



# Rethinking Open Space

new regulations guided by the 2018 comprehensive plan

**Revised Draft Text**

**Planning Commission Work Session**

**September 15, 2022**

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Check out the **[open space project page](#)** for the latest information and full draft text.

# The goal:

**Incorporate intentionally designed and equitably distributed open space and green space into all development projects.**

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**Not more quantity, just better quality.**

**2 +  
years**

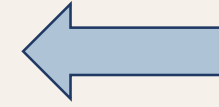
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# National Best Practices



# Lexington Context



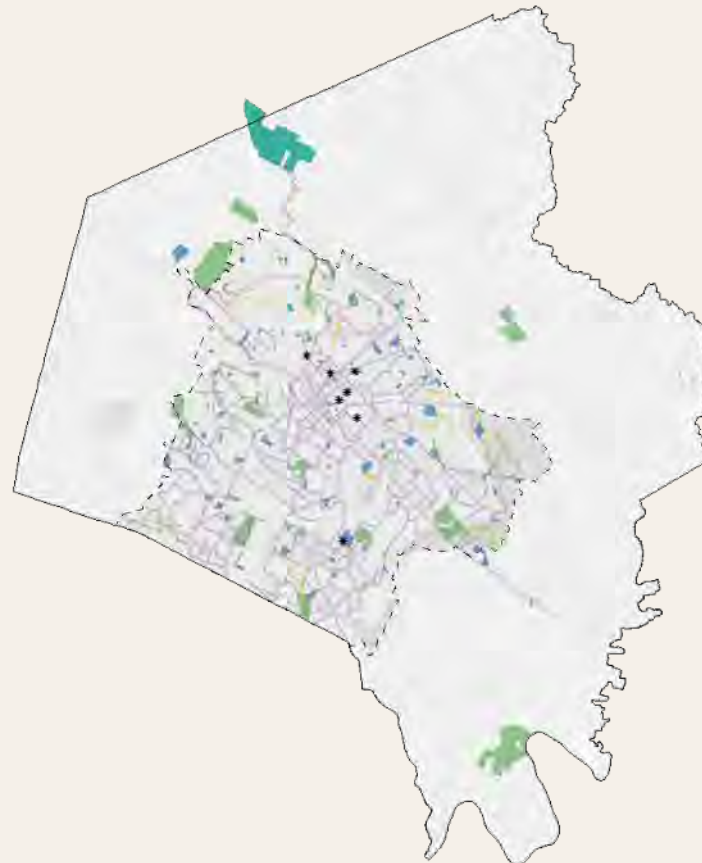
# Peer City Review

**LEED Neighborhood Development Guide**

**National Recreation and Park Association**

**Trust for Public Land**

**Urban Land Institute**



**Charlotte, NC**

**Chattanooga, TN**

**Cincinnati, OH**

**Colorado Springs, CO**

**Durham, NC**

**Fort Collins, CO**

**Fort Wayne, IN**

**Franklin, TN**

**Greensboro, NC**

**Henderson, NV**

**Indianapolis, IN**

**Kansas City, MO**

**Lincoln, NE**

**Louisville, KY**

**Madison, WI**

**Minneapolis, MN**

**Nashville, TN**

**Norfolk, VA**

**Raleigh, NC**

**St. Louis, MO**

**St. Paul, MN**

**Virginia Beach, VA**

# 20+

# meetings

with public groups,  
organizations & stakeholders

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- 2020** Planning Commission Work Session  
Infill & Redevelopment Steering Committee  
Development and Design Community  
Stormwater Stakeholder Committee
- 2021** BIA  
Public Input Session  
Greenspace Commission  
Parks and Recreation Leadership  
Planning Staff Interim Review  
Parks Advisory Board  
Planning Commission Work Session  
Environmental Commission  
Fayette Alliance Board  
Infill & Redevelopment Steering Committee  
Greenspace Commission  
Parks Advisory Board  
Development and Design Focus Group Session 1  
Development and Design Focus Group Session 2  
FCNC  
Planning Commission Work Session  
Parks Advisory Board
- 2022** Trust for Public Land

# 2 focus group workshops

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## Design and Engineering Professionals

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### **Gresham Smith**

Erin Masterson, PLA, ASLA

### **Banks Engineering**

Greg Smorstad, PLA

### **CARMAN**

Jason Hale, PLA, LEED AP

Kevin Warner, PLA

### **Vision Engineering**

Matt Carter, P.E.

### **EA Partners**

Rory Kahly, PLA

### **Earthcycle Design**

Scott Southall, PLA, AICP,  
LEED AP BD+C, ASLA

### **Barrett Partners**

Tony Barrett, PLA, LEED AP

# Coordination with other Divisions

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# Trust for Public Land

## 10 Minute Walk Commitment

## Park and Greenspace Access and Equity Accelerator



**10-Minute Walk**  
@10MinWalk

Launched today w/ mayors of 6 US cities, city staff, partners, and @tpl\_org state offices, 10-Minute Walk's #ParkEquityAccelerator will bring focused resources and technical assistance to support local park equity goals through policy change and practical innovation.

**Welcome to our 10-Minute Walk®  
Park Equity Accelerator cities!**

Chattanooga, TN    Lexington, KY  
Cleveland, OH    Los Angeles, CA  
Fort Worth, TX    Scranton, PA

