

## **STAFF REPORT ON PETITION FOR LAND SUBDIVISION REGULATIONS TEXT AMENDMENT**

### **SRA 2017-5: AMENDMENT TO ARTICLE 5-4(B) TO INCREASE ALLOWABLE PLAT SIZE**

REQUESTED BY: Lexington-Fayette County Clerk's Office

PROPOSED TEXT: (Note: Text ~~dashed through~~ indicates a deletion, and text underlined indicates an addition to the existing Land Subdivision Regulations.)

#### **5-4(b) MATERIALS**

5-4(b) MATERIALS - The final plan shall be prepared on mylar or other material capable of clear reproduction using the ozalid print process. The sheet size may not exceed 24" x 36"~~17" x 22"~~, and all plan information will be shown clearly and legibly. In addition, the final plan shall be submitted in digital format containing the information required by the Division of Engineering. In all cases, the mylar submission shall be considered the official submission.

#### **STAFF REVIEW:**

For several years' surveyors have expressed some concern about the 17"x22" plat size as required by the Land Subdivision Regulations. This is due to several factors including the difficulty in accurately depicting the lotting due to the scale required, the amount of information now required on final record plats (including many notes), and last but not least, the fact that state law allows a plat to be 24"x36" which is the practice of most surrounding jurisdictions.

Initially, the Kentucky Professional Surveyor's Association requested that the size be increased. After several meetings with the Fayette County Clerk's staff, they agreed to make a formal request for the Land Subdivision Regulation's to be amended to allow a maximum plat size of 24"x36" in compliance with Kentucky State Law. In doing so, the Clerk's Office has verified that their office equipment can handle the change.

This amendment will not have a negative impact on the public. It will allow surveyors and/or engineers to prepare and record final record plats of a larger size in accordance with state law and consistent with the practice of other jurisdictions.

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

1. The proposed text revision to Article 5-4(b) will allow for plats to be a maximum of 24"x36" providing for better clarity and presentation of the required information.
2. The proposed addition will maintain public health and safety, consistent with the intent of the Land Subdivision Regulations.