

d) Proposed Use of Property: Retail, Commercial Use
e) Size of Property: _______ Acres or _______ Square Ft.

4) **SUPPORTING INFORMATION**

The following items must be attached to the application as supporting information to this request:

a) A vicinity map showing the location of the request.

b) A list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the proposed rezoning.

c) Legal description of the property. If proposed change involves only a portion of a parcel the applicant must attach a survey conducted by a registered land surveyor.

d) Statement of Fact that the proposed change meets the minimum requirements of KRS 100.213.

e) Conceptual Development Plan or Preliminary Subdivision Plat, as required in Articles 5 and 8 of the City of Frankfort's Zoning Ordinance or the Subdivision Regulations.

f) Filing Fee of $300. Make checks payable to the Frankfort/Franklin County Planning Commission.

Signature of Property Owner(s)  

Date:

NOTE: One (1) copy of this form and the Supporting Information, items A through F, must be filed with the Frankfort/Franklin County Planning Commission at the City of Frankfort, Department of Planning and Building Codes by the deadline date.
DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE, made and entered into by the parties hereto and effective on the 1st day of April, 2020, by and between COMMONWEALTH OF KENTUCKY, acting by and through William M. Landrum III, Secretary of the Finance and Administration Cabinet, pursuant to KRS Chapters 45A and 56, 702 Capitol Ave., Room 383, Frankfort, Kentucky 40601, hereinafter referred to as "the Grantor" or "the Commonwealth", and NEW FRANKFORT DEVELOPMENT, LLC, a Kentucky limited liability company, with a mailing address and in care tax address of 601 Main Street, Suite 102, Hazard, Kentucky 41701, hereinafter referred to as "the Grantee."

WITNESSETH:

WHEREAS, the Grantor herein, in order to promote the development of downtown Frankfort, Kentucky, issued an Invitation for Bids, Invitation No. 0952519, on August 6, 2019, said Invitation for Bids No. 0952519 being incorporated herein by reference into this Deed of Conveyance;

WHEREAS, through this Invitation for Bids and the resulting procurement process, the Commonwealth is declaring as surplus real property owned by the state in downtown Frankfort, specifically Parcels B and C of the former Capital Plaza development ("Parcel B" and "Parcel C");

WHEREAS, the aforementioned Invitation for Bids, in the section entitled "Additional Background Information", required the successful bidder to construct a parking garage on Parcel B containing at least 300 parking spaces, with such parking garage to be completed and a certificate of occupancy issued for same within two (2) years of the effective conveyance of Parcel B and Parcel C to the Grantee set forth above;
WHEREAS, the Grantee herein submitted a response to the RFB that was accepted by the Commonwealth;

WHEREAS, appropriate officials in the Finance and Administration Cabinet have declared Parcel B and Parcel C surplus property and approved disposal of same to the Grantee herein subject to the terms and conditions set forth herein;

WHEREAS, the parties hereto have inspected the property being conveyed herein and the Grantee herein agrees to accept the property “as is” as development ready in its current condition;

NOW, THEREFORE, for and in consideration of the foregoing and the sum of ONE THOUSAND DOLLARS ($1,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of such consideration being hereby acknowledged by the Grantor, and subject to all of the conditions and restrictions set forth herein, the Grantor hereby does grant, transfer and convey unto the Grantee, its successors and assigns, the property in downtown Frankfort more particularly described as Parcel B and Parcel C, such parcels being more particularly described as follows:

PARCEL B: Parcel B, containing 7.76 acres, being the same property as that conveyed by CRM/D.W. Wilburn #2, LLC to the Commonwealth of Kentucky, Finance and Administration Cabinet, by Deed dated April 1, 2020, which is recorded in Deed Book 592, Page 770.

PARCEL C: Parcel C, containing 4.12 acres, being part of the same property as that conveyed by the Urban Renewal and Community Development Agency of Frankfort, Kentucky to the Commonwealth of Kentucky by Deed dated November 17, 1970, which is recorded in Deed Book 231, Page 361.

The property conveyed herein includes property subject to current leases to third parties for a multi-story hotel building and a YMCA facility.
For a more particular description of Parcel B and Parcel C being conveyed herein, please see the attached property description which is attached hereto, incorporated herein by reference and designated as Exhibit A.

All references are to the records of the Franklin County Clerk.

**TO HAVE AND TO HOLD** said property right unto the Grantee, its successors and assigns, in fee simple, with all rights and privileges thereunto belonging, with covenant of Special Warranty.

The Grantee herein covenants and agrees that it shall comply with all of the requirements of Invitation for Bids No. 0952519, issued by the Commonwealth on August 6, 2019, including but not limited to, design and construction of a parking garage containing at least 300 parking spaces on Parcel B, with such parking garage to be completed and a certificate of occupancy issued within two (2) years of the effective date of this Deed of Conveyance; said effective date being set forth above.

