AGENDA

September 1, 2022

Meeting Date: September 8, 2022

Roll Call

Approval of Minutes: August 11, 2022

Approval of Payment of Bills:

Checks previously signed on 08/16/22:
- McBride Dale Clarion (Inv #4595-5) $16,177.08
- McBride Dale Clarion (Inv #4595-6) $6,449.74

- Ed Logan (Legal fee, September) $1500.00
- Dawn McDonald (BZA – 08/09/22) $75.00
- Vickie Sewell (PC – 08/11/22) $450.00
- Frankfort NewsMedia (Legal Advertising) $503.27
- McBride Dale Clarion (Inv #4595-7) $23,100.79

STAFF ITEM(S)

1. Comprehensive Plan status report

REPORTS OF SPECIAL COMMITTEES:

OLD BUSINESS: None

PUBLIC HEARING:

1. CONTINUATION OF PUBLIC HEARING: Proposed Text amendment to Article 4 and 19 of the City of Frankfort Zoning Ordinance related to the addition of Bourbon Barrel Warehouse as a sub-category of LUC 461 Farm Product Warehousing and Storage as a Conditional Use in the “AG” Zoning District and establishing conditions governing such land use in the “AG” zone.
2. **CONTINUATION OF PUBLIC HEARING**: Proposed Text amendment to Article 4 and 19 of the Franklin County Zoning Ordinance related to the addition of *Bourbon Barrel Warehouse* as a sub-category of LUC 461 *Farm Product Warehousing and Storage* as a Conditional Use in the “AG” Zoning District and establishing conditions governing such land use in the “AG” zone.

3. **PUBLIC HEARING**: Eastwood Partners, LLC c/o Bryan Hix are requesting approval of a zone map amendment from Planned Commercial District “PC” to Highway Commercial District “CH” for a 5.441-acre portion of the property at 260 Versailles Road. The property is more specifically identified as PVA Map Number 085-00-00-021.00 (City item)

**NEW BUSINESS:**

**Request**: In accordance with Articles 4, 18, and 19 of the City of Frankfort Zoning Ordinance, Eastwood Partners, LLC c/o Bryan Hix are requesting a Conditional Use Permit in order to allow a metal fabricating business to operate on the property located at 260 Versailles Road. The property is more particularly described as PVA Map Number 085-00-00-021.00.

**ADJOURN**
REPORT AND RECOMMENDATION

TO: FRANKFORT-FRANKLIN COUNTY PLANNING COMMISSION

FROM: Eric Cockley, Director, Planning & Community Development

SUBJECT: CONTINUATION OF PUBLIC HEARING: Proposed Text amendment to Article 4 and 19 of the City of Frankfort Zoning Ordinance related to the addition of Bourbon Barrel Warehouse as a sub-category of LUC 461 Farm Product Warehousing and Storage as a Conditional Use in the “AG” Zoning District and establishing conditions governing such land use in the “AG” zone.

DATE: September 1, 2022

MEETING DATE: September 8, 2022

Background/Analysis:

The Planning Commission requested at their July 14, 2022 meeting for staff to prepare respective text amendments for the City and County Zoning Ordinances to add Distilled Spirits Barrel Warehousing as a sub-category to the Farm Product Warehousing and Storage Land Use Code. The Planning Commission also requested that staff add the Distilled Spirits Barrel Warehousing land use as a Conditional Use in the “AG” Zoning District and to draft conditions by which the Conditional Use would operate in that zone. The Planning Commission held a Public Hearing related to language submitted as a proposed text amendment for Distilled Spirits Barrel Warehousing at its August 11, 2022 meeting. At the conclusion of that hearing the Commission voted to close the public hearing, have a summary prepared, table the item and potentially take action on the item at the next meeting.

ZONING ORDINANCE UPDATE COMMITTEE RECOMMENDATION:

Planning Staff has reviewed similar standards for this use in similar zones in other Kentucky Counties and has drafted the attached language for the Commission’s consideration.
REPORT AND RECOMMENDATION

TO: FRANKFORT-FRANKLIN COUNTY PLANNING COMMISSION

FROM: Eric Cockley, Director

SUBJECT: Conditional Use Permit Request for metal fabricating

DATE: September 1, 2022

MEETING DATE: September 8, 2022

C.U.P. No.: 2022-07

GENERAL INFORMATION

Owner/Applicant: Eastwood Partners LLC
c/o Bryan Hix
315 High Street
Frankfort, KY 40601

Request: In accordance with Articles 4, 18, and 19 of the City of Frankfort Zoning Ordinance, Eastwood Partners, LLC c/o Bryan Hix are requesting a Conditional Use Permit in order to allow a metal fabricating business to operate on the property located at 260 Versailles Road. The property is more particularly described as PVA Map Number 085-00-00-021.00.

