

ORDINANCE NO. 213-83

AN ORDINANCE RELATING TO RICHMOND ROAD AND SURROUNDING AREAS.

WHEREAS, there has been extensive commercial and residential development along Richmond Road, east of its intersection with Richmond Road; and

WHEREAS, this Council by Ordinance No. 118-78 adopted the Richmond Road Traffic Safety and Movement Plan Phase I and by Ordinance No. 83-80 adopted the Richmond Road Traffic Safety and Movement Plan Phase II; and

WHEREAS, the Tree Board and this Council and its Planning Committee have continued to study the portions of Richmond Road covered by Phase I and Phase II; and

WHEREAS, the Tree Board, this Council and its committees have studied comments and suggestions of professional traffic engineers, landscape architects, professional planners, owners of properties in the area, residents of the area, citizens who drive Richmond Road, and many other interested citizens; and

WHEREAS, rapid development of this portion of Richmond Road has vastly increased the traffic flow and has increased dangerous conditions; and

WHEREAS, the property along this portion of Richmond Road is the mostly rapidly developing property within the confines of the Lexington-Fayette Urban County Government; and

WHEREAS, Richmond Road is the major entrance to Fayette County County from the south from Interstate 75; and

WHEREAS, this Council desires to increase traffic safety on Richmond Road, improve traffic flow, provide access to adjacent development, encourage the landscaping and beautification of this stretch of Richmond Road, and plan for the future of Richmond Road under the powers granted to this Urban County Government by the Constitutions and laws of the United States and Commonwealth of Kentucky, including police power; and

WHEREAS, Ordinance No. 83-80 provided for an interim landscaping plan for areas of Richmond Road covered by the Phase I Plan and Phase II Plan until such time as a landscape plan is approved by the Council; and

WHEREAS, such a plan has been submitted and reviewed by the Council.

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

Section 1 - It is the intent of this Council to improve the appearance of the main arterial into Lexington, that is, Richmond Road, to improve the appearance of vehicular use areas, to improve the appearance of properties adjacent to the public right-of-way, to buffer with appropriate landscaping any incompatible land uses, to encourage the preservation of existing significant trees or tree stands and to promote the public health and safety through reduction of noise, air and visual pollution, air temperature and artificial light glare for the continued landscaping and beautification of Richmond Road.

Section 2 - That the Richmond Road Schematic Landscape Plan, attached hereto and incorporated herein, be and hereby is adopted insofar as it applies to that portion of Richmond Road east of New Circle Road to Lakeside Golf Course, that is, Phase I and Phase II as set forth in Ordinance Nos. 118-78 and 83-80 respectively. In those cases where the aforesaid Plan refers to Article 20 of the Zoning Ordinance, the provisions of Article 20 in effect at the time of the offer of dedication or the application for a building permit as described in Section 3 herein shall apply.

Section 3 - In order to landscape and beautify Richmond Road in accordance with the requirements of this Ordinance, this Council shall accept no offer of dedication of service road in the areas of Richmond Road covered by Phase I Plan or the Phase II Plan nor shall any building permit for a new structure or

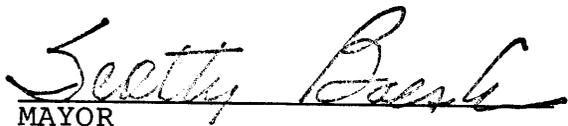
expansion of any existing structure by more than twenty-five percent (25%) in floor area be issued for any structure on property abutting Richmond Road or the service road in the Phase I Plan or the Phase II Plan unless the owner of the property involved has provided landscaping in accordance with the requirements of this Ordinance.

Section 4 - Whenever this Ordinance is in conflict with other local ordinances, regulations or laws, the more restrictive ordinance, regulation or law shall govern and shall be enforced by appropriate officers and employees of this Government or its agencies.

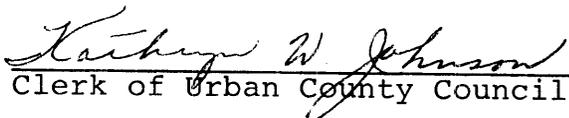
Section 5 - The sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared invalid by judgment or decree of a court of competent jurisdiction, said invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance.

Section 6 - This Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL: November 17, 1983


MAYOR

ATTEST:


Clerk of Urban County Council

PUBLISHED: November 23, 1983-1t

STEP 1 - SUMMARY OF ACTION BEING REQUESTED

Adopt a revision of a current ordinance relating to Richmond Road and surrounding areas with the new ordinance incorporating as part of it a landscape plan for the road right-of-way and adjacent properties.

BUDGETARY IMPLICATIONS: YES NO
IF YES, COMPLETE THE FOLLOWING AND ATTACH B-102 IF NECESSARY:

	ACCT. NO.	AMT.
<input type="checkbox"/> a) FULLY BUDGETED	_____	\$ _____
<input type="checkbox"/> b) PARTIALLY BUDGETED	_____	\$ _____
<input type="checkbox"/> c) NOT CURRENTLY BUDGETED	_____	\$ _____

NOTE: The Architects of this plan are prepared to offer a 15 min. slide presentation to visually explain the Richmond Rd. Landscape Plan.