#ParkEquityAccelerator

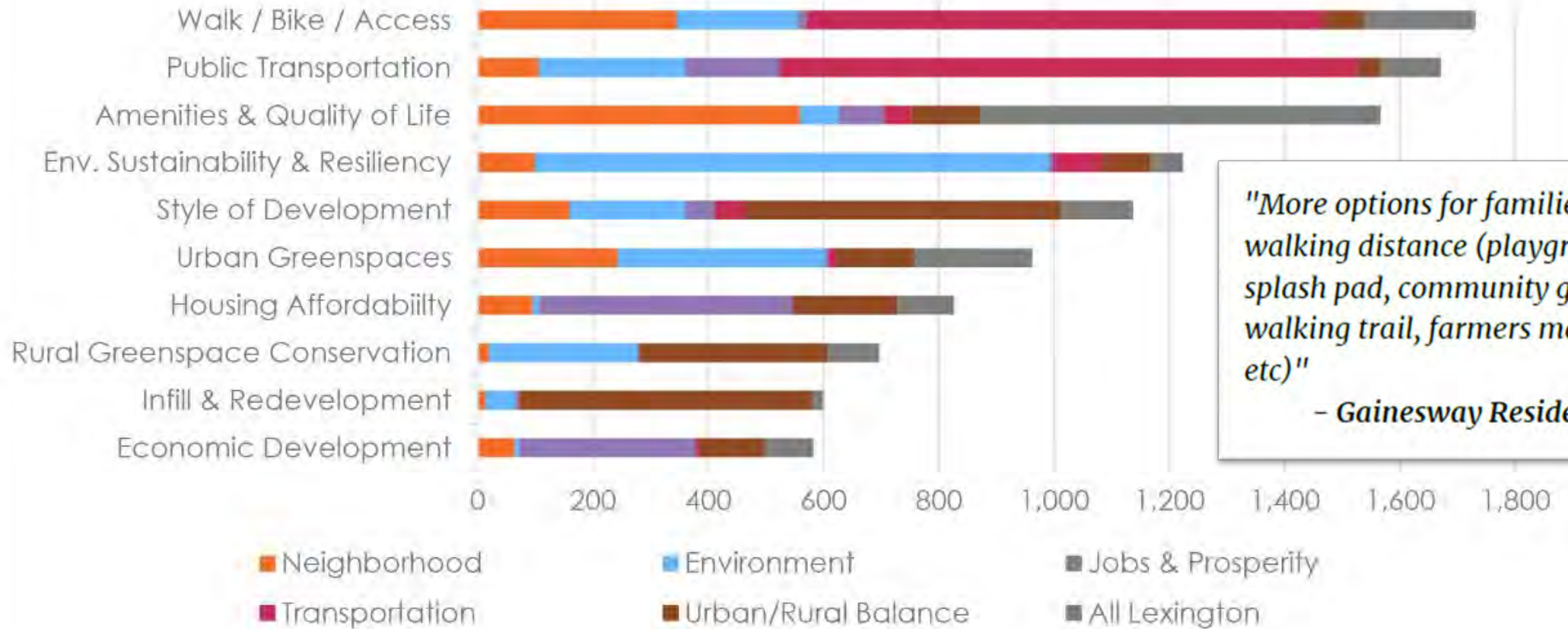
**TRUST FOR PUBLIC LAND**  
#10MinWalk    10minutewalk.org    tpl.org

1:19 PM · Jul 7, 2022 · Twitter Web App



# On the Table 2022 Public Input

## TOP 10 CODES BY THEME



*"More options for families in walking distance (playground, splash pad, community garden, walking trail, farmers market, etc)"*

*- Gainesway Resident, 38*

# **4 Planning Commission Work Sessions**

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# Comprehensive Plan Goals and Objectives

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## Theme A: Growing successful neighborhoods

Goal 2: Support infill and redevelopment throughout the Urban Service Area as a strategic component of growth.

**Incorporate adequate greenspace and open space into all development projects, which serve the needs of the intended population.**



# Comprehensive Plan Policies

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## Theme A: Growing Successful Neighborhoods

### DESIGN POLICY #9: PROVIDE ADEQUATE GREENSPACE

Provide adequate greenspace for all neighborhoods within walking distance.

**Action Item: Amend zoning ordinance to redefine open space requirements.**

## Theme B: Protecting the Environment

### SUSTAINABILITY POLICY #4: ACCESSIBLE GREENSPACE

Make recommendations to locate new development within walking distance of existing greenspace / community centers, or create greenspace / community centers within walking distance of residential uses.

# Existing Open Space Requirements

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- Zoning Ordinance contains ~170 mentions of “open space”
- Scattered requirements across multiple zones/articles
- Ambiguous definition is unfocused, difficult to interpret and measure
- Lacking direction for open space to provide ecological benefits
- No requirement for accessible/walkable open space
- Standards don't apply in some areas where they should



# Existing Standards: “Minimum Useable Open Space”

ZONE	Minimum Useable Open Space
A-R Agricultural Rural	No limitation
A-B Agricultural Buffer	No limitation
A-N Agricultural Natural Areas	No limitation
A-U Agricultural Urban	No limitation
R-1A Single Family Residential	No limitation
R-1B Single Family Residential	No limitation
R-1C Single Family Residential	No limitation
R-1D Single Family Residential	No limitation
R-1E Single Family Residential	No limitation
R-1T Townhouse Residential	Not less than ten percent (10%) of the total lot area for any townhouse shall be devoted to private usable open space either on each lot or on land adjacent and directly accessible to each lot. Such open space shall be for the private use of the residents of each individual townhouse and shall be physically separated from other private open space or common open space by plantings, fences, or walls. The least dimension of the private open space shall be eight (8) feet.
R-2 Two-Family Residential	No limitation
R-3 Planned Neighborhood Residential	Minimum Usable Open Space - 20%. (See also Group Residential)
R-4 High Density Apartment	Minimum Usable Open Space - 20%. (See also Group Residential)
R-5 High Rise Apartment	Minimum Usable Open Space - 20%. (See also Group Residential)
M-1P Mobile Home Park	Not less than ten percent (10%) of the site on which a mobile home park is located shall be devoted to open space available to the residents of the entire park.
MU-1 Neighborhood Node	Open Space - 10 percent.
MU-2 Neighborhood Corridor Zone	Open Space - 10 percent.
MU-3 Mixed-Use Community Zone	Open Space - 15%.
PUD-1 Planned Unit Development-1	22A-6(e) USABLE OPEN SPACE - Within a planned unit development, not less than thirty percent (30%) of the gross land area shall be restricted to usable open space.
PUD-2 Planned Unit Development -2 (Luigart)	None Required.
P-1 Professional Office	No limitation, except where residences are provided, then 10%.
P-2 University Research Campus	40% for the entire P-2 development, as specifically regulated under Article 8-24(o) herein.
B-1 Neighborhood Business	No limitation, except where dwelling units are provided as principal uses; then 10%.
B-2 Downtown Business	No limitation (except that residential uses shall provide useable open space equal to not less than 10% of only those floors occupied by dwelling units).
B-2A Downtown Frame Business	No limitation, except that residential uses shall provide useable open space equal to not less than ten percent (10%) of only those floors occupied by dwelling units.
B-2B Lexington Center Business	No limitation, except that 10% shall be required for any residential area.
B-3 Highway Service Business	No limitation.
B-4 Wholesale and Warehouse Business	No limitation.
B-5P Interchange Service Business	(nothing listed)
B-6P Commercial Center	Minimum Usable Open Space – 15%
I-1 Light Industrial	No limitation.
I-2 Heavy Industrial	No limitation.
EX-1 Exclusive Use	(nothing listed)
EAR-1 Residential 1 EAMP	At least twenty-five percent (25%) of the net developable acreage of any project in the EAR-1 zone shall be open space.
EAR-2 Residential 2 EAMP	At least twenty-five percent (25%) of the net developable acreage of any project in the EAR-2 zone shall be open space.
EAR-3 Residential 3 EAMP	At least twenty-five percent (25%) of the net developable acreage of any project in the EAR-3 zone shall be open space.
CC Community Center EAMP	At least 25% of the net developable acreage of any development within a CC zone shall be open space.
CD Conservation District EAMP	(nothing listed)
ED Economic Development EAMP	At least 25% of the net developable acreage of any development within an ED zone shall be open space. Such open space may be clustered across multiple lots or tracts to facilitate the common use of the land.
AM-1 Ag Market Overlay Zone	24B-10(h) REQUIRED OPEN SPACE - No limitation, except for all uses permitted under Article 24B-3 above that are not listed as permitted in the zone classification underlying the AM-1 zone, then forty percent (40%) of the lot.