Zoning of property: Current-“PC”– Planned Commercial District,
Requested “CH” –Highway Commercial District

Current Use: Vacant Big Box Retail

Adjacent Property Uses: North: RC, CH, CL – Commercial Strip Center, Single Family Residential
South: RH, CH – Multi-Family Housing Complex, Commercial Uses
East: RH, RA – Single Family Residential Neighborhood
West: PC, RH– Commercial Strip Center, Church

BACKGROUND

The subject property is one large parcel with multiple commercial buildings constructed on it. Towards the front of the property along Versailles Road are smaller strip center type buildings and a bank. Along the middle of the parcel is a much larger commercial strip center type building. The requested Conditional Use Permit would allow for the adaptive re-use of the large commercial structure on the rear of the property which formally housed a Sears store for many years.

City GIS Map
As described in Article 4 – Permitted Uses of the Frankfort Zoning Code, “miscellaneous fabricated metal products” is listed as a conditional use within the “CH” Zoning District. Section 19.01 of the Zoning Ordinance indicates the general requirements that must be met in order for a Conditional Use Permit to be granted:

19.011 The street or road capacity and condition is adequate to serve anticipated additional traffic.  
**Staff Finding: Positive** – This request has been forwarded to the Planning Commission’s traffic engineer for review. The Commission’s traffic engineer has reviewed the request and has commented that based on the proposed use the “trip generation would be less than 45 hourly trips so I don’t recommend any further traffic analysis.”

19.012 The required public facilities are available.  
**Staff Finding: Positive** – Water, Sewer, and Plant Board facilities are available at this location.

19.013 The conditional use proposed is in accordance with the intent of the zoning district in which it will be located.  
**Staff Finding: Positive** – Article 4.01 of the Zoning Ordinance lists “fabricated metal products” as a conditional use within the “CH” District. The fabrication of metal garage doors and other similar products and sale of them from this location is in accordance with the purpose of the CH Zoning District which states “To establish and provide commercial districts which cater primarily to the needs of vehicular oriented trade.” The use is a combination of the retail sale of metal garage doors and similar products along with the assembly of the same doors on site. This is a unique use that while the products are assembled on site it is not the same as a manufacturing use and while the site is also used as a retail outlet for the doors it is not exactly the same as a strictly retail land use either.

19.014 The proposed use will have no adverse effect upon the adjacent and surrounding property.  
**Staff Finding: Positive** – The existing adjacent land uses include a mixture of single family residential, multi-family residential, parking lots, and commercial uses. Note Special Condition #16 requires that “all operations must be confined to a fully enclosed building and no storage or display of goods or materials is permitted outside the fully enclosed building.” Staff finds that the proposed metal fabrication and retail use will not negatively affect the surrounding properties.

19.015 Appropriate screening or buffering is provided in accordance with Article 7, Landscape Regulations.  
**Staff Finding: Positive** – No landscaping is required as a part of this request.

19.016 Any sign requirement specified in Article 13 will have been met.  
**Staff Finding: Positive** – Any proposed signage must comply with Article 13.

19.017 All specific conditions enumerated in Section 19.02 – 19.15 will have been fulfilled.  
**Staff Finding: N/A** – Article 19 does not contain specific conditions for this use. However as a CUP with noted special conditions it must meet the following conditions:

16. A Conditional use Permit is required, and the following minimum conditions shall be met:

   A. All operations must be confined to a fully enclosed building and not storage or display of goods or materials is permitted outside the fully enclosed building.  
   **Staff Finding: Positive** – All operations will be confined in the building.

   B. All operations shall be clearly ancillary to a retail building materials use within the same building or within a building on the same lot.  
   **Staff Finding: Positive** – The proposed land use is a retail sales business which markets metal garage doors and similar products. While a significant portion of the building will be used as storage of products and assembly area the use is a retail sales business with a showroom in the front of the
building. Customers will be able to visit the retail showroom to see samples of products and to purchase or order products themselves.

C. **The use shall not occupy over fifty percent (50%) of the total floor area of all buildings on the lot.**

*Staff Finding:* Positive–The total area of buildings on the lot per PVA records is 142,547.84 sq. ft., the building in question is 56,034 sq. ft. which makes up 39.3% of the total floor area of all buildings on the lot.

19.018 **The use of land complies with the adopted Comprehensive Plan.**

*Staff Finding: Positive* – The adopted land use map of the 2016 Comprehensive Plan identifies this area as Suburban Business Center. The proposed use is a retail sales business which assembles its products onsite. This use will be entirely enclosed within the existing underutilized big box retail building adaptively reusing the commercial real estate. The “CH” Highway Commercial zoning district is an appropriate zoning district within the Suburban Business Center Future Land Use designation.

