



The Fayette Alliance

603 West Short Street
Lexington, KY 40508
(859) 281-1202
www.fayettealliance.com

“Planning Our World-Class City, Preserving Our World-Class Landscape”

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Knox van Nagell, J.D.

LFUCG Planning Commission
Government Center
200 East Main Street
Lexington, KY 40507

August 14th, 2012

Dear Chairman Owens and Planning Commissioners,

My name is Knox van Nagell, and I am writing this letter on behalf of The Fayette Alliance.

Founded in 2006, The Fayette Alliance is a coalition of citizens dedicated to achieving sustainable growth in Lexington-Fayette County through land use advocacy, education, and promotion.

As the voice for sustainable growth, The Fayette Alliance believes that preserving our unique and productive Bluegrass farmland, advancing innovative development, and improving our infrastructure are essential to our collective success in Lexington.

Through our efforts at government and beyond, Lexington can become the model for sustainable growth and development, by connecting and balancing its vibrant city with its unique and productive Bluegrass farmland.

In furtherance of our mission, we support ZOTA 2012-12: OFF STREET PARKING REQUIREMENTS IN A “PEDESTRIAN ORIENTED BUSINESS DISTRICT”: 16-11 EFFECT OF PEDESTRIAN ORIENTED BUSINESS DISTRICT-For any such District created under Code of Ordinances Article 18, Chapter XIII, the provisions of the district will take precedence over any off-street parking requirements or related provisions contained in the Zoning Ordinance.

If adopted, ZOTA 2012-12 will implement reduced parking requirements for the recently enacted “Pedestrian Oriented Business District”, which states:

“Within the defined Infill and Redevelopment Area, the Urban County Council may, though passage of an ordinance, define certain specific areas as a Pedestrian-Oriented Business District.

In any such designated area, the Council may waive up to 100% of all required off-street parking. The following requirements shall be applicable:

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- 18-184 Any such District shall contain contiguous properties of at least 600’ feet of continuous road-front footage along a public street...Although the District may include residential properties, eligible properties for the parking reduction shall only be those properties zoned in non-residential or mixed-used zoning categories.
- 18-185 Residential uses or tracts within the District will not be eligible for reduction or waiver of required off-street parking.
- 18-186 The Council shall find that the predominant character of the area is of a pedestrian nature and that the strict application of minimum parking would be detrimental to maintaining the unique character of the business area.
- 18-187 The Council shall consider the impact of the creation of such a District on nearby residential areas, and shall be required to find that the creation of the District, in conjunction with any restriction applied under 18-188 below, will not unduly harm the character of nearby residential areas.
- 18-188 The Council may establish alternative minimum off-street parking requirements in the District as deemed necessary to mitigate any negative impact.
- 18-189 In conjunction with the creation of a District, written notice shall be provided to nearby residents and neighborhood associations as required for a zone map amendment.
- 18-190 In any such District, the parking provisions of the District as approved will take precedence of any parking-related provision in the Zoning Ordinance ¹

Either Council members or property owners can initiate a Pedestrian Oriented Business District—so long as the properties are located within Lexington’s Infill-Redevelopment Area. (For map, see <http://www.lexingtonky.gov/Modules/ShowDocument.aspx?documentid=1906>)

If ZOTA 2012-12 is adopted, designated Districts will be eligible for reduced off-street parking requirements, and will take precedence over any other off-street parking requirements recommended in the Zoning Ordinance.

Ultimately, The Pedestrian Oriented Business District and its reduced off-street parking requirements will promote the redevelopment of business areas, by discouraging the demand for low-density, out-of-context, and expensive surface parking lots in downtown Lexington.

¹ LFUCG Ordinance No. 53-2012, Adopted April 26th, 2012

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This is sound growth policy that incentivizes the revitalization of Lexington’s downtown by emphasizing human-scale, well-designed, multi-modal, and sustainable development practices. This is timely, given Lexington’s very real carbon footprint², vacant and blighted property³, and economic development challenges⁴.

The Pedestrian Oriented Business District is not a one-size fits all planning tool. Rather, the Council and planning staff will tailor its provisions to the neighborhood character of each individual district. As such, City Hall can work with the business community to create unique commercial districts that speak to the desires of Lexington’s emerging pedestrian market, while setting the stage for more efficient property uses, increased tax revenues, and innovative parking measures in our urban core.

This type of public/private partnership will transform the city of Lexington into a place as special as the farmland surrounding it.

Moreover, from a legal standpoint, ZOTA 2012-12 expressly furthers the governing land-use recommendations of the 2005 Downtown Masterplan and the 2006 Comprehensive Plan.

Therefore, for the aforementioned reasons, we respectfully request that you recommend adoption of ZOTA 2012-12: OFF STREET PARKING REQUIREMENTS IN A “PEDESTRIAN ORIENTED BUSINESS DISTRICT”.

Thank you for your dedication to responsible and innovative land-use planning. Please contact me anytime if I can ever be of assistance.

All my best-

Knox van Nagell, J.D.

² Lexington has the largest carbon footprint, per capita, in the United States. “Shrinking the Carbon Footprint of Metropolitan America”, The Brookings Institution, 2008

³ Lexington has over 12,000 acres of vacant, blighted, and/or underutilized land inside its city limits. LFUCG Housing Market Study, 2009.

⁴ LFUCG Housing Market Study, 2009

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