SIGNATURE _____ DATE _____

STEP 2 - COMMISSIONER REVIEW

APPROVE DISAPPROVE OTHER _____ ATTACHMENTS

SIGNATURE _____ DATE _____

STEP 3 - ADMINISTRATIVE SERVICES REVIEW

ACCT. NO. N/A at this time ANNUAL IMPACT \$ _____ CURRENT BUDGET _____

DATE	INITIALS		APPROVE	SEE ATTACHMENT
<u>10/12</u>	<u>[Signature]</u>	BUDGETING	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	PERSONNEL	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	PROGRAM DEV. & MGT.	<input type="checkbox"/>	<input type="checkbox"/>

STEP 4 - C.A.O. REVIEW

APPROVE DISAPPROVE OTHER _____ ATTACHMENTS

SIGNATURE _____ DATE _____

STEP 5 - MAYOR REVIEW

APPROVE DISAPPROVE OTHER _____ ATTACHMENTS

SIGNATURE _____ DATE _____

STEP 6 - WORK SESSION ACTION TAKEN:

PLACE ON DOCKET (SEND TO LAW) REFER TO _____ COMMITTEE REFER TO _____ FOR ADDITIONAL INFORMATION RECEIVE AS INFORMATION

OTHER _____

SIGNATURE _____ DATE _____

STEP 7 - DEPARTMENT OF LAW FOR DRAFT ORDINANCE OR RESOLUTION AND REVIEW

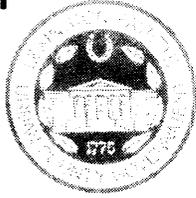
ORDINANCE/RESOLUTION ATTACHED

SIGNATURE _____ DATE _____

11/2/83

307-83
D-213-83

Lexington
Fayette
Urban
County
Government



DEPARTMENT OF PARKS, HOUSING & COMMUNITY DEVELOPMENT
DIVISION OF PARKS AND RECREATION

M E M O R A N D U M

TO: Scotty Baesler, Mayor
FROM: Fred R. Hynson, Director
RE: Richmond Road Landscape Plan
DATE: October 11, 1983

I am pleased to present to you the results of a work of Carman & Powell, Inc., Community Planning Associates, who developed the Richmond Road Landscape Plan. This Plan is intended to be used by the Division of Building Inspection to implement a coordinated planting plan along the corridor of Richmond Road.

I am pleased to say that the Kentucky Department of Highways has reviewed this Plan and has approved it in concept and have indicated they see no reason why we can not proceed with it.

There is one portion of the Plan which is in the New Circle Road/Richmond Road interchange area which is under the jurisdiction of Federal Highway people and that has not been specifically approved by them. At such time as is appropriate, we will proceed to gain this approval.

Mr. Carman and Ms. Powell will be available to answer any questions concerning this matter and to present a 15 minute slide program which will visually show the results of their work.

In summary, what we are doing is eliminating the current landscape ordinance as it relates to Richmond Road and replacing it with a new ordinance using the Landscape Plan as an appendix to that ordinance and made a part of it.

If you require any additional information, please feel free to request it.


Fred R. Hynson
Director

/sr

545 North Upper Street

Lexington, Kentucky 40508

(606) 255-0835



RICHMOND ROAD LANDSCAPE DEVELOPMENT

A STUDY PREPARED FOR

THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

BY

CARMAN AND POWELL, INC.

Carman and Powell, Inc.

Community Planning Consultants

Mayor Baesler and
Council Members
Lexington-Fayette Urban County Council
Lexington, Ky.

Dear Mayor Baesler and Council Members:

This report is a summary of the Richmond Road Landscape Development Study. The study deals with properties along the Richmond Road Corridor that are:

1. State Highway right-of-way.
2. Public right-of-way between the Service Road and the highway pavement.
3. Private Property adjacent to the highway.

Consequently, the implementation plan that was developed encompasses both landscape recommendations for public property and a landscape ordinance that will affect proposed private development adjacent to Richmond Road and between Richmond Road and the Service Road.

This report contains: a) Our planning strategy; b) The plan ; c) The Ordinance. Upon approval of the Ordinance by the Urban Council, we will assemble all of this material and other support documentation into a printed and bound study for use by the Division of Planning, Parks & Recreation, and Building Inspection.

It must be noted that this plan is schematic and is intended to be used for budget formulation, as an establishing base for detailed design criteria, and to set a design motif. We did map and analyze the existing site elements such as utilities from maps provided by the Urban County Government and utility companies. In most instances, we feel that this plan could be used for actual construction. However, it is recommended that as separate sections of the corridor are planted, detailed site investigations for bedrock, underground utilities, and soil conditions be carried out before planting.

Please contact us if you desire additional information.

Respectfully submitted,



William F. Carman, ASLA

Trees: an editorial poem

(With apologies to Joyce Kilmer)

I think that I shall never see,
A Richmond Road lined with trees.

A road that offers traffic fright,
In morning, noon and mostly night.

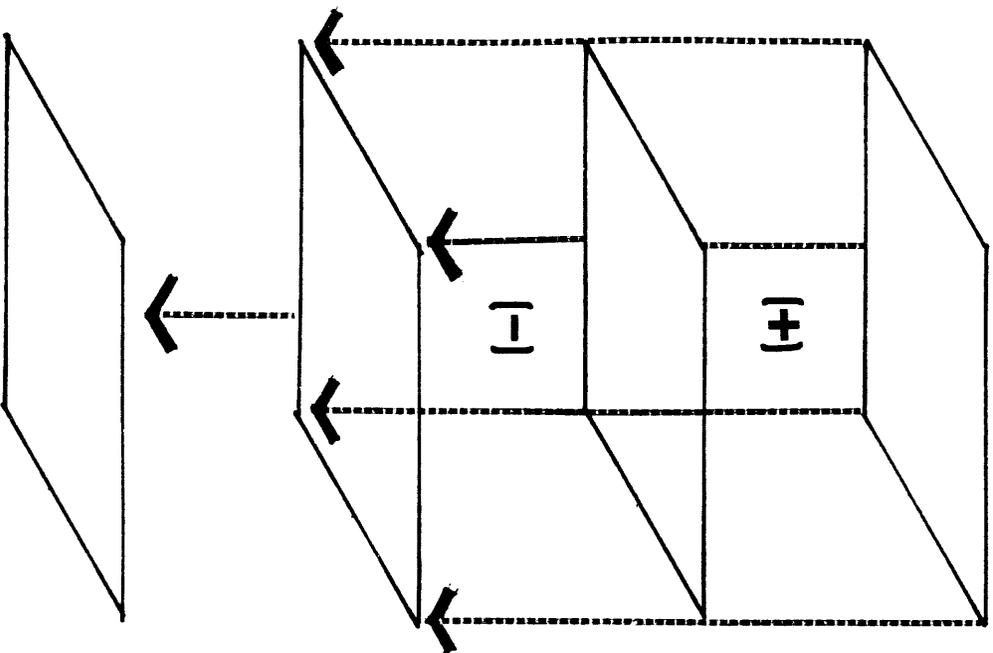
A road where business firms are heavy
From Idle Hour to Conrad Chevvie.

