

In the continued effort to examine and modernize the Zoning Ordinance following the adoption of the 2018 Comprehensive Plan, Planning staff is currently bringing forward Zoning Ordinance Text Amendments 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.

Lexington's existing parking regulations currently push developments further apart, requiring more short vehicle trips that create congestion and make the community less walkable. The land use patterns created by these regulations continue to have a substantial negative impact on air quality, stormwater runoff and urban heat islands. The proposed regulations address the long term land use patterns, while also improving near term development standards for buffering against adjacent land uses, and substantially enhancing our tree canopy in parking lots. Finally, high parking requirements add significant costs to all types of new development including housing, and in some cases make new development infeasible altogether. These proposed regulations will provide flexibility to support much needed new housing construction in Lexington.

The proposed text amendment is consistent with and supported by many of the Themes, Policies, Goals and Objectives of the 2018, as follows:

Policies:

Theme A, Design Policy #5: Provide pedestrian-friendly street patterns and walkable blocks to create inviting streetscapes.

Theme A, Design Policy #7: Provide car parking areas so as not to be the primary visual component of the neighborhood.

Theme B, Sustainability Policy #3: Encourage transit-oriented development, increase density along major corridors and in the Infill and Redevelopment Area to support transit ridership; thus reducing vehicle miles traveled.

Theme B, Sustainability Policy #5: Reduce/discourage vehicle-oriented development patterns, such as drive-through businesses within the Urban Service boundary, especially in the urban core areas. Reduce parking footprints.

Theme B, Restoration Policy #4: Improve air quality by reducing vehicle miles traveled (VMT).

Theme C, Prosperity Policy #10: Encourage flexible parking and shared parking arrangements.

Theme D, Placemaking Policy #3: Establish design standards for Placemaking.

Theme E, Growth Policy #9: Support the "Missing Middle Housing" types throughout Lexington.

Goals and Objectives:

Theme A, Goal #1: Expand housing choices.

Theme A, Goal #1.a: Pursue incentives and regulatory approaches that encourage creativity and sustainability in housing development.

Theme A, Goal #1.b: Accommodate the demand for housing in Lexington responsibly, prioritizing higher-density and mixture of housing types.

Theme A, Goal #1.c: Plan for safe, affordable and accessible housing to meet the needs of older and/or disadvantaged residents.

Theme A, Goal #1.d: Create and implement housing incentives that strengthen the opportunities for higher-density and housing affordability.

Theme A, Goal#2: Support infill and redevelopment throughout the Urban Service Area as a strategic component of growth.

Theme A, Goal #2.b: Respect the context & design features of areas surrounding development projects & develop design standards & guidelines to ensure compatibility with existing urban form.

Theme A, Goal #2.c: Incorporate adequate greenspace and open space into all development projects, which serve the needs of the intended population.

Theme A, Goal #3: Provide well-designed neighborhoods & communities.

Theme A, Goal #3.a: Enable existing and new neighborhoods to flourish through improved regulation, expanded opportunities for neighborhood character preservation, and public commitment to expand options for mixed-use and mixed-type housing through Lexington-Fayette County.

Theme A, Goal #3.b: Strive for positive & safe social interactions in neighborhoods, including, but not limited to, neighborhoods that are connected for pedestrians & various modes of transportation.

Theme A, Goal #3.d: Promote, maintain, and expand the urban forest throughout Lexington.

Theme B, Goal #2: Reduce Lexington-Fayette County's carbon footprint.

Theme B, Goal #2.c: Provide incentives for green building, sustainable development, and transit-oriented development with civic agencies leading by example through the use of green building standards.

Theme B, Goal #2.d: Prioritize multimodal options that de-emphasize single-occupancy vehicle dependence.

Theme B, Goal #3: Apply environmentally sustainable practices to protect, conserve & restore landscapes & natural resources.

Theme B, Goal #3.c: Incorporate green infrastructure principles in new plans and policies, including, but not limited to, land use and transportation.

Theme D, Goal #1: Work to achieve an effective & comprehensive transportation system.

Theme D, Goal #1.a: Support the Complete Streets concept, prioritizing a pedestrian-first design that also accommodates the needs of bicycle, transit and other vehicles.

Theme D, Goal #1.b: Develop a viable network of accessible transportation alternatives for residents and commuters, which may include the use of mass transit, bicycles, walkways, ride-sharing, greenways and other strategies.

Theme D, Goal #1.c: Concentrate efforts to enhance mass transit along our corridors in order to facilitate better service for our growing population, as well as efficiencies in our transit system.

Theme D, Goal #2: Support a model of development that focuses on people-first to provide accessible community facilities and services to meet the health, safety & quality of life needs of Lexington-Fayette County's residents and visitors.

Theme D, Goal #3: Protect and enhance the natural and cultural landscapes that give Lexington-Fayette County its unique identity and image.

Theme D, Goal #3.b: Incentivize the renovation, restoration, development and maintenance of historic residential and commercial structures.

Theme D, Goal #3.c: Develop incentives to retain, restore, preserve and continue use of historic site and structures, rural settlements and urban and rural neighborhoods.

Theme E, Goal #1.b: Ensure all types of development are environmentally, economically, and socially sustainable to accommodate the future growth needs of all residents while safeguarding rural land.

Theme E, Goal #1.c: Emphasize redevelopment of underutilized corridors.

Theme E, Goal #1.d: Maximize development on vacant land within the Urban Service Area and promote redevelopment of underutilized land in a manner that enhances existing urban form and/or historic features.

Timeline:

- July 13** Notice mailing
- August 4** Planning Commission Zoning Committee meeting
- August 25** Planning Commission public hearing
- September 9** Final report sent to Council