

04/30/1987

Ordinance

73-87

ORDINANCE NO. 73-87

AN ORDINANCE AMENDING ARTICLE 8-14(n) OF THE ZONING ORDINANCE SO AS TO REDUCE THE REQUIRED OFF-STREET PARKING REQUIREMENTS FOR SELF-SERVICE LAUNDRY FACILITIES FROM ONE PARKING SPACE FOR EVERY TWO MACHINES TO ONE PARKING SPACE FOR EVERY SIX MACHINES.

WHEREAS, the Lexington-Fayette Urban County Planning Commission has considered a text amendment proposed to it so as to reduce the required off-street parking requirements for self-service laundry facilities from one parking space for every two machines to one parking space for every six machines; and

WHEREAS, the Planning Commission did hold a public hearing on this proposed text amendment on February 26, 1987; and

WHEREAS, the Planning Commission did recommend approval of this proposed text amendment by a vote of 7-0; 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.

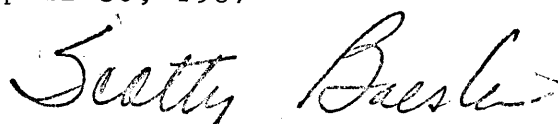
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 - That Article 8-14(n) of the Zoning Ordinance of the Lexington-Fayette Urban County Government is hereby amended to read as follows:

Self-Service Laundry: One (1) space for every six (6) machines (washers, dryers and the like).

Section 2 - That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL: April 30, 1987


MAYOR

ATTEST:


Clerk of Urban County Council

PUBLISHED: May 6, 1987-1t

Rec'd By

Date:

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JJC
4/9/87

Urban County Planning Commission
200 East Main Street, Lexington, Ky.

Office of Director
Planning Commission Meeting

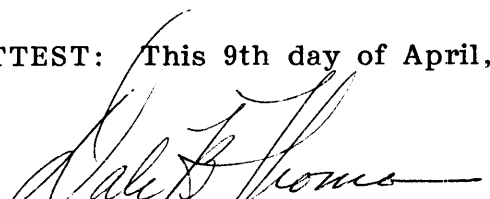
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: ZOTA 87-2: AMENDMENT TO REQUIRED PARKING FOR SELF-SERVICE LAUNDRIES - A text amendment to revise the required off-street parking requirements for self-service laundry facilities in relationship to number of machines.

Having considered the above matter on February 26, 1987, at a Public Hearing and having voted 7-0 that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend APPROVAL of this matter for the following reasons:

1. A requirement of one parking space for every 6 machines is a more realistic requirement than the current requirement of one space for every two machines.

ATTEST: This 9th day of April, 1987.


Secretary, Dale B. Thoma

W. RUSH MATHEWS
CHAIRMAN

Enclosures: Staff report with text
Applicable excerpts of minutes of above meeting

At the Public Hearing before the Urban County Planning Commission, this Petitioner was represented by himself.

OBJECTIONS

None

OBJECTORS

None

VOTES WERE REGISTERED AS FOLLOWS:

AYES: (7) Cooper, Flynn, Lucas, Madden, May, Walton, Mathews

NAYS: (0)

ABSENT: (4) Breeding, Gott, Howard, Wharton

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for APPROVAL of ZOTA 87-2: AMENDMENT TO REQUIRED PARKING FOR SELF-SERVICE LAUNDRIES carried.

0-73-87
Rec
1/20/87
727

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LANDRUM, SHOUSE & PATTERSON

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CHARLES LANDRUM, JR.

January 13, 1987

LOUISVILLE OFFICE
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Mr. Franklin D. Thompson
Mrs. Susan Skillman
Division of Planning
Lexington-Fayette Urban County Government
200 East Main Street
Lexington, Kentucky 40507

Re: Amendment of ZOR Relating to Self-
Service Laundry Parking

Dear Frank and Susan:

As you know, we represent Mr. Ed White who is the operator of the Chevy Chase Coin Laundry presently located on the east side of South Ashland Avenue between High Street and Euclid Avenue. The address is 312 South Ashland Avenue. He has purchased the property across the street from his present location and proposes to build a new laundry facility there. After investigation of the dimensions and shape of his lot which is proposed for development, it was determined that the present zoning ordinance provisions relating to self-service laundry parking would not provide him with adequate parking.