A road of median green with planting,
To help mad drivers' angry ranting.

Poems are made for joy untold,
Just like a tree on Richmond Road.



Traffic tangle and trees on Richmond Road



1. SITE ANALYSIS

PLUS

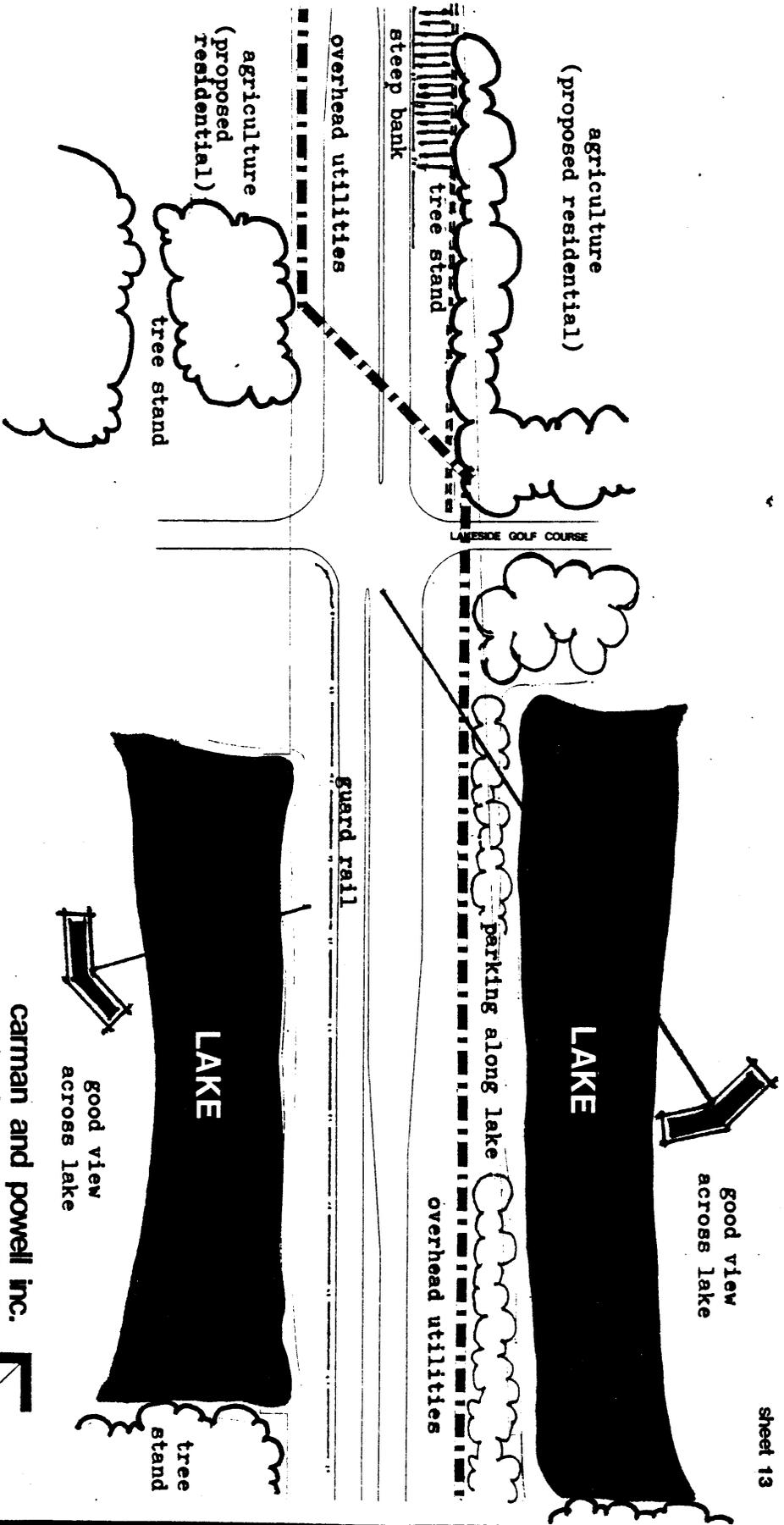
2. VISUAL TYPES

MINUS

3. DESIGN CONSTRAINTS