If the Grantee fails to comply with any of the conditions set forth in Invitation for Bids No. 0952519, on or before two (2) years after the effective date of this Deed of Conveyance, such effective date being set forth above, and fails to cure such deficiency or fails to take reasonable and diligent steps to cure such deficiency within sixty (60) days after receiving notice of same, then the property conveyed herein shall revert to the Commonwealth of Kentucky. Under those circumstances, the Grantee hereby agrees to execute a Deed of Conveyance transferring Parcel B and Parcel C back to the Commonwealth with the Commonwealth having no further obligation to the Grantee.

**CONSIDERATION CERTIFICATE**

The Grantor and Grantee hereby certify that the consideration stated herein is the full and actual consideration being paid for the property transferred hereby. The Grantee
joins this deed for the purpose of certifying the consideration paid. The estimated fair
market value of the property conveyed herein is $223,000.00.

IN TESTIMONY WHEREOF, William M. Landrum, III, Secretary of the Finance
and Administration Cabinet, acting for and on behalf of the Commonwealth of Kentucky,
pursuant to the authority granted by KRS Chapters 45A and 56, Grantor, and Luther M.
Johnson, Organizer and Member of New Frankfort Development, LLC, a Kentucky limited
liability company, Grantee, have executed this Deed of Conveyance, including the
foregoing Consideration Certificate of Grantor and Grantee, as of this 26th day of
November, 2019.

GRANTOR:
COMMONWEALTH OF KENTUCKY
Finance and Administration Cabinet,
Pursuant to K.R.S. 45A.045

By:  
William M. Landrum, III, Secretary
Finance and Administration Cabinet

GRANTEE:
NEW FRANKFORT DEVELOPMENT, LLC

By:  
Luther M. Johnson
ORGANIZER AND MEMBER
CERTIFICATE OF ACKNOWLEDGMENT

COMMONWEALTH OF KENTUCKY  
COUNTY OF FRANKLIN  

I, the undersigned, certify that the foregoing Deed of Conveyance, including the Consideration Certificate, was produced before me in my said County and State and duly acknowledged and sworn to by William M. Landrum, III, Secretary, Finance and Administration Cabinet, on behalf of the Commonwealth of Kentucky, Grantor, on this the 30th day of November, 2019.

My Commission Expires:  
10-5-2023  

NOTARY PUBLIC  

CERTIFICATE OF ACKNOWLEDGMENT

COMMONWEALTH OF KENTUCKY  
COUNTY OF Franklin  

I, the undersigned, certify that the foregoing Deed of Conveyance, including the Consideration Certificate, was produced before me in my said County and State and duly acknowledged and sworn to by Luther M. Johnson, Organizer and Member of New Frankfort Development, LLC, a Kentucky limited liability company, who executes this Deed of Conveyance for and on behalf of such entity, pursuant to a duly adopted and attested resolution or other official act of New Frankfort Development, LLC, Grantee, on this the 30th day of November, 2019.

My Commission Expires:  
10-5-2023  

NOTARY PUBLIC  

EXAMINED:  

APPROVED:  

Counsel to the Governor  
11-26-19  

MATTHEW G. BEVIN, GOVERNOR  
COMMONWEALTH OF KENTUCKY
This Instrument Prepared By:

Patrick W. McGee, Assistant General Counsel
Finance and Administration Cabinet
Office of General Counsel
702 Capitol Avenue, Room 392
Frankfort, Kentucky 40601
(502) 564-6660
EXHIBIT A

CAPITAL PLAZA PARCEL "B"

Source of Title: Deed Book 574, Page 652

Beginning at a Mag Nail set (MNS) in the southwest Right of Way (R/W) corner of the St. Clair Street and Mero Street intersection;
Thence with the St. Clair Street R/W South 29° 44' 15" West a distance of 398.89' to a MNS in the north R/W of Clinton Street;
Thence with the Clinton Street R/W North 60° 15' 45" West a distance of 824.15' to a MNS in the east R/W of Wilkinson Boulevard;
Thence continuing with the Wilkinson Boulevard R/W North 29° 44' 15" East a distance of 7.29' to a Point;
Thence continuing with said R/W along a curve having a radius of 25.00' and an arc length of 39.28', the chord of said arc being North 15° 15' 33" West a distance of 35.36' to a MNS;
Thence continuing with said R/W North 29° 44' 40" East a distance of 334.08' to a Point;
Thence continuing with said R/W along a curve having a radius of 25.00' and an arc length of 39.09', the chord of said arc being North 74° 29' 29" East a distance of 35.23' to a MNS;
Thence North 29° 44' 40" East a distance of 7.50' to a MNS in the south R/W of Mero Street;
Thence with the Mero Street R/W South 60° 15' 45" East a distance of 824.31' to the Point of Beginning.

