



Lexington-Fayette Urban County Government

200 E. Main St
Lexington, KY 40507

Legislation Text

File #: 0442-21, Version: 1

An Ordinance amending Articles 1, 6-4(a), 6-8(b), 6-8(d), 6-8(d)(1) and (2), and 6-8(f) of the Land Subdivision Regulations to revise standards for street patterns and continuity. (Planning Commission). [Div. of Planning, Duncan]

[SRA 2021-1: AMENDMENT TO ARTICLES 1 AND 6 TO REVISE STANDARDS FOR STREET PATTERNS & CONTINUITY - to update Article 1 and Article 6 of the LFUCG Land Subdiv. Regulations to revise standards for street patterns and continuity] [Having considered the above matter on **April 8, 2021**, at a Public Hearing and having voted **10-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL** of the text amendment for this matter for the following reasons:

1. The proposed amendment to Article 1 of the Land Subdiv. 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 Subdiv. 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.]

WHEREAS, the Lexington-Fayette Urban County Planning Commission has initiated a text amendment to Articles 1, 6-4(a), 6-8(b), 6-8(d)(1) and (2), and 6-8(f) of the Land Subdiv. Regulations to revise standards for street patterns and continuity; and

WHEREAS, the Planning Commission has considered a text amendment to Articles 1, 6-4(a), 6-8(b), 6-8(d)(1) and (2), and 6-8(f) of the Land Subdiv. Regulations to revise the standards for street patterns and continuity. The Planning Commission did recommend APPROVAL of the text by a vote of 10-0; and

WHEREAS, this Council agrees with the recommendation of the Planning Commission; and

WHEREAS, the recommendation form of the Planning Commission is attached hereto and incorporated by reference herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 - That Article 1 of the Land Subdiv. Regulations of the Lexington-Fayette Urban

County Government is hereby amended as follows:

BLOCK - A block is the smallest basic unit of a city's urban fabric. It is surrounded by streets and usually contains several buildings.

Section 2 - That Article 6-4(a) of the Land Subdiv. Regulations of the Lexington-Fayette Urban

County Government is hereby amended as follows:

6-4(a) BLOCK STANDARDS - In general, intersecting streets that determine block length shall be provided at such intervals as necessary to meet existing street patterns, topography, and requirements for safe and convenient vehicular and pedestrian circulation. Residential blocks shall not exceed eight hundred (800) feet in length, with the block width generally being sufficient to allow two tiers of lots of appropriate depth. Non-residential blocks shall be of such length, width, and other design as the Commission finds necessary for the prospective use, including adequate provision for off-street parking, truck loading and unloading, buffer areas, pedestrian movement, and proper vehicular access to adjacent streets.

Section 3 - That Article 6-8(b) of the Land Subdiv. Regulations of the

Lexington-Fayette Urban County Government is hereby amended as follows:

6-8(b) STREET PATTERNS AND CONTINUITY - Streets shall be related to topography and shall provide for the continuation of existing or dedicated streets in adjoining or nearby tracts in all directions every ¼ mile. Street continuity shall be provided between subdiv. developments with collector streets. In addition, local street connections shall be provided between developments to act as a network to supplement the collector/connector and arterial street systems. Street patterns shall generally allow for circulation within and between subdiv.s that does not require the use of arterial streets. Freeways and arterials shall not penetrate or bisect existing or proposed neighborhoods, but rather shall be located as appropriate boundaries for such.

Section 4 - That Article 6-8(d)(1) and (2) of the Land Subdiv. Regulations of the Lexington-Fayette Urban

County Government is hereby amended as follows:

6-8(d) PLANNING FOR ADJACENT LAND USES

6-8(d)(1) PLANNING FOR COMPATIBLE LAND USE - Whenever the proposed subdiv. contains, or is adjacent to, an existing or proposed public park, open space, greenway, school, or other publicly accessible facility, the Planning Commission shall require that no less than sixty (60) percent of the total perimeter length of the facility abuts an approved street. Frontage shall be measured at the street right-of-way line. Adjacent street and lotting patterns shall be designed so as to provide safe and convenient pedestrian access to the facility.

6-8(d)(2) PLANNING FOR CONFLICTING STREET PATTERNS AND/OR LAND USE - Whenever the proposed subdiv. contains, or is adjacent to, a railRd. right-of-way; arterial or expressway right-of-way; or conflicting changes in land uses, the Planning Commission shall require service Rd.s; reverse

frontage lots; lots with rear service alleys; lots with additional depth; or other such treatment as the Commission finds necessary for protection of abutting properties and to afford separation of conflicting types of street patterns or land use.

Section 5 - That Article 6-8(f) of the Land Subdiv. Regulations of the Lexington-Fayette Urban County Government is hereby amended as follows:

6-8(f) CUL-DE-SACS - Cul-de-sacs shall not generally be longer than five-hundred (500) feet, including the turnaround, which shall be provided at the closed end with a right-of-way radius of fifty (50) feet; curb radius of forty (40) feet; and a transition curve radius of seventy-five (75) feet. Alternate turnaround designs depicted in these regulations (See Exhibit 6-7) shall also be permitted. Longer cul-de-sacs May be permitted because of unusual topographic or other conditions; and, in such cases, the Planning Commission May require additional paving width if necessary to prevent over-loading of street capacity. A cul-de-sac shall not be located off of another cul-de-sac. Temporary turnarounds May be required at the end of stub streets as long as they are retained within the street right-of-way.

Section 6 - That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL:

MAYOR

ATTEST:

Clerk of Urban County Council

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