EQUALS

4. LANDSCAPE DEVELOPMENT PLAN

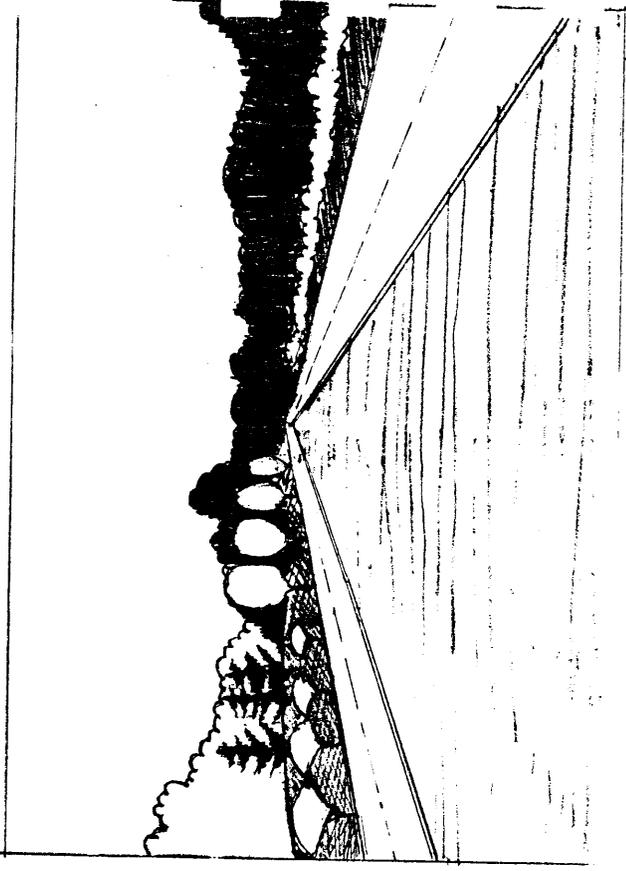


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 landscape architects

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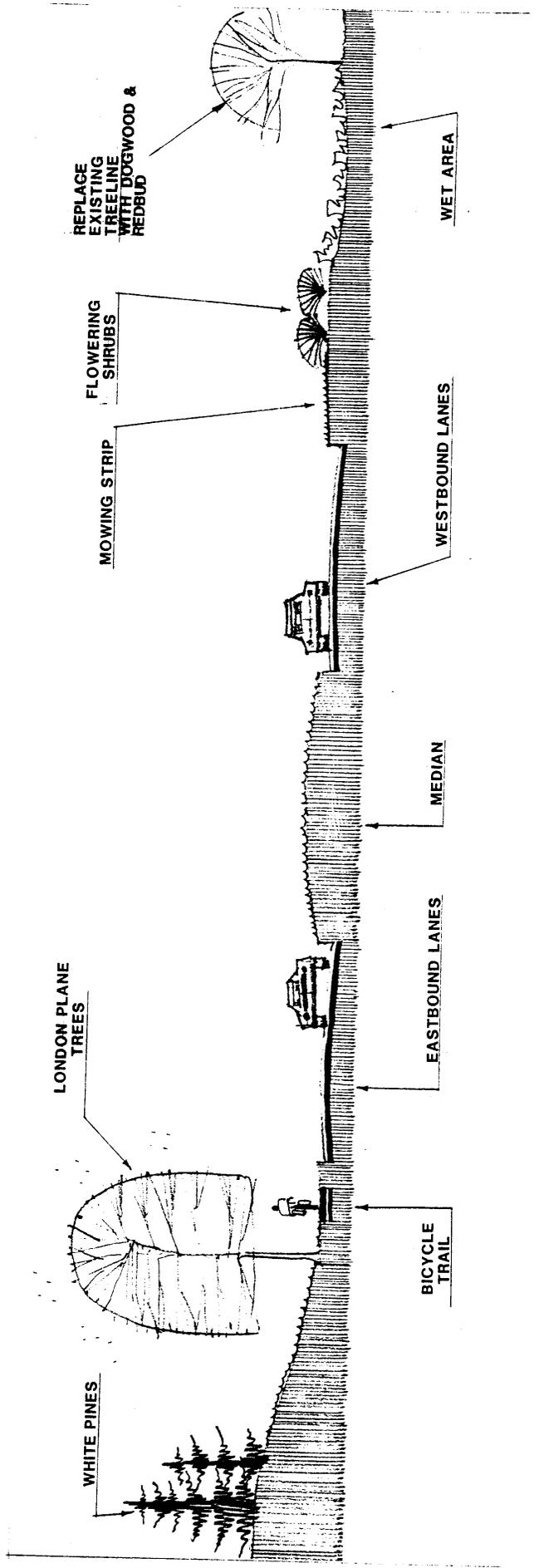
RICHMOND ROAD LANDSCAPE DEVELOPMENT