The parcel described above contains 7.76 acres or 338,075 square feet more or less, as surveyed by Joe Grider, PLS #2889, on October 16, 2017.
EXHIBIT A
CAPITAL PLAZA PARCEL C

Source of Title: Deed Book 231, Page 361

Beginning at a Mag Nail set (MNS) in the south Right of Way (R/W) of Clinton Street, said point being in the northwest corner of the US Federal building property;
Thence with the Federal Government property South 29° 44' 14" West a distance of 409.28' to an iron pin set (IPS) in the north R/W of Broadway Street;
Thence with the Broadway Street R/W North 58° 55' 13" West a distance of 291.40' to MNS;
Thence continuing with the Broadway Street R/W North 58° 29' 50" West a distance of 128.12' to a MNS in the east R/W of Wilkinson Boulevard;
Thence with the Wilkinson Boulevard R/W along a curve having a radius of 25.00' and an arc length of 39.77', the chord of said arc being North 15° 49' 22" West a distance of 35.71' to a MNS;
Thence continuing with the Wilkinson Boulevard R/W North 29° 44' 40" East a distance of 344.03' to a MNS;
Thence continuing with the Wilkinson Boulevard R/W along a curve having a radius of 25.00' and an arc length of 39.28', the chord of said arc being North 74° 44' 15" East a distance of 35.36' to a MNS;
Thence North 29° 44' 15" East a distance of 4.47' to a MNS in the south R/W of Clinton Street;
Thence with the Clinton Street R/W South 60° 15' 45" East a distance of 419.83' to the Point of Beginning.

The parcel described above contains 4.12 acres or 179,294 square feet more or less, as surveyed by Joe Grider, PLS #2889, on October 16, 2017.
Eric Cockley <ecockley@frankfort.ky.gov>

Zoning Application Parcels B and C
1 message

Megan Walsen <Megan@reddrawdev.com>
To: Eric Cockley <ecockley@frankfort.ky.gov>

Tue, Jun 14, 2022 at 9:41 AM

Eric

I'm attaching what we've pulled together to date. Do I need to print and mail this in with a check (for what amount?)

Also, will this statement of fact suffice or does it need to be more formal?

The property's proposed zoning classification of MU Mixed Use, from SG Special Government, is appropriate as both parcels are intended for the revitalization of downtown Frankfort to bring jobs, revenue, and tax dollars to the County. Having the property zoned as mixed use will allow for a variety of urban retail which the current SG zoning would otherwise prohibit.

Thanks,

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<tr>
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<tr>
<td>Mary Ann Mckenzie</td>
<td>404 Briar Patch Lane, Frankfort, KY 40601</td>
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<td>507 St Clair Street, Frankfort, KY 40601</td>
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<tr>
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<td>Frankfort, KY 40601</td>
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<tr>
<td>Barbara &amp; Timothy Luscher</td>
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<tr>
<td>Mason Harris Jr</td>
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<td>Buddy Wayne Wentworth</td>
<td>2600 Lebanon Ridge Road, Bagdad, KY 40003</td>
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<tr>
<td>Matthew &amp; Moira Wingate</td>
<td>212 Washington Street, Suite 100, Frankfort, KY 40601</td>
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<td>Kevin &amp; Andrea Breek</td>
<td>505 St Clair Street, Frankfort, KY 40601</td>
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<tr>
<td>Stephen R &amp; Michelle E Kent</td>
<td>210 Crestwood Drive, Frankfort, KY 40601</td>
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<td>Mary L Fields</td>
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<tr>
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<tr>
<td>Capital Plaza Hotel</td>
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June 28, 2022

Dear Adjacent Property Owner:

Re: Upcoming Planning Commission Meeting

You have been identified as an adjoining property owner to land affected by the following request before the Frankfort/Franklin County Planning Commission:

PUBLIC HEARING: New Frankfort Development LLC is requesting approval of a zone map amendment from "SG" Special Government to "UM" Urban Mixed Use for 11.88 acres of property located on the corner of Wilkinson Blvd and W. Broadway Street and on Wilkinson Blvd between St. Clair Street and Mero and Clinton Streets respectively. The properties may be more specifically described as PVA Map #061-00-00-103, 18, PVA Map #061-00-00-104.00 and PVA Map #061-00-00-103.18.

The Frankfort/Franklin County Planning Commission will host an in-person meeting at 5:30 P.M. on Thursday, July 14, 2022 in the Council Chambers of City Hall, which is located at 315 West Second Street. Commission members, Planning Staff, Applicants and the public may participate in the meeting in person and the meeting will be live streamed on the City of Frankfort Facebook page: https://www.facebook.com/CityofFrankfortKY

Staff reports for these items may be available seven (7) days prior to the meeting on the Planning Department webpage at www.frankfort.ky.gov/planning. Additional information may also be obtained by calling 502-352-2094 during business hours, Mondays through Fridays, 8:00 a.m. to 4:30 p.m.

