

Planning Commission
Staff Report
October 17, 2019



Case No:	19-LDC-0001
Project Name:	Residential Access Amendment
Applicant:	Louisville Metro
Jurisdiction:	Louisville Metro
Council District:	All Council Districts
Case Manager:	Chris French, AICP, Planning and Design Supervisor

REQUEST

Amend Section 6.1.3 of the Land Development Code (LDC) regarding access requirements for residential development.

SUMMARY/BACKGROUND

The Metro Council adopted a resolution (**Attachment 1**) directing the Louisville Metro Planning Commission to research the requirements for the number of access points for large residential developments (more than 200 units) and make a recommendation to Metro Council regarding amendments to Section 6.1.3 of the LDC.

PLANNING COMMITTEE MEETING

The Planning Committee conducted several meetings to discuss this text amendment before forwarding the final draft (**Attachment 2**) to the Planning Commission for a public hearing.

STAFF ANALYSIS

The proposed amendment clarifies that the intent of the two access point requirement for developments that contain 200 or more aggregate dwelling units is that both access points connect to a collector or higher level road classification. The amendment also allows the Director of Public Works or designee to waive this requirement where appropriate. In addition, the amendment provides an additional option which is the creation of a collector level road through the residential development.

APPLICABLE PLANS AND POLICIES

This amendment to the LDC text is consistent with the following policies of Plan 2040:

Mobility 3.5 - Evaluate developments for their impact on the transportation network (including the street, pedestrian, transit, freight movement and bike facilities and services) and air quality.

Mobility 3.12 - Ensure that transportation facilities of new developments are compatible with and support access to surrounding land uses and contribute to the appropriate development of adjacent lands. Where appropriate, provide at least one continuous roadway through the development to tie all local access roads or parking areas to the arterial street system. Adequate stub streets and pedestrian connections should be provided by developments.

Mobility 3.20 - Promote joint access and circulation systems for development sites comprised of more than one building site or lot.

Housing 2.2 - Locate housing within proximity to multi-modal transportation corridors providing safe and convenient access to employment opportunities, as well as within proximity to amenities providing neighborhood goods and services. Higher density, accessible residential uses should be located along transit corridors and in or near activity centers.

NOTIFICATION

Notification of the Planning Commission public hearing was conducted in accordance with KRS 100 requirements. In addition, staff provided notice to those registered neighborhood groups and individuals on the list for electronic notification for development proposals.

STAFF CONCLUSIONS

The proposed amendments, as set forth in **Attachment 2**, would further clarify the intent and provide additional options to satisfy access requirements for large residential developments.

Staff makes these LDC text amendment recommendations in consideration of the following:

WHEREAS, the Planning Commission finds that the proposed amendments to Section 6.1.3 of the LDC comply with the applicable policies of Plan 2040; and

WHEREAS, the Planning Commission further finds that the proposed LDC text amendments comply with Mobility policy 3.5 because the proposed text amendments would clarify the intent of the code and provide additional options to reduce impacts of development on transportation networks; and

WHEREAS, the Planning Commission further finds that the proposed LDC text amendments comply with Mobility policy 3.12 because the amendments provide the option for the creation of a collector level roadway through developments to provide an additional option for appropriate development of additional lands; and

WHEREAS, the Planning Commission further finds that the proposed LDC text amendments comply with Housing policy 3.20 because these amendments will further clarify the intent of the LDC regarding access to larger residential developments and will provide an additional option for collector level roadway development to multi-building site developments; and

WHEREAS, the Planning Commission further finds that the proposed LDC text amendments comply with Housing policy 2.2 because the amendment further clarifies the intent that large residential development should be near collector level or higher roadways in order to provide convenient access to employment opportunities as well as goods and services.

ATTACHMENTS

1. Planning Commission Resolution – March 21, 2019
2. Proposed LDC text amendment to Section 6.1.3

RESOLUTION NO. 153, SERIES 2018

A RESOLUTION REQUESTING THE LOUISVILLE/JEFFERSON COUNTY PLANNING COMMISSION TO REVIEW SECTION 6.1.3 OF THE LAND DEVELOPMENT CODE ("LDC") REGARDING ACCESS ROADWAYS FOR RESIDENTIAL DEVELOPMENTS.

SPONSORED BY: COUNCIL MEMBER BENSON

WHEREAS, Section 6.1.3 of the LDC requires residential multi-family and single-family developments having 200 or more dwelling units to have two separate access roadways connecting directly to existing roadways; and

WHEREAS, larger developments should require additional access roadways in order to reduce traffic congestion, and the number of access roadways should be proportional to the size of the development.

NOW, THEREFORE, BE IT RESOLVED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

SECTION I: The Planning Commission shall undertake a review of the Land Development Code Section 6.1.3 and propose amendments thereto regarding the appropriate number of access roadways serving residential development.

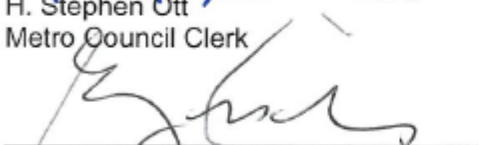
SECTION II: This resolution shall take effect upon its passage and approval.



H. Stephen Ott
Metro Council Clerk



David James
President of the Council



Greg Fischer
Mayor

10/30/18

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: 

R-179-18 Resolution to Review LDC 6.1.3 Re Access Roadways for Residential Developments (9-24-18).docx (pbw)



2. Proposed LDC Text Amendment for

Added Text

~~Deleted text~~

LOUISVILLE METRO LAND DEVELOPMENT CODE

6.1.3 Residential Developments

When a residential subdivision is proposed that abuts an arterial or collector roadway, it shall be designed to provide lots abutting the roadway with access only from an alley, frontage road or interior local road. (See also Section 5.4.2.B.1.a)

Direct driveway access to individual one and two family dwellings from arterial and collector roadways are prohibited unless the Planning Commission determines, in consultation with the Director of Works, that there is no acceptable access alternative.

Developments with an aggregate of 200 or more dwellings (single family or multi-family) shall have at least two separate access roadways connecting directly to existing collector level or higher classification roadway(s) unless waived by the Director of Public Works or designee. Alternatively, the development may create a new collector level roadway through the development. Developments created prior to the effective date of this paragraph and not in compliance with it may be modified, including construction of ancillary facilities and improvements to existing structures, provided that the modifications do not increase the number of dwelling units.