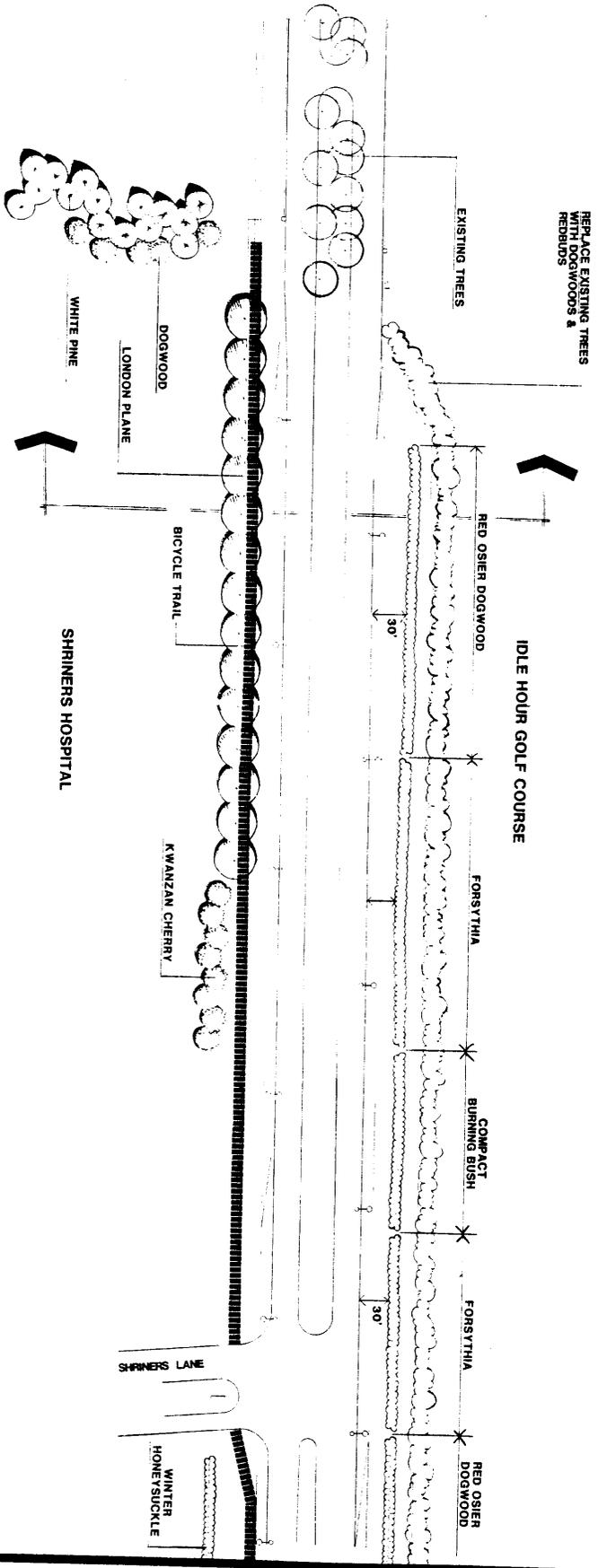
TYPICAL SITE ANALYSIS SHEET



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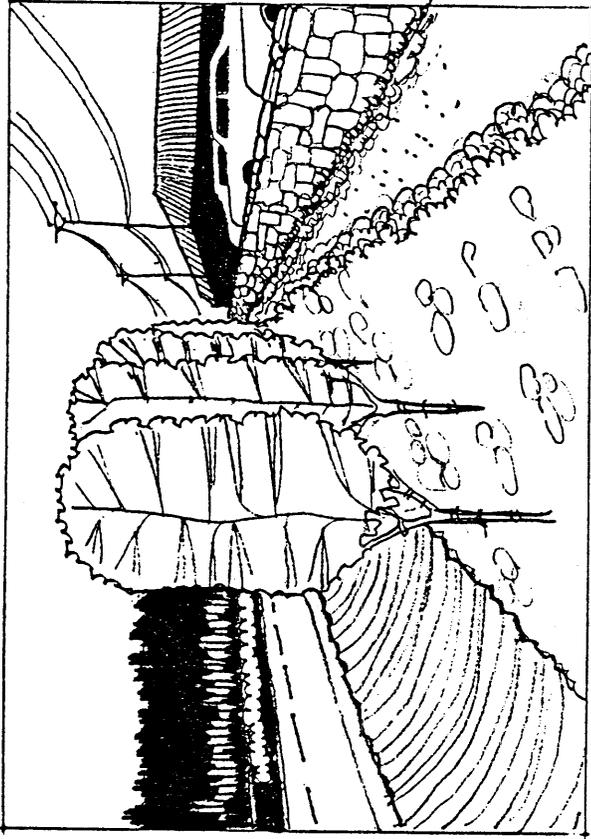
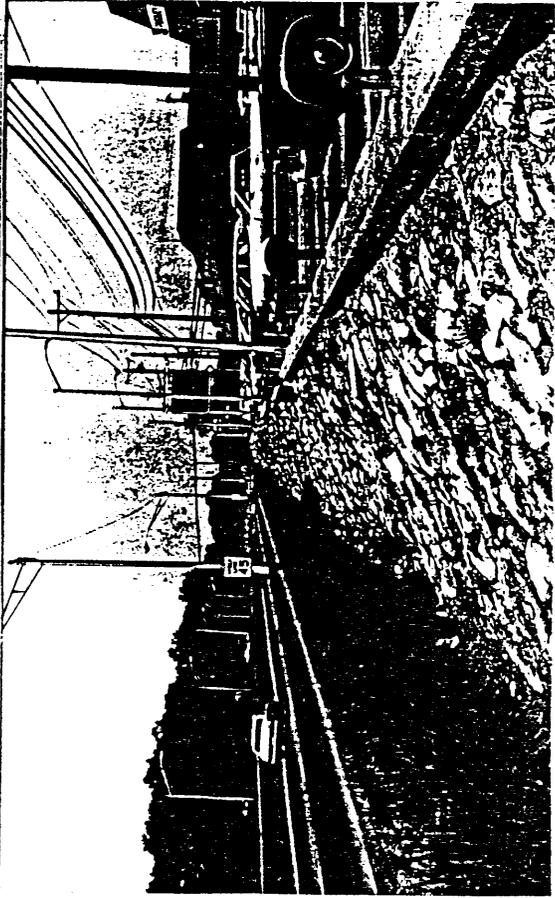