Sincerely,

Eric Cockley, Director
Planning & Community Development
Frankfort Planning Commission Presentation
Parcels B & C
September 9, 2019
Tourism
- Increases tourism and cultural interest.
- Downtown
- space
- Creates a more usable public realm.
- Provides a mix of uses.
- Circulation
- Improves traffic and options.
- Establishes a range of housing.
- Identity
- Establishes a stronger sense of place with its unique identity.
- Provides better engagement and interaction.
- Fosters a greater community.
- Encourages walkability.

Masterplan Overview
- New Parking Garage

- Construction of new 300+ space parking garage adjacent to hotel

- Garage has vehicular access from both Meri and Clinton Streets

- Garage will be totally screened along proposed Washington Street extension
Washington St. Extension

**MIXED-USE OPPORTUNITIES**

Series of 2-story structures providing 33,000 square feet of new retail/food service and 5,000 square feet of small business office space with 24 residential units.

- 15-foot-wide sidewalk allows for landscape, bike rack and outdoor dining.
- Parallel parking on both sides of street.
Opportunities

- Multi-Family Residential
  - Eastern edge
- Multi-Family Housing along
- Metro and Clinton Streets
  - Transition down a portion of
- 4-story buildings that
- Would be a configuration of
- Unit types would include
- Studios, 1-8 2-bedroom units
Adjoining streets screened adequately for the interior of the block and would be located within the required surface parking.

- Experience enhanced pedestrian street edge for privacy and between 15-20 feet from buildings are set back.

Opportunities Multi-Family Residential

Office
Retail
Residential
Parking Garage
Hotel
Redevelopment of Parcel C

- Demolition of existing parking garage along with the current YMCA building
- Allows additional opportunities in addressing the city's master plan principles
- Complete reimagining of Parcel C
Frankfort Transit Center/Parking Garage Project

Technical Report

City of Frankfort, KY

In Partnership with

CRM Companies
Kentucky Transportation Cabinet
The Corradino Group

July 2021
1. Overview

The City of Frankfort (City) partnered with CRM Companies (CRM), Kentucky Transportation Cabinet (KYTC) and The Corradino Group (Corradino) to conduct a traffic impact study of a new transit center/parking garage and other new development planned in downtown Frankfort, Kentucky.

Based on consensus between the City, KYTC, and Corradino, a traffic simulation model that was developed in a 2019 KYTC traffic study for downtown Frankfort (KYTC Model) was adjusted to meet the study needs. The KYTC Model area (see Figure 1) is bounded by Mero Street to the north, 3rd Street to the south, Taylor Avenue to the west, and Martin Luther King Boulevard to the east. The KYTC Model has a separate AM peak period (7:00-9:00 a.m.) and a PM peak period (3:30-5:30 p.m.). The model assumes the recently constructed Mayo-Underwood building is fully occupied and represents a “typical weekday” condition in downtown Frankfort.

A dedicated project model was developed based on the KYTC Model. The project model uses the same model area and traffic analysis zone (TAZ) structure as the KYTC Model. However, the model network and origin-destination (OD) trip tables were modified to account for the new transit center/parking garage project and other planned new development on Parcels B and C in
downtown Frankfort (see Figure 1). Based on consensus within the team, two alternatives were evaluated in this study.

1. "Base" Alternative. It represents the existing roadway network (as of June 29, 2021) with the addition of 2nd Street re-configuration (TIGER project). The OD trip tables include new trips that will be generated by all planned new development on Parcels B and C in downtown Frankfort.

2. "Build" Alternative. Its roadway network builds upon the "Base" alternative and incorporates a two-block extension of Washington Street and other network changes associated with the planned development. It has the same OD trip tables as the "Base" alternative.

The Base and Build alternatives were both modeled and analyzed by using the TransModeler software (Version 4.0). The following sections describe details of the model development and traffic analysis.
2. Base Model Development

2.1 Network & Traffic Analysis Zones (TAZ)

To ensure the model replicates existing conditions, Corradino conducted a field survey on June 29, 2021 to collect detailed roadway data for network coding. The following roadway data was collected:

- Number of lanes
- Posted speeds
- Travel directions
- Parking
- Intersection configurations (e.g., geometries, traffic control types, turn lanes, signal phases, etc.)

The Base Model network includes all arterials, key local roads, and alleys as well as parking accesses that provide roadway connectivity. The Base Model network represents existing roadway configurations as of June 29, 2021. It includes all recent and under construction network changes:

- The new 3-lane East Main Street between Martin Luther King Boulevard and East Broadway with a two-way, left-turn lane (TWLTL).
- Lane designation changes on East and West Main Street between East Broadway and Ann Street (see Figure 2).
- A two-way West Main Street between Wilkinson Street and Ann Street.
- 2nd Street re-configuration (TIGER project). It is worthy to note that this project was still under construction on June 29, 2021, so a project plan sheet provided by the City (see Figure 3) was used for network coding. In general, 2nd Street (between Taylor Avenue and Capital Avenue) is reduced from 3 lanes to 2 lanes, except for eastbound left-turns at Bridge Street and Capital Avenue.
Figure 2 Lane Designation on Main Street between East Broadway and Ann Street
For all signalized intersections, signal timings were optimized by using turning movement flows estimated by the model. Figure 4 shows the network and TAZ in Base Model.
2.2 Time-of-Day (TOD) Distribution

In this study, the model uses the same TOD distribution factors as the KYTC Model for AM peak period (7:00-9:00 a.m., with a peak hour 7:10-8:10 a.m.) and PM peak period (3:30-5:30 p.m., with a peak hour 4:00-5:00 p.m.).