Group Residential (R-3, R-4, R-5)	
Density (d.u./net acre)	Usable open space required
<5 d.u./acre	5%
5 to 15 d.u./acre	20%
16 to 40 d.u./acre	15%
>40 d.u./acre	10%

For Group Residential projects located in the Infill and Redevelopment Area, there is an Open Space Reduction: "For projects located within 1,000 feet of an existing LFUCG park space, the minimum required open space shall be reduced by 50%."

**\*Note that in many places throughout the Zoning Ordinance, additional open space can be provided to gain increased building height, FAR, etc. For example, see Zone B-2A and Article 9 Group Residential.**

# Existing Open Space Requirements

---

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- Ambiguous definition is unfocused, difficult to interpret and measure
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- Standards don't apply in some areas where they should



# Existing definition

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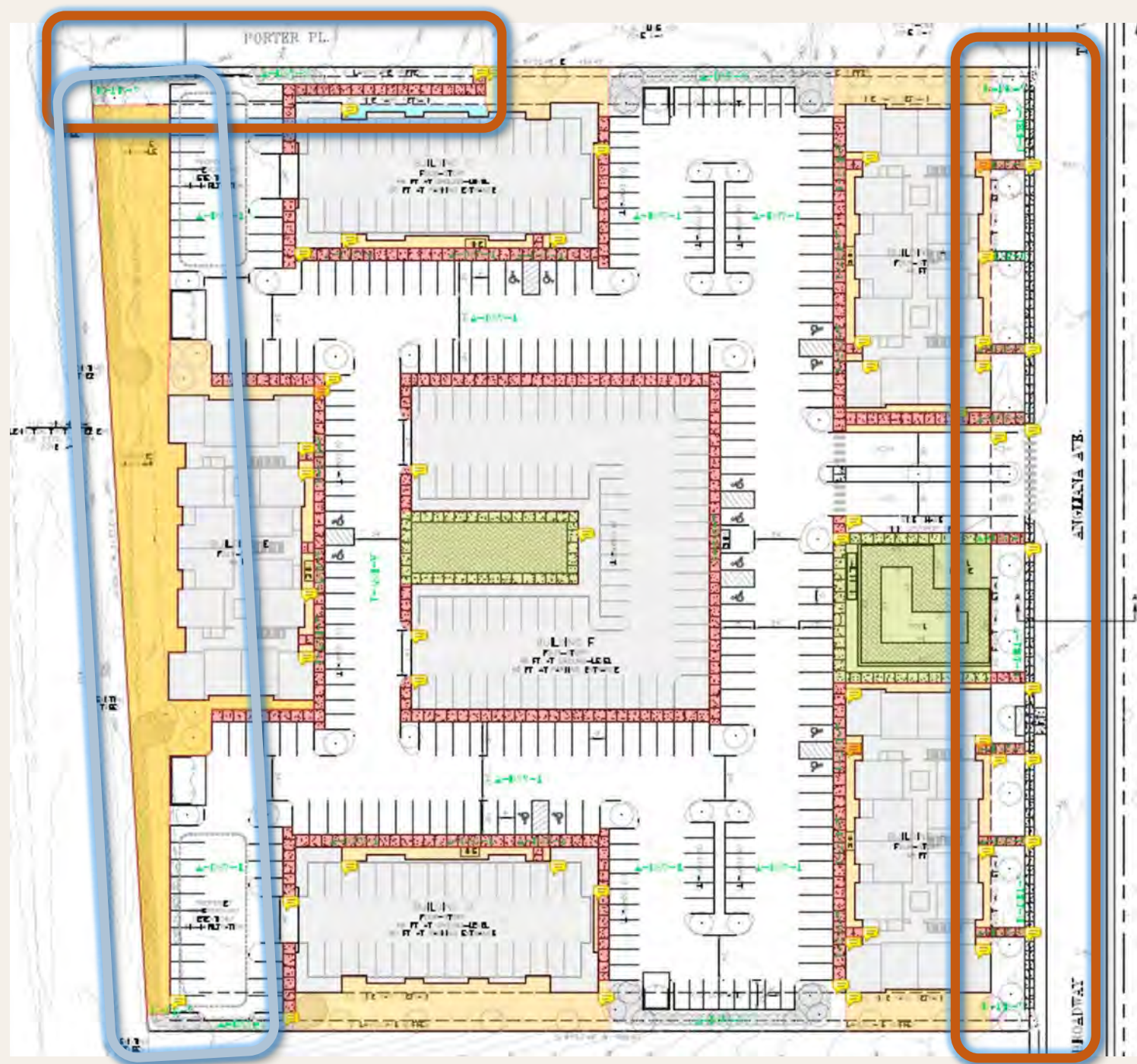
**OPEN SPACE, USEABLE** - Outdoor area of a lot or tract which is designated and used for outdoor living, recreation, pedestrian access or planting. Such areas may be ground or roof space seventy-five percent (75%) open to the sky, balconies a minimum of five (5) feet wide, an enclosed deck, porch, or ground floor portions of a building constructed on columns. Off-street parking and loading areas, driveways, vehicular use area perimeter landscaping and interior landscaping, unenclosed fire escapes, or required front and side street side yard areas do not qualify as useable open space; provided, however, that those portions of the required side street side yard may qualify as useable open space, as long as such open space is separated from the street right-of-way by a fence or solid screen planting.



# An example

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- R-5 Group residential
- 5.6 acres
- 385 dwelling units
- Minimum useable open space
  - Required: 10%
  - Provided: ~20%



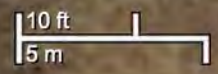


525



Workspaces ▾

501



# Existing Open Space Requirements

---

- Zoning Ordinance contains ~170 mentions of “open space”
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# Four main issues with existing text

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## 1. Inefficient

Definition is unfocused.  
Regulations are scattered  
across individual zones.

## 2. Multi-family

Current requirements do not  
ensure common areas planned for  
use by people; not incentivizing  
environmental landscaping.

## 3. Single Family

Our single family residential  
developments deserve access  
to neighborhood-serving open  
space, too.

## 4. Commercial/Industrial

We need consistency across all  
zones; incentives to address  
stormwater and heat island  
effects.

# Article 20: Open Space Standards

## ARTICLE 20

(Reserved for future use)

“Reserved for Future Use”



## Article 20 OPEN SPACE STANDARDS

### Article 20 OPEN SPACE STANDARDS

#### Sec. 20-1. Intent.

The intent of this Article is to incorporate intentionally designed and equitably distributed open space into all development projects.