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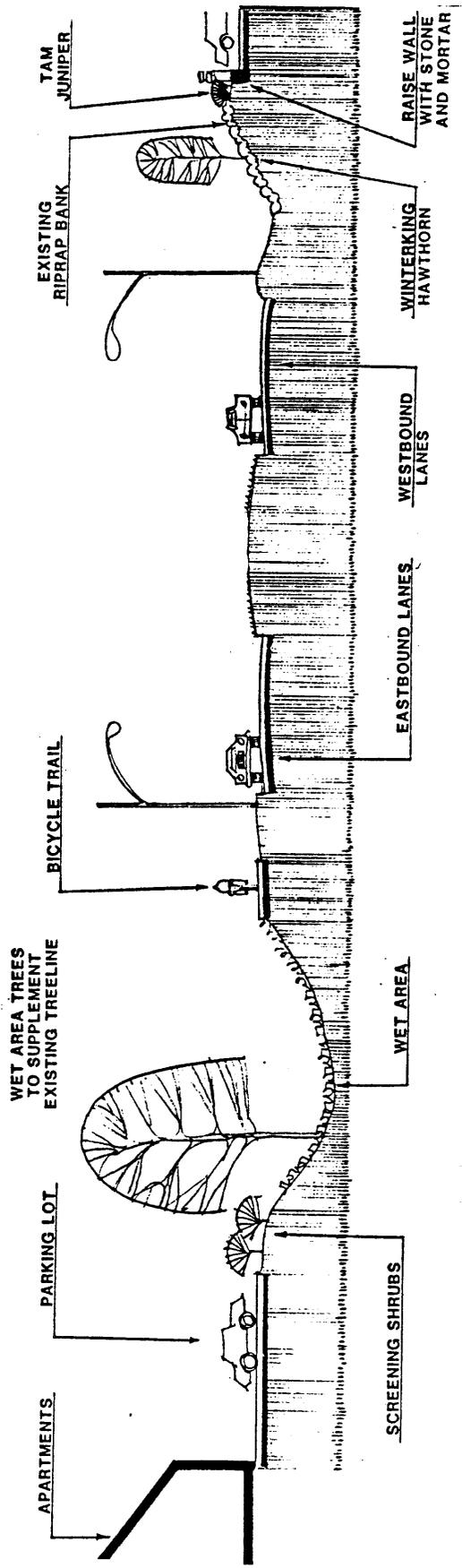
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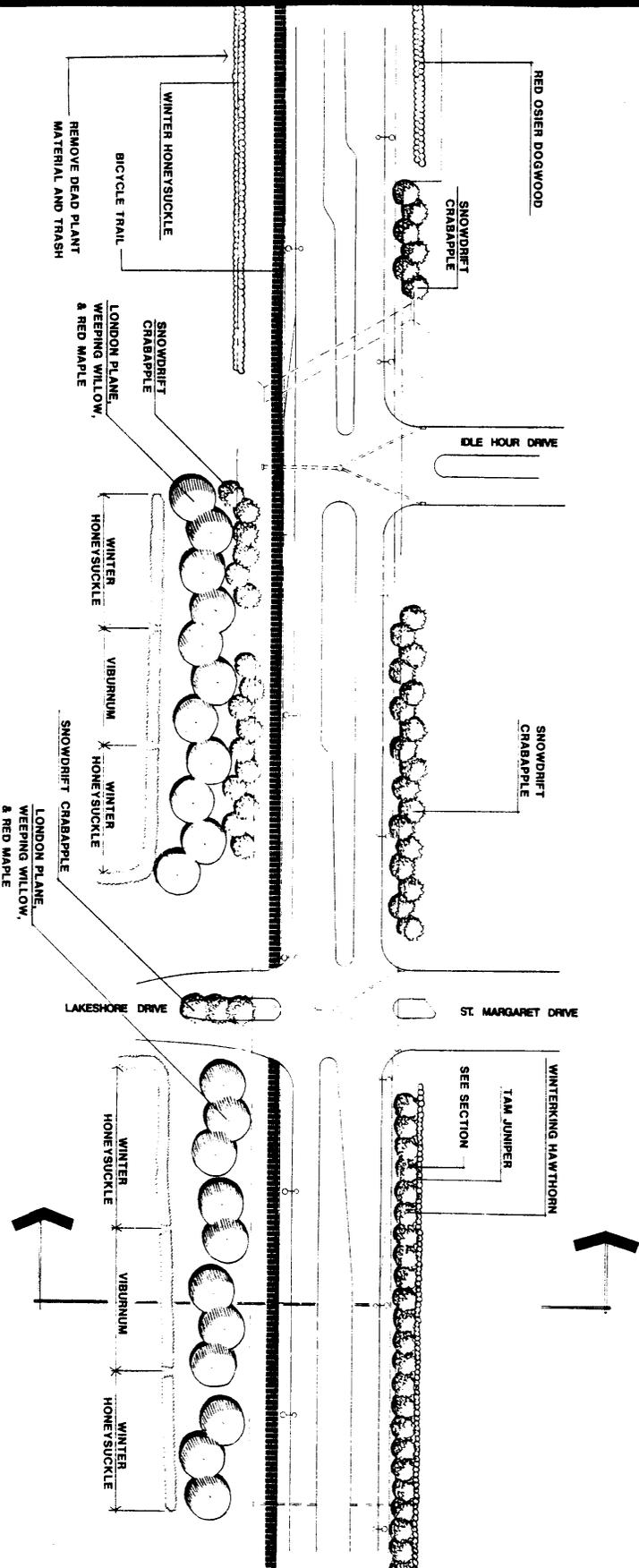
RICHMOND ROAD LANDSCAPE DEVELOPMENT