2.3 Origin-Destination (OD) Trip Tables

TransModeler network simulation is driven by OD tables. In this study, the OD tables from the KYTC Model were adjusted for TAZs where new developments on Parcels B and C are planned. Figure 5 shows locations, types and square footage of these planned new developments. The new developments concentrate on three TAZs (10170, 10180, 10200). It is noted that the Transit Center/Parking Garage project consists of a five-story structure with 5,000 square feet of office space on the ground floor and 300 covered parking spaces. The entrance/exit for the parking garage will be on Clinton Street west of the extended Washington Street.
As a common reference for site traffic estimation, the latest version of *Institute of Transportation Engineers (ITE) Trip Generation Manual (10th edition)* was used to estimate total vehicle trips generated by new development on Parcels B and C during AM/PM peak hours. Based on available information from CRM Companies, professional judgment, and discussion with the City, the following land use types are proposed for planned new development on Parcels B and C (see Table 1). The following assumptions were made by the team during the process:

- The public portion of the Transit Center will serve as a waiting area for both local transit riders and intercity passengers. It was assumed that local transit riders will access the Transit Center via non-motorized modes and there are not many anticipated intercity transit users. As the ITE Trip Generation Manual does not provide a specific land use type exactly matching the Transit Center planned in Frankfort, a Small Office Building land use type was used to approximate. Trip estimates using this land use type reasonably account for the total of anticipated trips made by Transit Center staff and intercity transit riders.

- There are a wide variety of ITE land use types for retail development. Due to the uncertain specific nature of the planned retail development on Parcels B and C at the present time, each retail space was assumed with an ITE land use type that tends to have a moderate trip rate derived from a relatively large sample size in the spectrum of all ITE retail land use types.

- The convention center (in TAZ 10180) was not included in this study, due to the uncertainty as to how it may redevelop and its unknown land use type as well as size. For the study purpose, a “normal” traffic condition was analyzed with an assumption of no events at the convention center, because it is not uncommon to have temporary or special maintenance of traffic (MOT) and traffic management plans to handle excessive trips generated by convention center events and unusual traffic conditions.

- The “future development” area (in TAZ 10170) was not included in this study, due to the uncertainty how it will be developed in terms of land use type and size.

### Table 1 Land Use Types for Proposed Developments

<table>
<thead>
<tr>
<th>TAZ</th>
<th>Development Type</th>
<th>Size</th>
<th>ITE Land Use Type</th>
<th>ITE Land Use Type Code</th>
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<tbody>
<tr>
<td>10170</td>
<td>Retail</td>
<td>20,000 sq ft</td>
<td>Shopping Center</td>
<td>820</td>
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<tr>
<td></td>
<td></td>
<td>12,000 sq ft</td>
<td>Pharmacy with Drive-through window</td>
<td>881</td>
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<tr>
<td>10180</td>
<td>Retail</td>
<td>15,000 sq ft</td>
<td>Home Improvement Superstore</td>
<td>862</td>
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<tr>
<td></td>
<td>Office</td>
<td>15,000 sq ft</td>
<td>General Office Building</td>
<td>710</td>
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<td></td>
<td>Transit Center</td>
<td>5,000 sq ft</td>
<td>Small Office Building</td>
<td>712</td>
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<td></td>
<td>YMCA</td>
<td>30,000 sq ft</td>
<td>Recreational Community Center</td>
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<td>10200</td>
<td>Residential</td>
<td>12 units</td>
<td>Planned Unit Development</td>
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<td></td>
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<td>12 units</td>
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<td></td>
<td>Retail</td>
<td>9,000 sq ft</td>
<td>Supermarket</td>
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<td></td>
<td>9,000 sq ft</td>
<td>Liquor Store</td>
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In the traffic forecasting practice for site development, the commonly used ITE vehicle trip rates include an average trip rate and a fitted curve equation by land use types. In this study, an average of trip numbers estimated by both methods was used to achieve a more reliable traffic forecast. For a few land use types for which the ITE Trip Generation Manual does not provide the fitted curve equation, only the average trip rate was used for traffic forecasts. Table 2, 3 and 4 show ITE vehicle trip rates and estimated vehicle trips in AM/PM peak hour in three TAZs with planned development on Parcels B and C, respectively.