**STAFF RECOMMENDATION – CONDITIONAL USE PERMIT**

Based on the findings within this report, staff suggests **APPROVAL** of the Conditional Use Permit for a metal fabrication/retail land use for the property located at 260 Versailles Road with the following conditions:

1. All Operations must be confined to a fully enclosed building and no storage or display of goods or materials is permitted outside the fully enclosed building.
2. The conditional use is permitted only at the subject building at 260 Versailles Road.
3. Any proposed signage shall conform to the requirements of Article 4 and 13 of the Zoning Ordinance, and an approved sign permit shall be issued by the Planning Department prior to the installation of any signage.
REPORT AND RECOMMENDATION

TO: FRANKFORT-FRANKLIN COUNTY
    PLANNING COMMISSION

FROM: Eric Cockley, Director

SUBJECT: PUBLIC HEARING: Eastwood Partners, LLC c/o Bryan Hix are requesting approval of a zone map amendment from Planned Commercial District “PC” to Highway Commercial District “CH” for a 5.441-acre portion of the property at 260 Versailles Road. The property is more specifically identified as PVA Map Number 085-00-00-021.00

DATE: September 1, 2022

MEETING September 8, 2022

GENERAL INFORMATION

Owner: Eastwood Partners LLC
c/o Bryan Hix
315 High Street
Frankfort, KY 40601

Location: 260 Versailles Road

Current zoning of property: “PC” Planned Commercial District

Future land use category: Suburban Business Center

Surrounding zoning & land use:

North: Zone- “RC” “CH”; Commercial Strip Center, Single Family Residential Neighborhood
South: Zone- “RH” “CH”; Multi-Family Housing Complex, commercial uses
East: Zone- “RH”, “RA” (County); Single Family Residential Neighborhood
West: Zone- “PC”, “RH”; Commercial Strip Center, Church

BACKGROUND

The subject property is one large parcel with multiple commercial buildings constructed on it. Towards the front of the property along Versailles Road are smaller strip center type buildings and a bank. Along the middle of the parcel is a much larger commercial strip center type building. The requested zone change would allow for the adaptive re-use of the large commercial structure on the rear of the property which formally housed a Sears store for many years. The proposed use would be a company that assembles metal garage doors for retail sales.
Zoning Map
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.”

The Future Land Use Map of the 2016 comprehensive plan identifies this property within the zone map amendment request as “Suburban Business Center.” Suburban Business is defined as follows.

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 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.
- Mixed use development of 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 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 the commercial uses themselves. This can be accomplished by placing some parking behind buildings and internal landscaping throughout 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. (See additional design standards within the Transportation Element)

**Staff Finding: Positive** - The proposed use is a retail sales business which assembles its products onsite. This use will be entirely enclosed within the existing underutilized big box retail building adaptively reusing the commercial real estate. The "CH" Highway Commercial zoning district is an appropriate zoning district within the Suburban Business Center Future Land Use designation.

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 Frankfort which is already served by public facilities and public services. The proposed use of the property will be a productive adaptive re-use of the structure which has been vacant and underutilized for many years. Policies # 1, 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 subject property is located off of Versailles Road in the Suburban area of the City. The proposed zone change and adaptive re-use of the property would serve to continue using the property as a suburban commercial property within an established commercial corridor. Policies # 2, 4, and 8 appear 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. 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 request and has commented that based on the proposed use the “trip generation would be less than 45 hourly trips so I don’t recommend any further traffic analysis.” 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 adaptive re-use of this “big box” retail building which has long been vacant will improve the community by ensuring its continued maintenance and utility in to the future. The proposed business to be operated out of the building will contribute positively to the local economy and will support living wage jobs. Policies #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. 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.

(6) Support the development of a countywide greenways plan.

(7) Encourage the reduction of energy costs through more efficient development patterns and transportation modes.

Goal 6: Preserving Existing Neighborhoods
Promote the stability, preservation and vitality of existing residential neighborhoods.
Staff Finding: Positive- The proposed use will take place entirely within the existing building which has existed in the neighborhood for many years without threatening the stability, preservation or vitality of existing residential neighborhoods. Policies #1, 2, 3, 5 and 6 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. None of the policies of this goal appear to directly apply to 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 “CH” is defined as follows:

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

Staff finds that the requested zone of “CH” is appropriate as the property is an existing commercial property and is adjacent to other property zoned “CH” in the same commercial corridor of Versailles Road. The combination of “CH” zoning and the accompanying C.U.P. for the proposed use will allow the operation of the retail garage door sales and fabrication in the subject building without opening the property up to more intense uses if alternatively an industrial zoning district had been requested which would not have been very appropriate for the area.

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 “CH” zoning is an appropriate zoning within the Suburban Business Center Future Land Use Map designation.
3. The Development Guidelines of the Suburban Business District state that “emphasis should be placed on rehabilitating and adaptive reuse of underutilized properties”.
4. The proposed zoning/use of the property represents the rehabilitating and adaptive reuse of an underutilized property.

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.