The regulations contained in this provision are intended to:

- Protect and enhance public health, safety, and quality of life by providing safe and accessible open space where people can gather and establish a sense of community.
- Increase environmental sustainability and resiliency by providing green space to offset the impacts of the built environment.
- Support the Urban County Government's goal of providing access to open space within a 10-minute walk of all neighborhoods and communities.

#### Sec. 20-2. Open space requirements.

(a) Overlap in use and purpose of open space types: Usable areas, vegetated areas, and common areas are types of open space that may overlap in use and purpose. The area of one type of open space may be counted toward the minimum requirement of other types where the applicable standards of each are being met.

(b) Summary of requirements:

Category	Usable Area	Vegetated Area	Common Area(s)
<b>Single Family Residential</b>			
R-1A, R-1B, R-1C, R-1D, R-1E, R-1F	Not required	Not required	Required for > 25 dwelling units
R-1T, R-2, R-3, R-4, M-1P			
<b>Multi-Family Residential / Group Residential Projects</b>			
R-1T	10%		
R-3	20%		
R-4	15%		
R-5	10%		
<b>Mixed Use / Commercial</b>			
M-1, P-1, R-1, R-4, B-5P, MU-1, MU-2, L-1, L-2	10%	10%	Required for sites > 3 net acre and/or > 25 dwelling units
B-2, B-2A, B-2B	5%	5%	
B-5P, MU-3	15%	15%	
P-2	40%	20%	

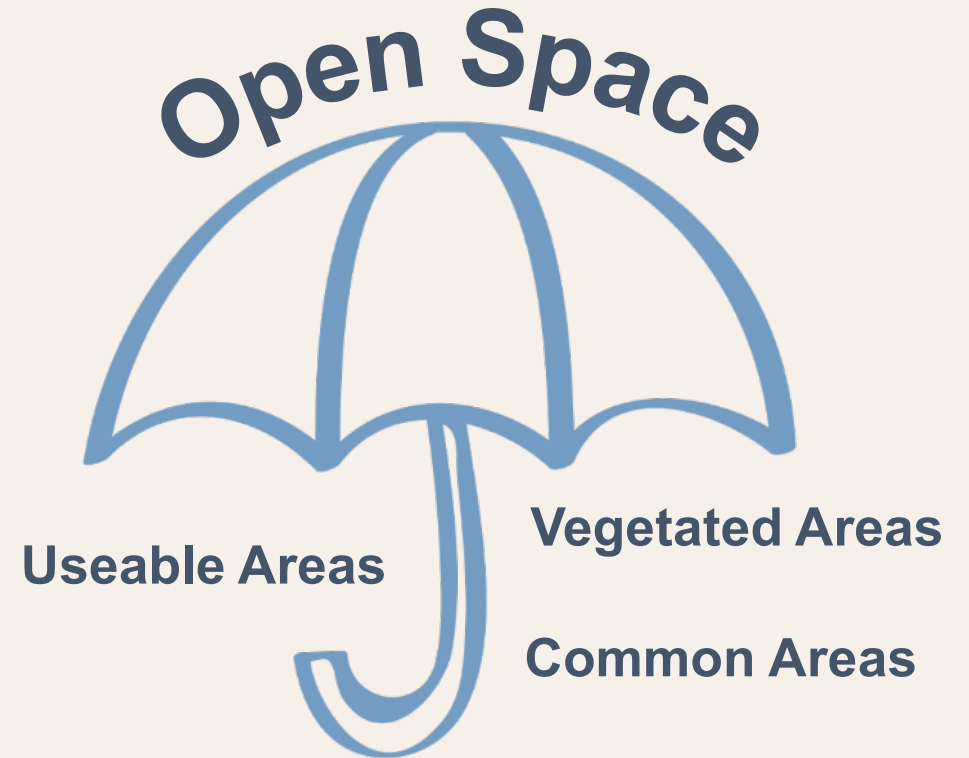
(d) The Board of Adjustment shall have the authority to require open space for conditional uses in residential zones based on the minimum open space requirements for the zone in which such use is first allowed as a principal use. Open space for conditional uses located in mixed use / commercial zones shall be based on the minimum open space requirements for the zone in which they are located.

Standards for Open Space (5 pages)

# Article 1: Definitions

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- Green Infrastructure (new)
- Open space, useable (deleted)
- Open space (new)
  - Common area (new)
  - Useable area (new)
  - Vegetated area (new)
- Walkable Route (new)





# Sec 20-1. Intent.

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**The intent of this Article is to incorporate intentionally designed and equitably distributed open space into all development projects.**

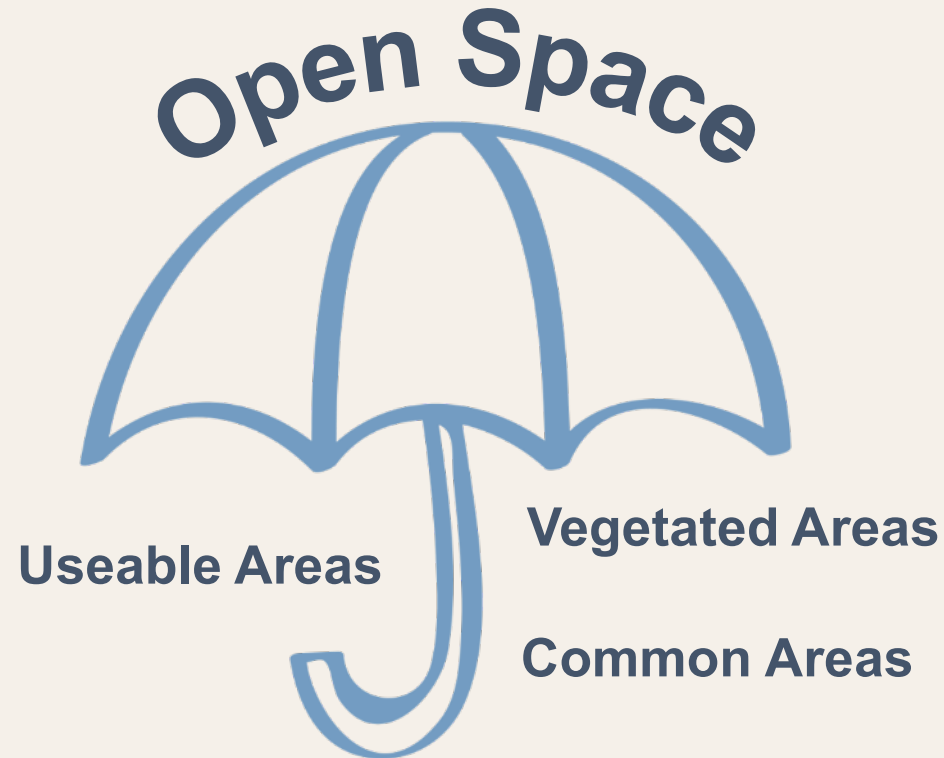
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- Support the Urban County Government's goal of providing access to open space within a 10-minute walk of all neighborhoods and communities.