### Table 2 Peak-Hour Trip Generation Estimates (Zone 10170)

<table>
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<th>Land use type</th>
<th>Retail 20,000 sqft</th>
<th>Retail 12,000 sqft</th>
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<tr>
<td>AM</td>
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<td>ITE Trip Rate - ave</td>
<td>3</td>
<td>9.13</td>
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<tr>
<td>ITE Fitted Curve</td>
<td>T=2.76X+77.28</td>
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<td>ITE Trips - ave</td>
<td>60</td>
<td>110</td>
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<tr>
<td>ITE Trips - Fitted Curve</td>
<td>132</td>
<td>NA</td>
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<tr>
<td>ITE Trips - Final</td>
<td>96</td>
<td>110</td>
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<td>PM</td>
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<td>ITE Trip Rate - ave</td>
<td>4.21</td>
<td>11.32</td>
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<td>ITE Fitted Curve</td>
<td>LN(T)=0.72LN(X)+3.02</td>
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<td>ITE Trips - ave</td>
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<td>136</td>
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<td>ITE Trips - Fitted Curve</td>
<td>177</td>
<td>NA</td>
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<td>ITE Trips - Final</td>
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<td>136</td>
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### Table 3 Peak-Hour Trip Generation Estimates (Zone 10190)

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<th>Land use type</th>
<th>Retail 15,000 sqft</th>
<th>Office 15,000 sqft</th>
<th>Transit Center 5,000 sqft</th>
<th>YMCA 3,0000 sqft</th>
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<tr>
<td>AM</td>
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<td>2.75</td>
<td>1.47</td>
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<td>1.73</td>
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<td>LN(T)=0.88LN(X)+1.06</td>
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<td>LN(T)=0.51LN(X)+3.03</td>
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<td>ITE Trips - ave</td>
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<td>ITE Trips - Fitted Curve</td>
<td>NA</td>
<td>31</td>
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<td>117</td>
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<td>ITE Trips - Final</td>
<td>42</td>
<td>28</td>
<td>17</td>
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<td>PM</td>
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<tr>
<td>ITE Trip Rate - ave</td>
<td>3.29</td>
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<td>3.73</td>
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<td>ITE Fitted Curve</td>
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<td>ITE Trips - ave</td>
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<td>ITE Trips - Final</td>
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Table 4 Peak-Hour Trip Generation Estimates (Zone 10200)

<table>
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<th>Land use type</th>
<th>Residential</th>
<th>Retail</th>
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<td></td>
<td>12 units</td>
<td>68 units</td>
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<tr>
<td>ITE Trip Rate - ave</td>
<td>0.58</td>
<td>6.67</td>
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<tr>
<td>ITE Fitted Curve</td>
<td>LN(τ) = 0.88 LN(X) + 0.30</td>
<td>T = 5.49X + 52.83</td>
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<td>ITE Trips - ave</td>
<td>7</td>
<td>7</td>
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<td>ITE Trips - Fitted Curve</td>
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<td>12</td>
</tr>
<tr>
<td>ITE Trips - Final</td>
<td>10</td>
<td>10</td>
</tr>
</tbody>
</table>

For each site development with a specific land use type, the AM/PM peak-hour traffic directional distribution was determined by the existing/entering traffic split in the ITE Trip Generation Manual. Then, the outbound and inbound peak-hour vehicle trips (i.e., trip production or row total, and trip attraction or column total) were aggregated for each of the three TAZs mentioned above. At last, the zonal outbound and inbound vehicle trips were distributed to other TAZs using similar OD patterns in the original KYTC Model. Trips for all other OD pairs remain the same as the KYTC Model since there is currently no planned new development in other TAZs.

The similar approach was used to expand OD trip tables for pre- and post-peak periods, except for factoring the ITE peak-hour trips to get total trips in each period using the TOD factors from the original KYTC Model.

As described above, ITE vehicle trip rates were used to estimate vehicular traffic generated by the planned new development on Parcels B and C. It is understood that these new developments are also likely to generate a certain amount of non-motorized trips (e.g., walk trips) with origins or destinations within downtown Frankfort. However, the anticipated non-motorized trips are not expected to impact vehicular flows on the street network and traffic operation at intersections.

2.4 Traffic Assignment in Network Simulation

TransModeler offers two different traffic assignment procedures for network simulation: standard assignment and Dynamic Traffic Assignment (DTA). While the standard assignment is a common and default approach in TransModeler simulation to estimate route choice for uncongested facilities, DTA uses a more advanced algorithm and time-dependent variables for route choice to provide more realistic results on congested networks. The team decided to use DTA for this study, because there might be congestion due to the planned new development on Parcels B and C in both Base and Build alternatives.
3. Build Model Development

The Build Model network built upon the Base Model network and incorporated planned projects based on input from the City (see Figure 6). The planned projects include:

- Two-block extension of Washington Street between West Broadway and Mero Street. The typical section for this two-block portion of Washington Street will be two-lane, two-way traffic with a parallel parking lane on each side.
- Any new streets or re-configurations associated with the proposed Transit Center/Parking Garage and other planned new development. For example, there will be a two-lane, two-way driveway between Clinton Street and Mero Street that will be located between the Capital Plaza Hotel and the parking garage. This driveway will serve as a pickup/drop-off location for hotel and transit center users.