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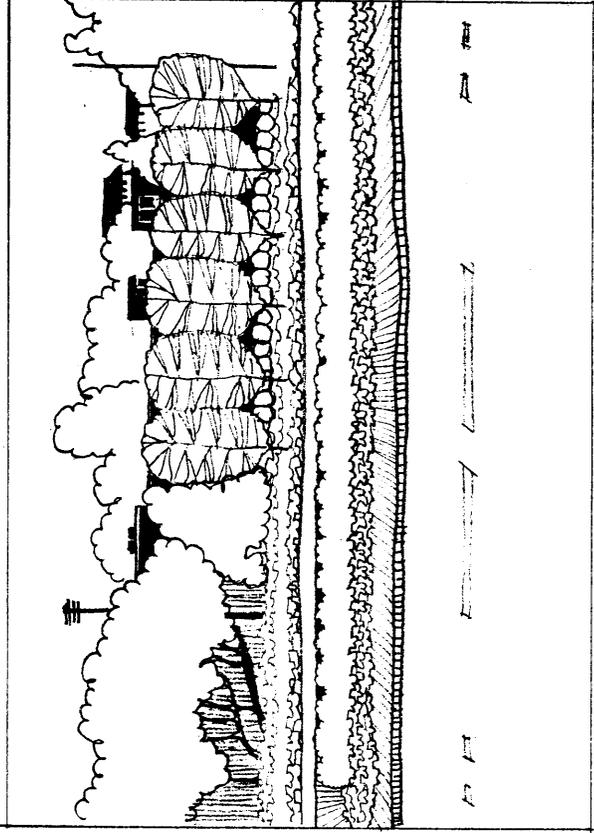
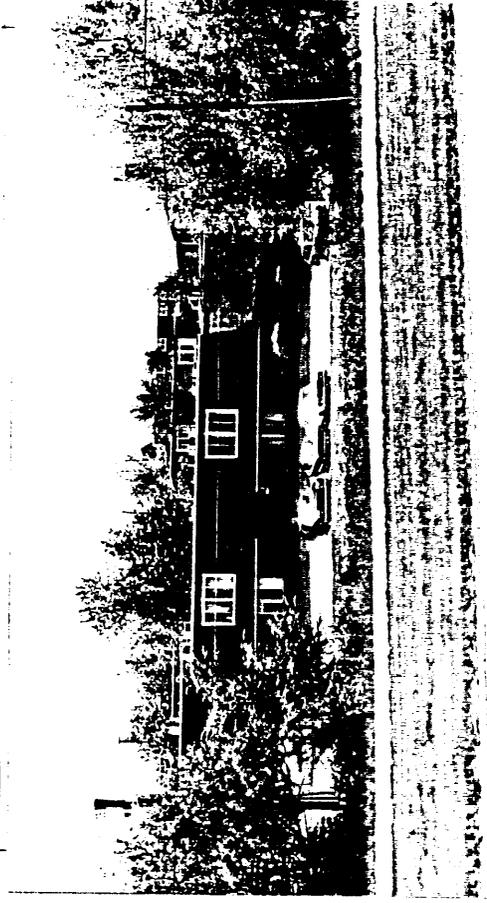




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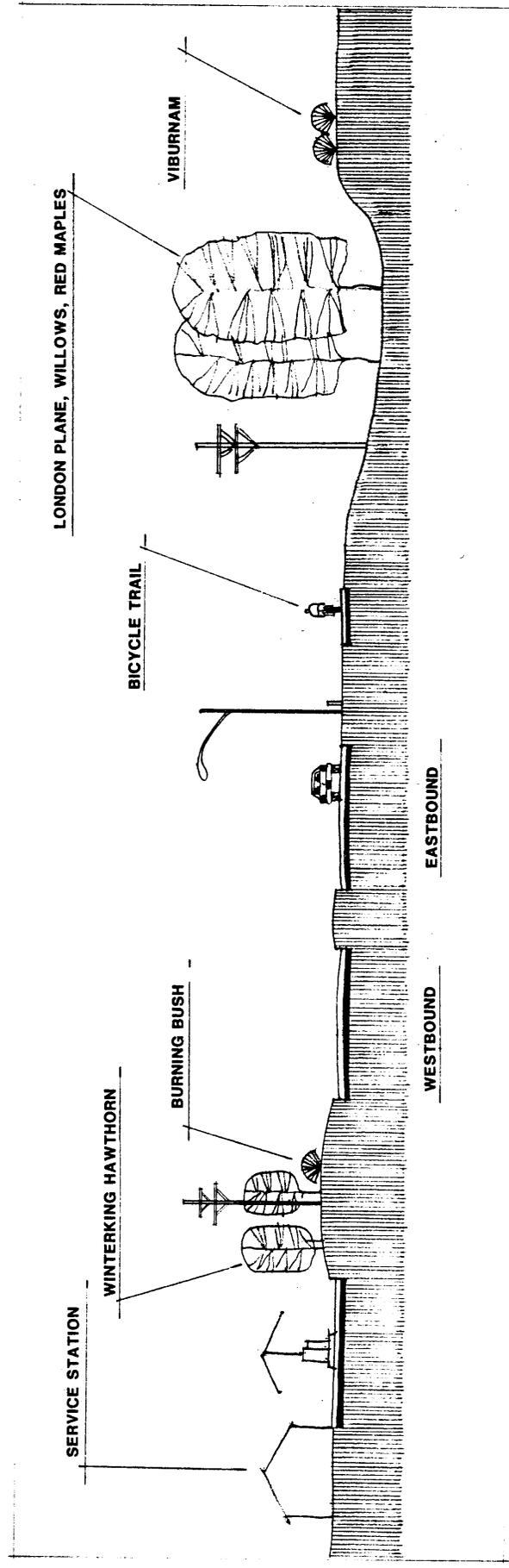