As you know from our discussions on January 9, 1987, and from your review of his survey, the utilization of his machines per customer is 5.68 per machines per visit. Also, approximately 17.5% of his customers presently walk to the laundromat rather than use vehicular traffic. Further, Mr. White has information that the recommended ratio for parking spaces to machines is one space for every seven machines. This figure is recommended by manufacturers to assist operators in planning their facilities.

In view of all of the above, we request that you prepare for consideration by the Planning Commission an amendment to the

LANDRUM, SHOUSE & PATTERSON

Mr. Franklin D. Thompson
Mrs. Susan Skillman
January 13, 1987
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present Zoning Ordinance, Section 8-14(n) Off-Street Parking, the following amendment to that section referring to self-service laundry:

"Self-Service Laundry: One (1) space for every six and one-half (6-1/2) machines, washers, dryers and the like."

We believe this amendment to the ordinance is not only a more realistic figure than that which presently exists in the Zoning Ordinance, but it also takes into consideration the utilization of laundromats by those people who do not drive to and from those facilities.

If you have any further questions or requests for any additional information regarding this proposal, please feel free to contact us. We would appreciate the opportunity of discussing this matter with you in more detail after you have had adequate time to consider same prior to placing this on the Planning Commission docket.

We thank you for your assistance and cooperation in this matter.

Very truly yours,



STEPHEN D. MILNER

SDM/gr

STAFF REPORT ON PETITION FOR ZONING ORDINANCE TEXT AMENDMENT

ZOTA 87-2: AMENDMENT TO THE REQUIRED PARKING FOR SELF-SERVICE LAUNDRIES

Requested Text Amendment:

The parking requirement for a self-service laundry is one parking space for every two machines (washers, dryers, etc.). The petitioner has proposed that the requirement be one parking space for every 6½ machines.

Requested by:

Ed White (Chevy Chase Coin Laundry)

STAFF REVIEW

The petitioner has requested a text amendment which would decrease the required parking for self-service laundries from one space for every two machines to one space for every 6½ machines. The petitioner has stated that 17.5 percent of his customers walk to the laundromat (Chevy Chase Coin Laundry) and the parking as currently required would not be necessary.

The staff agrees that the current requirement is excessive and a text amendment to reduce the parking requirement would be warranted. However, the staff feels that the parking requirement should be based on whole machines, rather than half machines, and suggests one parking space for every six machines.

The Staff Recommended: Approval: for the following reason:

1. A requirement of one parking space for every 6 machines is a more realistic requirement than the current requirement of one space for every two machines.

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not feel enough information has been received to support this request; however, Mr. King pointed out that there are constraints, and that Engineering would not object to granting the waiver today, provided the Department of Public Works has the final approval on the amount of the tangent off-set. If this specific matter cannot be satisfactorily resolved, it would be brought back to the Commission.

In conclusion, Mr. King submitted the following additional requirements and changes for the plan:

9. May be deleted (as appears on the agenda).

Add:

9. Revise plan to comply with Article 21-6 of the Zoning Ordinance.
10. Add note: No occupancy of any structure shall be permitted until final subdivision plans are approved by the Planning Commission and recorded.
11. Add note: No building permits shall be issued until improvement plans have been approved by the Urban County Engineer, and sanitary sewer service is physically available to lots.

Representation - Mr. Fred Fugazzi, Jr., attorney, and Mr. Jim Barlow, petitioner, were present. Mr. Fugazzi concurred with the staff recommendations and requested approval of the required waiver.

Objections - There were no objections.

Action on Zoning - A motion was made by Mr. Walton, seconded by Dr. Cooper, and carried 7-0 (Breeding, Gott, Howard, Wharton absent), to approve MAR 87-15: Barlow Properties, for the reasons listed by the staff.

Action on Plan - A motion was made by Mr. Walton, seconded by Dr. Cooper, and carried 7-0 (Breeding, Gott, Howard, Wharton absent), to approve Plan 87-10P: Bradford Colony, subject to the requirements listed by the Subdivision Committee, with the changes and additions recommended by the staff, and granting the waiver of Article 6-8 of the Land Subdivision Regulations as indicated in item #7, with the stipulation that the amount of the tangent off-set is subject to the approval of the Department of Public Works. If this specific matter cannot be satisfactorily resolved, it would be brought back to the Commission for resolution.

B. FULL PUBLIC HEARINGS ON ZONE MAP AMENDMENTS AND RELATED PLANS - There were no items to be considered under this category.