# **Sec 20-2. Open Space Requirements.**

**Overlap in use and purpose of open space types.**



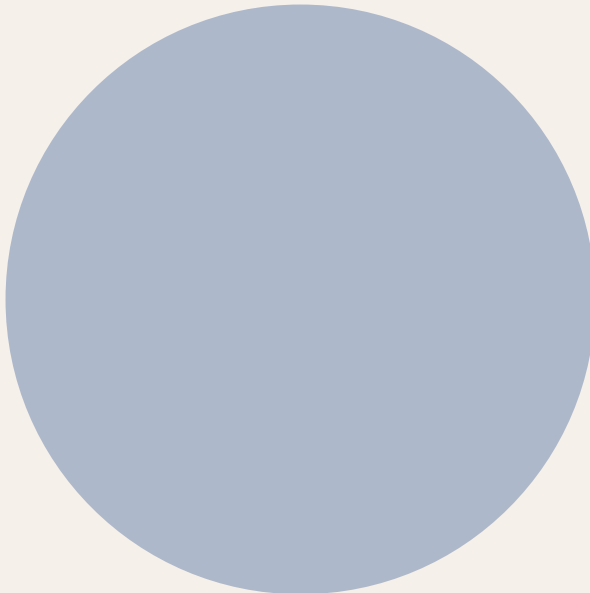
# Vegetated Area

Existing or new vegetation.



# Useable Area

Outdoor living and pedestrian access  
(i.e. balconies, patios, walkways)



# Common Area

Intentionally planned for  
outdoor gathering.



# Sec 20-2. Open Space Requirements.

## Summary table of open space requirements.

Single Family Residential	Useable Area (See Article 1)	Vegetated Area (See Articles 1, 20-3 to 20-4)	Common Area(s) (See Articles 1, 20-5 to 20-8)
R-1A, R-1B, R-1C, R-1D, R-1E, R-1T, R-2, R-3, R-4, M-1P	Not required.	Not required.	Required for > 25 dwelling units
Multi-Family Residential / Group Residential Projects	Useable Area	Vegetated Area	Common Area(s)
R-1T	10%	10%	Required for > 25 dwelling units
R-3	20%	20%	
R-4	15%	15%	
R-5	10%	10%	
Mixed Use / Commercial	Useable Area	Vegetated Area	Common Area(s)
B-1, P-1, B-3, B-4, B-5P, MU-1, MU-2, I-1, I-2	10%	10%	Required for sites > 3 net acres and/or > 25 dwelling units
B-2, B-2A, B-2B	5%	5%	
B-6P, MU-3	15%	15%	
P-2	40%	20%	

	Zone	Existing	Proposed	Change	Common Area <sup>1</sup>
<b>Single Family Residential</b>	R-1A, R-1B, R-1C, R-1D, R-1E, R-1T, R-2, R-3, R-4, M-1P	0%	0%	--	✓
	R-1T (subdivided)	10% <sup>2</sup>	0%	↓	✓
<b>Multi-Family &amp; Group Residential</b>	R-1T (group)	20%	10%	↓	✓
	R-3	20%	20%	--	✓
	R-4	20%	15%	↓	✓
<b>Consumer &amp; Service Commercial</b>	R-5	20%	10%	↓	✓
	B-1	0% <sup>3</sup>	10%	↑	✓
	P-1	0% <sup>3</sup>	10%	↑	✓
	B-3	0%	10%	↑	✓
	B-5P	0%	10%	↑	✓
	B-6P	15%	15%	--	✓
<b>Industry &amp; Employment</b>	MU-1	10%	10%	--	✓
	B-4	0%	10%	↑	✓
	I-1	0%	10%	↑	✓
	I-2	0%	10%	↑	✓
<b>Downtown</b>	P-2	40%	40%	--	✓
	B-2	0%/10% <sup>4</sup>	5%	↑↓	✓
	B-2A	0%/10% <sup>4</sup>	5%	↑↓	✓
	B-2B	0%/10% <sup>3</sup>	5%	↑↓	✓
	MU-2	10%	10%	--	✓
	MU-3	15%	15%	--	✓

## Existing / Proposed Open Space Required



Everyone deserves access within a 10-Minute Walk



Less in exchange for better.



Baseline consistency across all zones, address stormwater and heat island effects.



Ease of use, improvements in quality and access.

<sup>1</sup> When DU/Size threshold met; <sup>2</sup> Private useable open space; <sup>3</sup> 10% of lot where residences provided;

<sup>4</sup> 10% of residential floor area

# Sec 20-3. Vegetated Area Standards.

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## Requirements.

- 75% ground coverage
- Excludes *required* vehicular use area interior landscaping (but includes VUA perimeter landscaping)
- Excludes invasive tree and plant species
- Clear instructions for different Development Plans



## Sec 20-4. Vegetated Area Incentives for Green Infrastructure.

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Sites 3 acres or less can provide green infrastructure to reduce required vegetated area.

Green Infrastructure Type	Multiplier Rate
Innovative Design <sup>1</sup>	1.15
Community Garden <sup>2</sup>	1.15
Tree Stand <sup>3</sup>	1.5
Vegetated Green Infrastructure <sup>4</sup>	1.75
Vegetated Roof <sup>4</sup>	2
Riparian Buffer Restoration/Preservation <sup>5</sup>	2
Tree Preservation Area <sup>6</sup>	2



# Sec 20-5. Common Area Standards.

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## Location Criteria

- 10 minute walk to 90% of entrances
- Connected to other open spaces





# Sec 20-5. Common Area Standards.

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## Development Standards

### - Health, Safety, Welfare -

1. Primary access and visibility
2. Secondary entry points
3. Physical improvements
4. Canopy coverage and shading
5. Topography and hydrology



# Sec 20-5. Common Area Standards.

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## Single Family Context

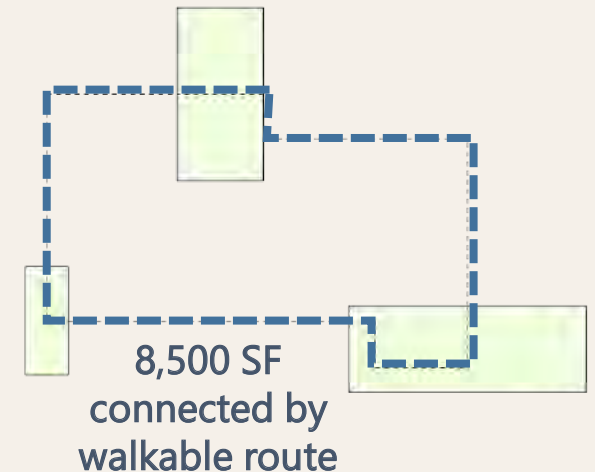
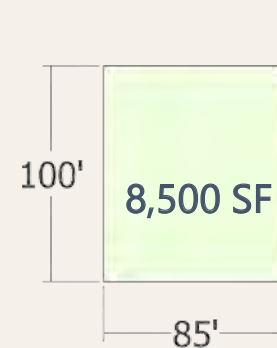
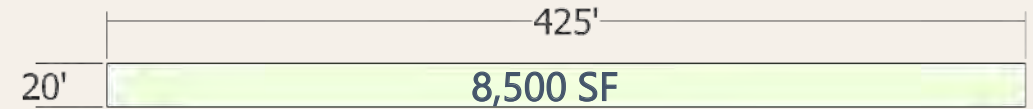
10,000sf, 100' minimum width



