

Planning Commission

Staff Report
February 7, 2019



Case No:	18AMEND1001
Project Name:	Driveway Width LDC Amendment
Applicant:	Louisville Metro
Jurisdiction:	Louisville Metro
Council District:	All Council Districts
Case Manager:	Chris French, AICP, Planning and Design Supervisor

REQUEST

Amend Section 9.1.4, of the Land Development Code (LDC) regarding driveway width for single family residential and duplexes.

SUMMARY/BACKGROUND

At the Planning Commission meeting on September 20, 2018, staff brought to the attention of the Commission an issue regarding concerns over the width of driveways on single family lots. Staff recommended that the Planning Commission adopt a resolution for staff to research and develop modifications to the Land Development Code regarding this issue. The Planning Commission subsequently adopted Resolution LDC 9.1.4 (**Attachment 1**), directing Planning and Design Services staff to research driveway widths for single family homes and any other recommendations forthcoming regarding the same.

PLANNING COMMITTEE MEETING

Staff drafted a potential LDC amendment to LDC Section 9.1.4, working with Building Industry Association (BIA). This draft amendment was presented to the Planning Committee at its meeting on November 1, 2018. The Committee reviewed the draft amendment and forwarded the amendment onto the Planning Commission by consensus without any changes to the draft.

STAFF ANALYSIS

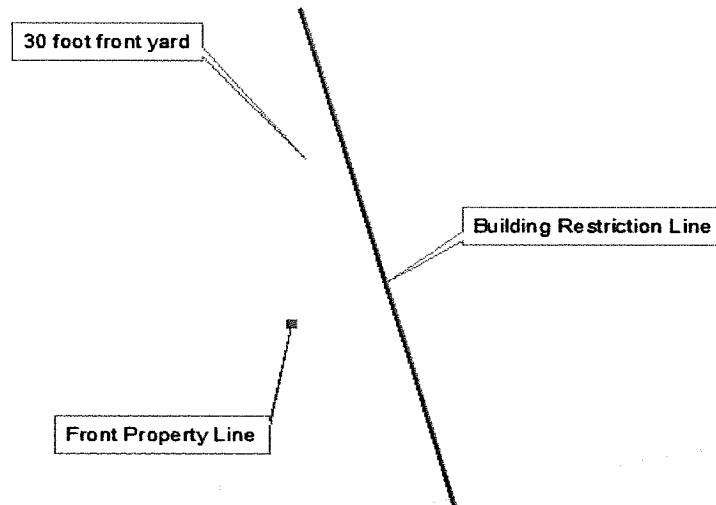
The proposed LDC text amendment would allow a driveway larger than 20 feet in width within the Neighborhood Form District with the restriction that the resulting driveway does not exceed 32 feet or 50% of the individual frontage at the building restriction line, whichever is less.

The LDC defines the building restriction line as

Building Restriction Line - A line following the rear of any required yard setback, establishing the minimum allowable distance between the nearest portion of any building and the lot line when measured perpendicularly thereto. When a proposed right-of-way line or street centerline

setback is shown in the Major Thoroughfare Plan, the Building Restriction Line is determined by combining all applicable right-of-way line requirements and specific yard requirements.

The illustration below identifies the building restriction line in relation to a front yard setback:



APPLICABLE PLANS AND POLICIES

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

Community Form Goal 1, Policy 12 “Ensure that parking, loading and delivery is adequate and convenient for motorists and does not negatively impact nearby residents or pedestrians.”

Mobility Goal 3, Policy 19 “Encourage design standards that address design issues such as the minimum and maximum length and width and the gradient of driveways to ensure that the driveway or curb cut functions properly and is safe for all users.”

The proposed LDC text amendment provides for additional flexibility in driveway width for single family and duplex lots while preserving the intent of the Neighborhood Form District and the comprehensive plan.

NOTIFICATION

Notification of the Planning Commission public hearing has been conducted in accordance with KRS 100 requirements. In addition, staff provided notice to those groups 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 make Section 9.1.4 have greater flexibility in driveways widths for single family and duplex residential lots within the Neighborhood Form District.

Staff makes these LDC text amendment recommendations related to driveway width for single family and duplex residential lots considering the following:

WHEREAS, the Planning Commission finds that the proposed amendments to the provisions of the LDC comply with the applicable policies of Plan 2040.

WHEREAS, the Planning Commission further finds that the proposed amendments to section 9.1.4 of the LDC comply with Community Form Goal 1, Policy 12 by providing greater flexibility in driveway width for motorists to ensure adequate parking can be provided on single family and duplex residential lots within the Neighborhood Form District.

WHEREAS, the Planning Commission further finds that the proposed amendments to section 9.1.4 of the LDC comply with Mobility Goal 3, Policy 19 by providing regulations on driveway width for single family and duplex residential lots within the Neighborhood Form District to ensure driveway functionality and to promote safety for all users.

ATTACHMENTS

1. Resolution LDC 9.1.4
2. Proposed LDC text amendment to Section 9.1.4

1. Resolution LDC 9.1.4

PLANNING COMMISSION MINUTES

September 20, 2018

Resolution LDC 9.1.4

Request: Resolution LDC 9.1.4
Staff Case Manager: Joe Reverman, Assistant Director of Planning and Design Services

Discussion

00:05:52 Mr. Reverman stated there's been some discussion with the Building Industry Association regarding concerns over the width of driveways on single family lots. Planning and Design Services requests that the Planning Commission adopt a resolution for research and possible modifications to the Land Development Code.

An audio/visual recording of the Planning Commission hearing related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

On a motion by Commissioner Howard, seconded by Commissioner Carlson, the following resolution was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby **ADOPT** a resolution for the Planning and Design staff to research driveway widths for single family homes and any other recommendations forthcoming regarding the same.

The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Howard, Smith and Jarboe
NOT PRESENT AND NOT VOTING: Commissioners Lewis, Peterson, Robinson and Tomes

2. Proposed LDC Text Amendment for Section 9.1.4

LOUISVILLE METRO LAND DEVELOPMENT CODE

9.1.4 Location of Parking on Lot

Off-street parking is prohibited in all required building setbacks unless specifically authorized in the Form District Regulations.

Exception: Parking for single-family residential uses and duplexes is permitted in the required front or street side yard only on a hard surface or approved semi-pervious driveway that does not exceed (20) feet in width and that leads to a garage, carport, house or rear yard. In the Neighborhood Form District, the driveway width may exceed 20 feet as long as the resulting driveway width does not exceed 32 feet or 50% of the individual frontage at the building restriction line, whichever is less. Parking on approved circular driveways may be permitted as long as the circular driveway has been approved by the Director of Public Works or designee. The circular driveway shall be constructed in accordance with Metro Public Works standards.

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