Additional assumptions were made to the Build Model network based on further discussions with the City:

- The pickup/drop-off driveway between the hotel and the parking garage has stop signs at the south and north exits to Clinton Street and Mero Street, respectively.
- Current speed limit on Washington Street continues on the two-block extension.
- There is a three-way stop control at the T-intersection of Mero Street and the Washington Street Extension.
- There is a four-way stop control at the intersection of Clinton Street and the Washington Street Extension.
- There is a four-way stop control at the intersection of West Broadway and Washington Street.

All other settings (e.g., OD tables, TOD factors, DTA assignment, etc.) in the Build Model remain the same as the Base Model.
Figure 6 Build Model Network

Hotel Pickup/Drop-off

Washington Street Extension
4. Traffic Analysis

Traffic data and Measures of Effectiveness (MOEs) were generated from the Base and Build Models to assess the impact of planned new development on Parcels B and C and street network changes.

4.1 VMT, VHT and Delay

System-wide MOEs were compared between the Base and Build alternatives, in terms of vehicle miles traveled (VMT), vehicle hours traveled (VHT), and vehicle hour delay. Table 5 and Table 6 summarize the comparison for AM/PM peak hours respectively. The comparison indicates the Build alternative slightly improves VMT, VHT and delays in the study area. The improvements are mainly attributable to traffic shift from relatively congested High Street and Ann Street to Washington Street Extension.

<table>
<thead>
<tr>
<th>MOE</th>
<th>No-build</th>
<th>Build</th>
</tr>
</thead>
<tbody>
<tr>
<td>VMT</td>
<td>4,216</td>
<td>4,194</td>
</tr>
<tr>
<td>VHT</td>
<td>236</td>
<td>232</td>
</tr>
<tr>
<td>Delay</td>
<td>103</td>
<td>100</td>
</tr>
</tbody>
</table>

Table 5 VMT, VHT and Delay Comparison (AM Peak Hour)

<table>
<thead>
<tr>
<th>MOE</th>
<th>No-build</th>
<th>Build</th>
</tr>
</thead>
<tbody>
<tr>
<td>VMT</td>
<td>4,452</td>
<td>4,400</td>
</tr>
<tr>
<td>VHT</td>
<td>302</td>
<td>299</td>
</tr>
<tr>
<td>Delay</td>
<td>160</td>
<td>158</td>
</tr>
</tbody>
</table>

Table 6 VMT, VHT and Delay Comparison (PM Peak Hour)

4.2 Traffic Volume

Figure 7 and Figure 8 illustrate link-level traffic volumes (two-way flow for two-way roads, and one-way flow for one-way road) for AM/PM peak hours respectively. Even though the volume changes may not be visually noticeable between the two alternatives, traffic volumes do change to a certain level on east-west and north-south corridors due to network changes. In both AM and PM peak hours, the Washington Street Extension attracts some traffic from a few parallel north/south corridors (e.g., Ann Street, High Street, and Wilkinson Blvd). The traffic shift affects traffic flows on east/west corridors accordingly. While the Washington Street Extension is not a major roadway and has relatively low speed, it does help relieve congestion on parallel roads (e.g., Ann Street in PM peak) to some extent.
Figure 7 Traffic Volume – AM Peak Hour

Base - AM

Build - AM

Peak Hour Volume
- 0 to 50
- 50 to 100
- 100 to 250
- 250 to 450
- 450 to 650
- 650 to 800
- 800 to 1200
- > 1200

Legend
- 0.25
- 0.5
- 1
- 2
- 5
- 10

Scale: 0.25

14
4.3 Intersection Level of Service (LOS)

Levels of Service (LOS) were determined at each intersection based on simulated average control delays generated by the simulation model. Figure 9 and Figure 10 illustrate LOS at major intersections, for AM/PM peak hours respectively. Overall, most intersections show fairly good LOS (C or better) in both alternatives, except for the intersection of High Street/East Main Street/Capital Avenue that has a LOS D (Base alternative in AM and PM; and Build alternative in PM).

The Build alternative tends to show slightly better operational condition at a few key intersections than the Base, such as the intersections of High Street/East Main Street/Capital Avenue and Wilkinson Blvd/Clinton Street in the AM peak hour, and the intersections of Clinton Street/St. Clair Street and West Main Street/Ann Street in PM peak hour. These improvements also result from the traffic shift due to the addition of the Washington Street Extension in the Build alternative.