## Multi-family / Mixed-use /

## Commercial Context

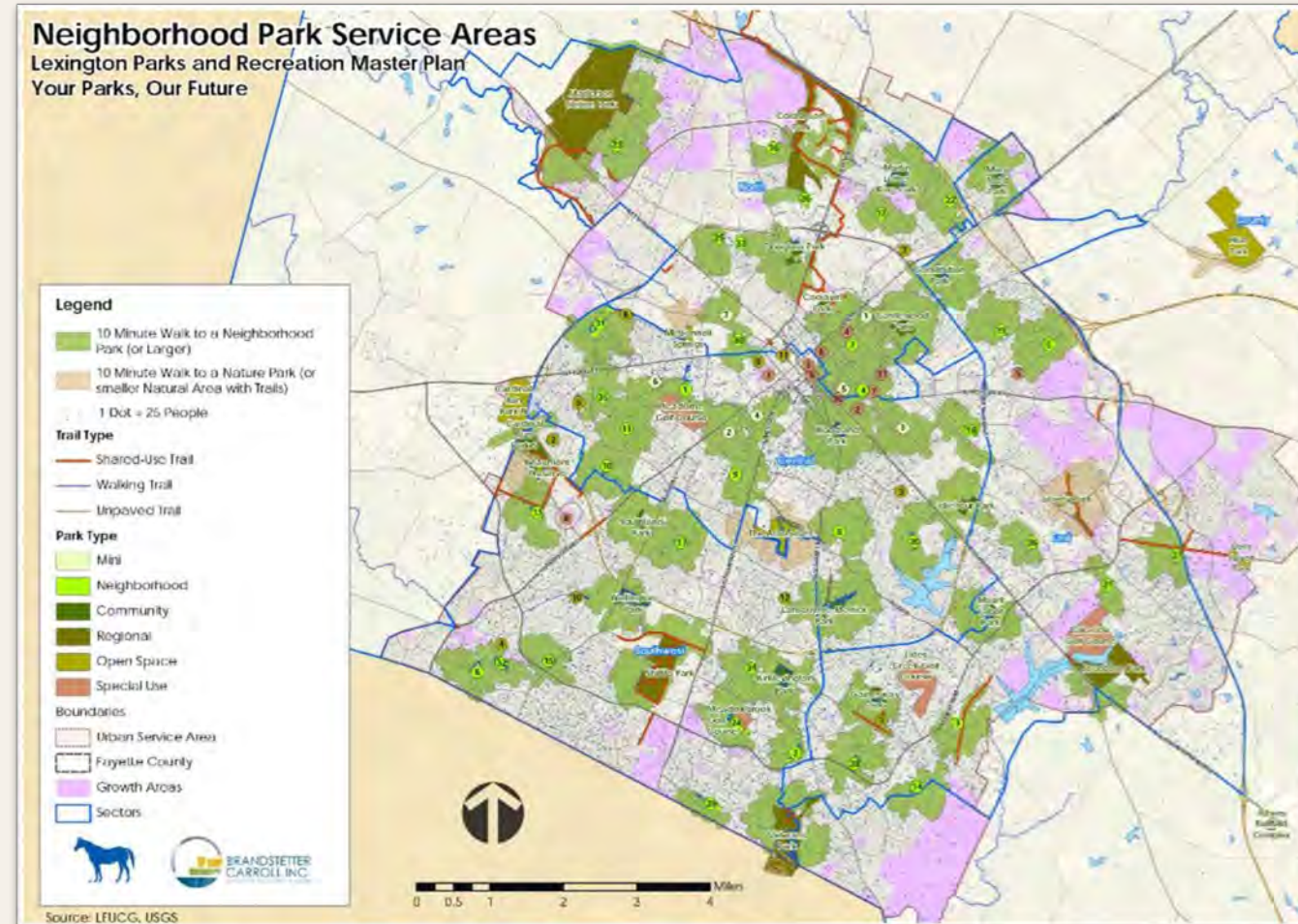
8,500sf, 20' minimum width



# Sec. 20-6. Common area exemption for development near publically accessible open spaces.

Common areas not required in the following instances:

1. ½ mile walk of an entrance to a LFUCG park
2. ¼ mile walk of an entrance to a portion of a greenway which meets common area requirements
3. ¼ mile walk of an entrance to another existing publicly accessible open space which meets common area requirements



## **Sec. 20-7. Common area signage and shared use path access.**

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### **Signage**

- Incidental signs - hours of operation, maintenance contact
- May reference KRS 411.190 - limits owner's liability when land is used for recreational purposes

### **Shared use path access**

- Appropriate easement shall be provided
- Access shall be available 24/7



## **Sec. 20-8. Multiphase developments and timing.**

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- Common area(s) calculated based on total development
- Build common area in phase one or subsequent phases
- Commercial, industrial, and mixed use development: common areas / improvements by 50% buildout
- Residential development: common areas / improvements by 50% dwelling units constructed



## Sec. 23A. Expansion Area Zones.

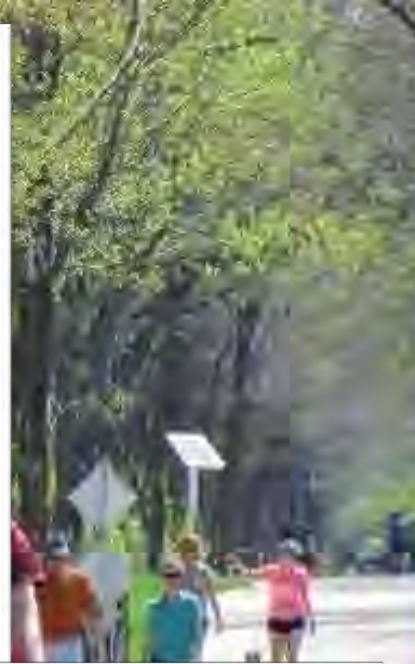
**EAR-1 / EAR-2 / EAR-3 / CC / ED**

25% of the net developable acreage shall be open space. (existing)

**New:**

Common open space access point every 1/4 mile.

