

Recd by \_\_\_\_\_  
Date: \_\_\_\_\_

**RECOMMENDATION OF THE  
URBAN COUNTY PLANNING COMMISSION  
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY**

**IN RE:** **PLN-ZOTA-22-00014: AMENDMENT TO ARTICLES 1, 3, 8, 9, 10, 11, 16, 18, 23 AND 28 TO UPDATE PARKING AND VEHICULAR USE AREA LANDSCAPE BUFFERING** – a petition for a Zoning Ordinance text amendment to consolidate all parking regulations to one location (Article 16), incorporate parking design standards, eliminate minimum parking requirements, as well as to increase tree canopy and vehicular use area screening requirements for parking lots.

Having considered the above matter on **August 25, 2022**, at a Public Hearing and having voted **8-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL** for this matter for the following reasons:

1. The proposed text amendment supports and implements the 2018 Comprehensive Plan, in the following ways:
  - a. The amendment expands housing choices (Theme A, Goal #1) by allowing more types of residential development to be constructed where they are currently precluded due to inflexible parking requirements. (Theme A, Goal #1, Objectives a through d)
  - b. The amendment supports infill and redevelopment throughout the Urban Service Area (Theme A, Goal #2) by providing more flexible parking regulations to facilitate the construction on smaller and more constrained parcels often found in infill and redevelopment locations.
  - c. The amendment promotes the development of green building, sustainable development, and transit-oriented development (Theme B, Goal #2.c) by allowing more pedestrian and transit focused development to occur and by raising the landscaping and tree canopy requirements for vehicular use areas.
  - d. The amendment reduces Lexington-Fayette County's carbon footprint (Theme B, Goal #2) by reducing the requirements for additional unnecessary vehicular use areas that contribute to dangerous heat islands.

**ATTEST:** This 9th day of September, 2022.

  
Secretary, Jim Duncan

LARRY FORESTER  
CHAIR

At the Public Hearing before the Urban County Planning Commission, this petition was represented by **Chris Taylor, Administrative Officer in the Division of Planning.**

**OBJECTORS**

- None.

**VOTES WERE AS FOLLOWS:**

**AYES:** (8) Barksdale, Bell, de Movellan, Forester, Michler, Nicol, Pohl, and Worth

NAYS: (0)  
ABSENT: (3) Penn, Davis, Meyer

ABSTAINED: (0)  
DISQUALIFIED: (0)

Motion for **Approval** of **PLN-ZOTA-22-00014** carried.

Enclosures: Application  
Justification  
Staff Report  
Planning Commission Recommended Text  
Applicable excerpts of minutes of above meeting