It is worthy to note that the intersection of Mero Street/St. Clair Street has a LOS C in PM peak hour for both alternatives. With four-way stop signs, the traffic simulation shows queues for the north leg of the intersection, which was caused by a fairly large number of existing traffic from the Mayo-Underwood building garage.
Figure 9 Intersection LOS – AM Peak Hour

Note: The labeled numbers represent Average Control Delay (sec/veh) at intersections with LOS C or worse.
Figure 10 Intersection LOS – PM Peak Hour

Note: The labeled numbers represent Average Control Delay (sec/veh) at intersections with LOS C or worse.
4.4 Corridor Travel Time

TransModeler simulation can generate travel time along desired corridors. The reported corridor travel time is comprised of congested travel time spent on corridor segments and intersection delays. Table 7 and Table 8 compare travel times along key corridors in the study area between both alternatives in AM/PM peak hours, respectively. Overall, the AM and PM peak hours show similar travel times in both alternatives. Some of the noticeable differences include the following:

- In the Build alternative, adding 3-way stop control at the T-intersection of Mero Street and the Washington Street Extension increases travel times on westbound Mero Street, especially in the PM peak hour.
- In the Build alternative, some of the traffic from the northwest side to southeast side that used Clinton Street and Ann Street (in Base alternative) change their routes to Washington Street Extension and West Main Street. This traffic shift causes more travel time along eastbound West Main Street in both AM and PM peaks.
- In the Build alternative, Wilkinson Boulevard has decreased travel time due to a traffic shift from it to the parallel Washington Street Extension.

Table 7 Corridor Travel Time - AM Peak Hour

<table>
<thead>
<tr>
<th>Road Name</th>
<th>Direction</th>
<th>From</th>
<th>To</th>
<th>Average Travel Time (Sec/vehicle)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mero St</td>
<td>WB</td>
<td>High St</td>
<td>Wilkinson Blvd</td>
<td>86 Base 97 Build</td>
</tr>
<tr>
<td></td>
<td>EB</td>
<td></td>
<td></td>
<td>30 Base 40 Build</td>
</tr>
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<td>Clinton St</td>
<td>WB</td>
<td>High St</td>
<td>Wilkinson Blvd</td>
<td>67 Base 75 Build</td>
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<td>EB</td>
<td></td>
<td></td>
<td>70 Base 78 Build</td>
</tr>
<tr>
<td>Broadway St</td>
<td>WB</td>
<td>E Main St</td>
<td>Wilkinson Blvd</td>
<td>100 Base 110 Build</td>
</tr>
<tr>
<td></td>
<td>EB</td>
<td></td>
<td></td>
<td>93 Base 94 Build</td>
</tr>
<tr>
<td>E Main St</td>
<td>WB</td>
<td>High St/Capital Ave</td>
<td>M.L.K. Jr Blvd</td>
<td>117 Base 110 Build</td>
</tr>
<tr>
<td></td>
<td>EB</td>
<td></td>
<td></td>
<td>70 Base 70 Build</td>
</tr>
<tr>
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<td>WB</td>
<td>High St/Capital Ave</td>
<td>Wilkinson Blvd</td>
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<td></td>
<td>148 Base 164 Build</td>
</tr>
<tr>
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<td>E Main St</td>
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<tr>
<td></td>
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<td>NB</td>
<td>Mero St</td>
<td>W Main St</td>
<td>46 Base 48 N/A</td>
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<td>Capital Ave</td>
<td>79 Base 78 N/A</td>
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<td>EB</td>
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<td>87 Base 83 N/A</td>
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<td>Road Name</td>
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<td>To</td>
<td>Average Travel Time (Sec/vehicle)</td>
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</tbody>
</table>
5. Summary of Findings

Based on an analysis of simulation model data, the study concludes the following preliminary findings:

1. The traffic simulation shows an overall good traffic condition in downtown Frankfort for both Base and Build alternatives when assuming a full build-out of the transit center/parking garage and other planned new development on Parcels B and C.

2. The Build alternative shows slight benefits from a system-wide perspective (in terms of VMT, VHT and delay) by having the Washington Street Extension, compared to the Base alternative.

3. In both alternatives, all major intersections in downtown Frankfort have good LOS (C or better), except for the intersection of High Street/East Main Street/Capital Avenue that has a worse yet acceptable LOS (C or D). Some intersections perform better in the Build alternative than in the Base alternative.

4. While not caused by the planned new development on Parcels B and C, it is worthy to note queues observed around the two exits of the Mayo-Underwood building garage in PM peak hour:
   - The intersection of Hill Street/Wilkinson Boulevard experiences queues on the east leg (Hill Street) due to the stop sign. Exiting traffic from the Mayo-Underwood building garage towards southbound Wilkinson Boulevard has to wait for an acceptable headway gap on Wilkinson to make a left turn.
   - The intersection of Mero Street/St. Clair Street experiences queues on the north leg (St. Clair Street) due to the stop sign. Exiting traffic from the Mayo-Underwood building garage has to stop at the intersection, then continue southbound along St. Clair or turn right onto westbound Mero Street.