Access points minimum of 40' wide with a 5' sidewalk.



Orenco Station  
Hillsboro, Oregon

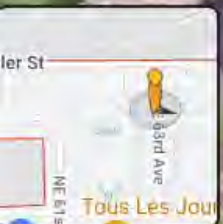


1778 NE 63rd Ave  
Hillsboro, Oregon

Google

Street View - Sep 2011

- ✓ Primary access and visibility
- ✓ Physical improvements
- ✓ Canopy coverage and shading
- ✓ Topography and hydrology



Google



Orenco Station  
Hillsboro, Oregon

48 ac  
330 dwelling units



# Spring Lake - 2300 Sandersville Road

## Statistics

- 140 ac total
- R-3 / R-4
- 17 ac ROW

## Single Family Lots

- 322 units
- 46 ac
- 50'-120'/130' lots

## Townhouses

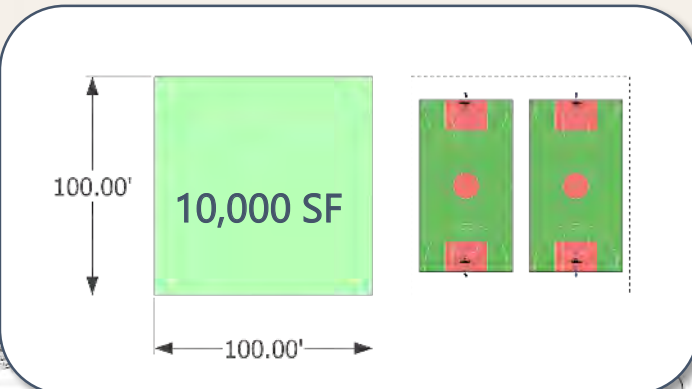
- 35 units
- 8.5 ac

## Apartments

- 378 units
- 37 ac total
- 8.1 ac open space (22%)

## Remaining Open Space

- ~31 ac



S4 Partners, PLLC  
 ARCHITECTURAL FIRM  
 1000 N. LEXINGTON AVENUE, SUITE 200  
 LEXINGTON, KY 40503  
 TEL: 606.253.1111  
 WWW.S4PARTNERS.COM

FINAL DEVELOPMENT PLAN &  
 PRELIMINARY SUBDIVISION PLAN  
**SPRING LAKE**  
 2300 SANDERSVILLE ROAD  
 LEXINGTON, FAYETTE COUNTY, KENTUCKY

