

Development Plan Action: A motion was made by Mr. Bell, seconded by Mr. de Movellan, and carried 10-0 (Nicol absent) to approve PLN-MJDP-21-00012: KINGSTON HALL, UNIT 1, LOT 8 (AMD), subject to the 19 conditions as listed on the agenda.

EAMP Compliance Report Action: A motion was made by Mr. Penn, seconded by Mr. Wilson, and carried 10-0 (Nicol absent) to accept the staff's EAMP Compliance Report.

- C. PERFORMANCE BONDS AND LETTERS OF CREDIT** – A motion was made by Mr. Penn, seconded by Mr. de Movellan, and carried 10-0 (Nicol absent) to approve the release and call of bonds as detailed in the memorandum dated April 8, 2021, from Matt Hughes, Division of Engineering.

V. COMMISSION ITEMS

A. LAND SUBDIVISION REGULATION AMENDMENT

1. SRA 2021-1: AMENDMENT TO ARTICLES 1 AND 6 TO REVISE STANDARDS FOR STREET PATTERNS & CONTINUITY – to update Articles 1 and 6 of the LFUCG Land Subdivision Regulations to revise standards for street patterns and continuity.

INITIATED BY: Urban County Planning Commission with Adoption of the 2018 Comprehensive Plan and Division of Traffic Engineering

PROPOSED TEXT: Amendments to Articles 1 and 6 are shown in red with additions underlined and deletions ~~strikethrough~~. Text available at <https://www.lexingtonky.gov/current-text-amendment-applications>.

The Staff Recommended: **Approval**, for the following reasons:

1. The proposed amendment to Article 1 of the Land Subdivision Regulations clarifies the current definition of "block" making it more relatable as the basic unit of urban fabric.
2. The proposed amendments to Article 6 of the Land Subdivision Regulations to update the requirements for street patterns and continuity will improve the transportation network connectivity, which provides benefits for mobility, transportation choice, emergency response, and safety.
3. The proposed amendments to Article 6 to update the requirements for compatible land uses will serve to increase the accessibility of the community's planned public facilities for Lexington's current and future residents.

The Subdivision Committee Recommended: **Approval**, for the reasons provided by staff.

Staff Presentation: Stuart Kearns, Senior Planner in the Transportation Planning/MPO section, directed the Commission's attention to a PowerPoint presentation and briefly explained the proposed text amendment to Articles 1 and 6 of the Land Subdivision Regulations. (A copy of the staff report is attached as an appendix to these minutes.)

Mr. Kearns indicated that, with the adoption of the 2018 Comprehensive Plan, the Planning Commission initiated amendments to Articles 1 and 6 of the Land Subdivision Regulations to revise standards for street patterns and continuity. The intent of the amendments was to redefine the term "block;" decrease block lengths and remove the minimum block length requirement; require connections between existing neighborhoods and new developments; implement more rigorous standards with regard to cul-de-sacs; and revise standards for street patterns and compatible land uses. Mr. Kearns stated that the staff was recommending approval of this text amendment, for the reasons listed on the agenda.

Commission Questions: Ms. Meyer asked if the elimination of minimum block lengths could result in unusable lots, and how the staff proposed to address that concern. Mr. Kearns responded that situations with topography or other physical barriers that affect block length could be addressed through the waiver process.

Citizen Comments: There were none.

Action: A motion was made by Mr. Pohl, seconded by Ms. Barksdale, and carried 10-0 (Nicol absent) to approve SRA 2021-1: AMENDMENT TO ARTICLES 1 AND 6 TO REVISE STANDARDS FOR STREET PATTERNS & CONTINUITY, for the reasons provided by staff.

VI. STAFF ITEMS

1. **INITIATION OF A ZONING ORDINANCE TEXT AMENDMENT FOR TRAFFIC IMPACT STUDIES** – Mr. Emmons requested that the Planning Commission initiate an amendment to update Articles 6-1 and 21-4 to modernize and simplify Traffic Impact Studies. He noted that proposed draft language had been provided to the Planning Commission members as part of his presentation at their most recent work session, and added that, unlike other text amendments, this was not initiated as part of the 2018 Comprehensive Plan.

Citizen Comments: There were none.