C. PUBLIC HEARING ON ZONING ORDINANCE TEXT AMENDMENT - The Chairman announced that a public hearing on the following Zoning Ordinance text amendment would be held at this time.

1. ZOTA 87-2: AMENDMENT TO REQUIRED PARKING FOR SELF-SERVICE LAUNDRIES - A text amendment to revise the required off-street parking requirements for self-service laundry facilities in relationship to number of machines.

The Staff Recommended: Approval, for the following reason:

- a. A requirement of one parking space for every 6 machines is a more realistic requirement than the current requirement of one space for every two machines.

Representation - Mr. Ed White, applicant, was present.

* - Denotes date by which Commission must either approve or disapprove plan.

** - Denotes at least a portion of the property contains an environmentally sensitive area.

Staff Report - Mr. Thompson presented the staff report for this proposed text amendment which would reduce the parking requirement for self-service laundries from one parking space for every two machines to one parking space for every 6 machines. The petitioner originally proposed that the parking requirement be one space for every 6½ machines, but the staff thought it would be appropriate to require even numbers. (A copy of the staff report is attached as an appendix to these minutes.)

Mr. Thompson stated the staff found that the ordinance, as written, was too strict in relation to the number of machines and parking spaces. He also noted that a number of people walk to laundries, although the number would be difficult to determine. Mr. Thompson further reported that the staff solicited information and received a letter from E-Z Coin Laundry and Vending Supplies, which reported that based on their information, each customer uses six washers and three dryers, as an average. However, the staff still recommended that the parking ratio be 6 to 1.

Mr. White stated that they conducted a survey at his facility in November, and out of 200 surveys, 177 were returned. Of those 177, he said that an average of 5.9 machines were used per person.

Objections - There were no objections.

Action - A motion was made by Mr. May, seconded by Dr. Cooper, and carried 7-0 (Breeding, Gott, Howard, Wharton absent), to approve ZOTA 87-2: Amendment to Required Parking for Self-Service Laundries, for the reasons listed by the staff.

D - ZONING ACTIVITY STATUS THROUGH FEBRUARY 10, 1987 (A = Approved, D = Disapproved, W = Withdrawn, P = Postponed)

1. Acted on by Zoning Committee but not sent on to Full Commission

None

2. Amendments Acted on by Full Commission, but not sent to Urban County Council (DP - Awaiting submission and approval of a development plan)

MAR 86-20: Earle Jespersen, B-3 & A-U to R-4, Mt. Tabor Road, 4/27/86 - A
 MAR 86-26: Dr. James G. Wilhite, A-U to I-1, Old Frankfort Pike, 5/22/86 - D
 MAR 86-30: F & J Development Co., A-U to B-1, Bates Creek Road, 9/86 - P(indef.)
 MAR 86-38: Lexington Fayette Urban County Government (Amd), B-1 to R-1T & R-3, and R-3 to R-1T, West Fifth, Kenton, Mason Alley and Campbell Streets, 11/20/86 - D
 MAR 86-53: Bates Creek Development Co., R-1C to R-1D, Ironbridge Drive, 11/20/86 - P (Indefinitely)
 MAR 86-49: Charles Whitney Moore Heirs, A-U to I-1, B-3 & R-1D, Newtown Pike, 12/18/86 - D
 MAR 86-62: Rollie Mills, A-U to P-1, Richmond Road, 12/18/86 - A
 MAR 86-63: Cornerstone Development Ltd., R-2 to R-1T, Keystone Ct., 12/18/86 - A
 MAR 86-66: Collins, A-U to R-1C & R-1D, Bates Creek Road, 12/18/86 - A
 MAR 86-58: Alice M. Criag, R-1C to B-1, North Broadway, 1/22/87 - A
 MAR 86-59: Frank Sadler, R-1B to R-1D, Clays Mill road, 1/22/87 - A
 MAR 86-60: Barrier/O'Neal, R-1C to P-1, North Broadway, 1/22/87 - A
 MAR 86-61: Quik Tool & Manufacturing, R-4 to I-1, Blackburn Ave., 1/22/87 - D
 ZOTA 86-13: Conditional Zoning, 1/22/87 - A
 MAR 87-1: B & B Development Co., A-U to R-1D, Man o' War @ Boston Rd., 1/29/87 - A

* - Denotes date by which Commission must either approve or disapprove plan.

** - Denotes at least a portion of the property contains an environmentally sensitive area.