DATE: 02/25/21  
 REVISION: 01/25/21

YHBT



# Camie Property

## Statistics

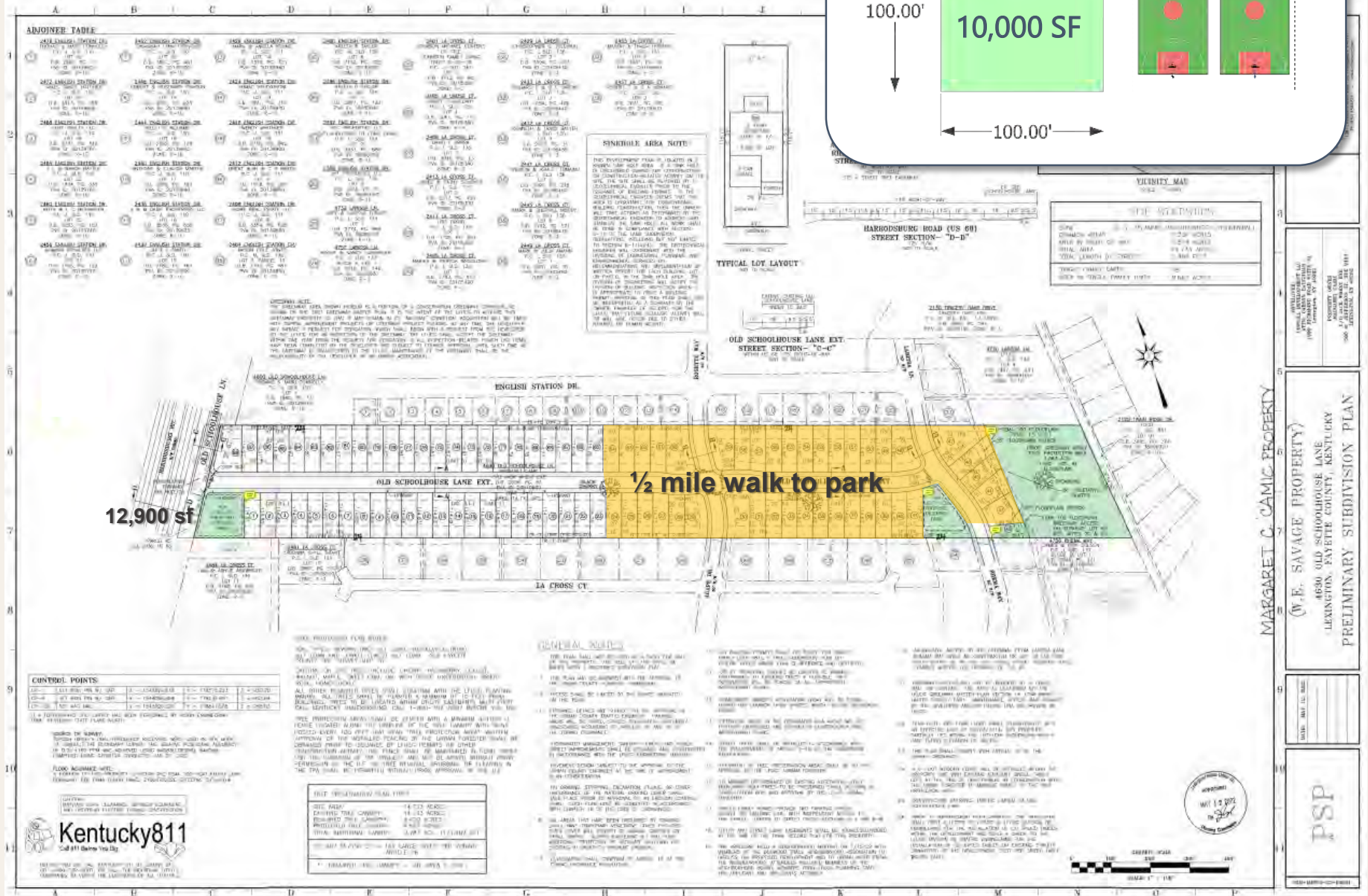
- 15 ac total
- R-3
- 2.9 ac ROW

## Single Family Lots

- 88 units
- 9.8 ac
- 40'x120' lots

## Remaining Open Space

- 2.3 ac



**ADJOINER TABLE**

LOT NO.	OWNER	LOT NO.	OWNER
101	W.E. SAVAGE	102	W.E. SAVAGE
103	W.E. SAVAGE	104	W.E. SAVAGE
105	W.E. SAVAGE	106	W.E. SAVAGE
107	W.E. SAVAGE	108	W.E. SAVAGE
109	W.E. SAVAGE	110	W.E. SAVAGE
111	W.E. SAVAGE	112	W.E. SAVAGE
113	W.E. SAVAGE	114	W.E. SAVAGE
115	W.E. SAVAGE	116	W.E. SAVAGE
117	W.E. SAVAGE	118	W.E. SAVAGE
119	W.E. SAVAGE	120	W.E. SAVAGE
121	W.E. SAVAGE	122	W.E. SAVAGE
123	W.E. SAVAGE	124	W.E. SAVAGE
125	W.E. SAVAGE	126	W.E. SAVAGE
127	W.E. SAVAGE	128	W.E. SAVAGE
129	W.E. SAVAGE	130	W.E. SAVAGE
131	W.E. SAVAGE	132	W.E. SAVAGE
133	W.E. SAVAGE	134	W.E. SAVAGE
135	W.E. SAVAGE	136	W.E. SAVAGE
137	W.E. SAVAGE	138	W.E. SAVAGE
139	W.E. SAVAGE	140	W.E. SAVAGE
141	W.E. SAVAGE	142	W.E. SAVAGE
143	W.E. SAVAGE	144	W.E. SAVAGE
145	W.E. SAVAGE	146	W.E. SAVAGE
147	W.E. SAVAGE	148	W.E. SAVAGE
149	W.E. SAVAGE	150	W.E. SAVAGE
151	W.E. SAVAGE	152	W.E. SAVAGE
153	W.E. SAVAGE	154	W.E. SAVAGE
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157	W.E. SAVAGE	158	W.E. SAVAGE
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193	W.E. SAVAGE	194	W.E. SAVAGE
195	W.E. SAVAGE	196	W.E. SAVAGE
197	W.E. SAVAGE	198	W.E. SAVAGE
199	W.E. SAVAGE	200	W.E. SAVAGE

**CONTROL POINTS**

POINT NO.	DESCRIPTION	Easting	Northing
1	Corner of Old Schoolhouse Lane Ext. & English Station Dr.	1000000.00	1000000.00
2	Corner of Old Schoolhouse Lane Ext. & IA Cross Ct.	1000000.00	1000000.00
3	Corner of Old Schoolhouse Lane Ext. & Margaret C. Camie Property	1000000.00	1000000.00
4	Corner of Old Schoolhouse Lane Ext. & Old Schoolhouse Lane	1000000.00	1000000.00
5	Corner of Old Schoolhouse Lane Ext. & Old Schoolhouse Lane	1000000.00	1000000.00
6	Corner of Old Schoolhouse Lane Ext. & Old Schoolhouse Lane	1000000.00	1000000.00
7	Corner of Old Schoolhouse Lane Ext. & Old Schoolhouse Lane	1000000.00	1000000.00
8	Corner of Old Schoolhouse Lane Ext. & Old Schoolhouse Lane	1000000.00	1000000.00
9	Corner of Old Schoolhouse Lane Ext. & Old Schoolhouse Lane	1000000.00	1000000.00
10	Corner of Old Schoolhouse Lane Ext. & Old Schoolhouse Lane	1000000.00	1000000.00

**DEED INFORMATION**

DEED NO.	DATE	DESCRIPTION
1	10/1/2010	W.E. SAVAGE
2	10/1/2010	W.E. SAVAGE
3	10/1/2010	W.E. SAVAGE
4	10/1/2010	W.E. SAVAGE
5	10/1/2010	W.E. SAVAGE
6	10/1/2010	W.E. SAVAGE
7	10/1/2010	W.E. SAVAGE
8	10/1/2010	W.E. SAVAGE
9	10/1/2010	W.E. SAVAGE
10	10/1/2010	W.E. SAVAGE

**Kentucky811**  
Call 811 before you dig

MARGARET C. CAMIE PROPERTY  
(W.E. SAVAGE PROPERTY)  
4630 OLD SCHOOLHOUSE LANE  
LEXINGTON, FAYETTE COUNTY, KENTUCKY  
PRELIMINARY SUBDIVISION PLAN

PSP



# Blackburn Avenue

Fully within ½ mile walk  
of an entrance to  
Coolavin Park

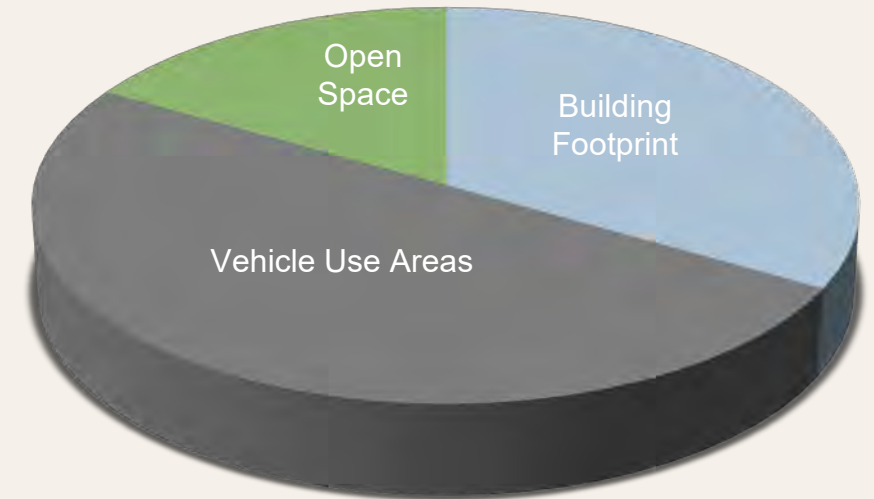




# Coordinated Regulation Updates

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- The Open Space ZOTA works in tandem with the Parking ZOTA (reducing parking requirements) and the F.A.R. ZOTA (increased density)
- The three things that constitute a site: building footprint, parking areas, and open space
- Parking ZOTA and F.A.R. ZOTA make more room for development...in exchange for more purposeful open and green spaces





# The Community AND Developers Need Reform

- Our focus throughout implementation of Imagine Lexington has been to unlock higher utilization of existing land
- That land is very expensive
- Two primary constraints:
  - Address the needs/wants of the community
  - Ensure that developers have the tools to meet those needs AND make a profit

# Next steps

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- File in October
- October Work Session (if needed)
- November Committee Meetings
- Goal - November Planning Commission Hearing

# **Questions & Comments?**

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Send an email to be added to the notification list for this ZOTA, or check out the project page for the latest information—including a link to our feedback form.

[vfriedmann@lexingtonky.gov](mailto:vfriedmann@lexingtonky.gov)

[https://imaginelexington.com/ZOTA\\_Open-Space](https://imaginelexington.com/ZOTA_Open-Space)