

## SPECIAL MEETING CALL

I, William I. May, Jr. hereby call a special meeting of the Frankfort Board of Commissioners for Friday, May 13, 2016, at 8:10 a.m., in the Municipal Building Conference Room, 315 West Second Street. The purpose of this meeting will be to hold a second reading of an Ordinance rezoning property at 104 Cove Springs Road from Planned Commercial "PC" to Residential "A" District "RA". Action will be taken.

S/William I. May, Jr.  
T/Mayor

### A G E N D A

**SPECIAL MEETING  
BOARD OF COMMISSIONERS  
CITY OF FRANKFORT, KENTUCKY  
315 WEST SECOND STREET  
FRANKFORT, KY 40601  
(502) 875-8500**

**May 13, 2016  
8:10 A.M. EDT**

#### 1. CALL TO ORDER/ROLL CALL

2. **SECOND READING** An Ordinance for approval of a zone map amendment from Planned Commercial "PC" to Residential "A" District "RA" for a 4.4-acre parcel of property owned by William and Marie Cull that is located at 104 Cove Springs Road in Frankfort, Kentucky. The effective date for the zone change is contingent upon the closing of the property. The property is more specifically described as PVA Map #074-00-00-005.01.

**Purpose:** Approval of the recommendation of approval by the Frankfort/Franklin County Planning Commission concerning a zone map amendment by the City of Frankfort, on behalf of William and Marie Cull (property owners), who are requesting approval of a zone map amendment from Planned Commercial "PC" to Residential "A" District "RA" for a 4.4-acre parcel of property located at 104 Cove Springs Road in Frankfort, Kentucky.

**Background:** KRS requires that a public hearing be held by the Planning Commission and that the Planning Commission's recommendation be forwarded to the Local Government for zone map amendments. On April 14, 2016, the Frankfort-Franklin County Planning Commission held a public hearing to consider a zone change request for this property. The public hearing was closed (no one present spoke in opposition to the zone map amendment) and the Planning Commission adopted the report as the summary. They then approved and adopted the findings of fact 1, 2, 3, & 5 as identified within the report, and motioned to recommend approval of a zone map amendment from Planned Commercial "PC" to Residential "A" District "RA" for a 4.4-acre parcel of property located at 104 Cove Springs Road based on the findings of fact. The motion to recommend approval of the requested zone map amendment passed unanimously 9-0.

Should the City Commission desire to not follow the Planning Commission's recommendation, then the item is to be tabled and a request for a verbatim transcript of the Planning Commission meeting, which must be obtained before the item can be heard by the City Commission. The City Commission will then be required to make their own findings of fact based on the verbatim transcript or hold its own public hearing and then make findings of fact. Any action by the City Commission is to be limited to only the findings and testimony given during the Planning

Commission hearing and no additional evidence or testimony is to be received unless a new public hearing is held by the City Commission.

**Financial Analysis:** There will be no fiscal impact to the City.

***This Ordinance had its first reading on April 25, 2016.***

**Recommendation:** I recommend that the City Commission approve the recommendation of approval by the Frankfort/ Franklin County Planning Commission for a zone map amendment, from Planned Commercial "PC" to Residential "A" District "RA" for a 4.4-acre parcel of property owned by William and Marie Cull that is located at 104 Cove Springs Road in Frankfort, Kentucky. **The effective date for the zone change is contingent upon the closing of the property.** The property is more specifically described as PVA Map #074-00-00-005.01. .

**Attachments:**

- Rezoning Ordinance
- Legal Description of property to be rezoned
- Adopted Findings of Facts
- Staff Report reviewed by the Frankfort/Franklin County Planning Commission.
- Minutes from April 14, 2016 ( **will be approved at 5/12/16 meeting**)

**Contact Person:**

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**3. ADJOURNMENT**