RICHMOND ROAD LANDSCAPE DEVELOPMENT



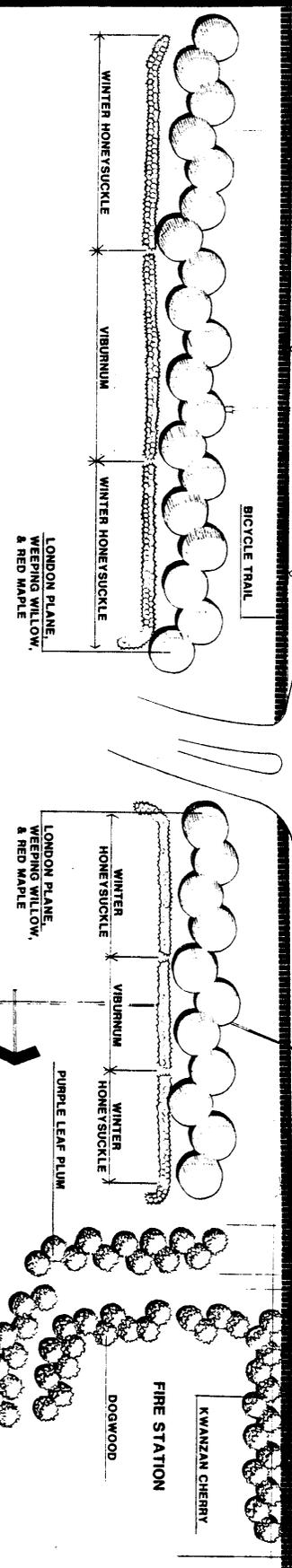
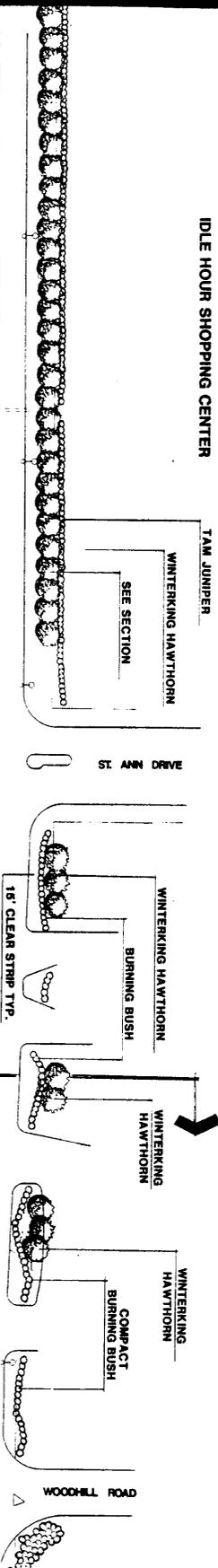
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RICHMOND ROAD
LANDSCAPE ORDINANCE
IF REDEVELOPED

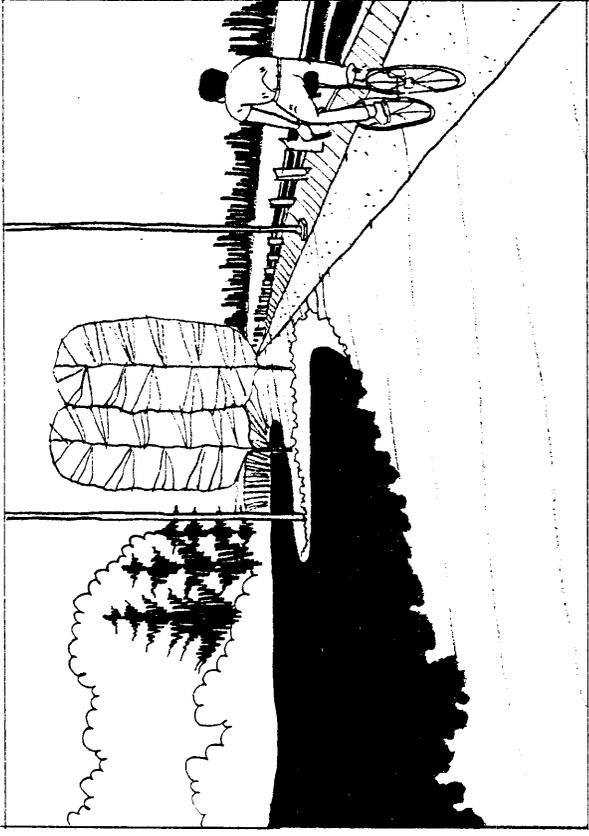
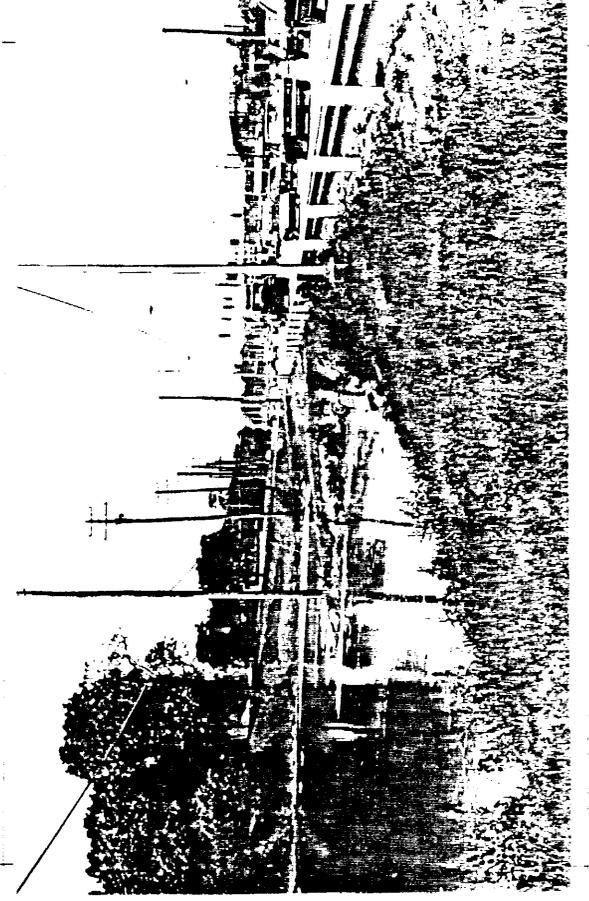
IDLE HOUR SHOPPING CENTER



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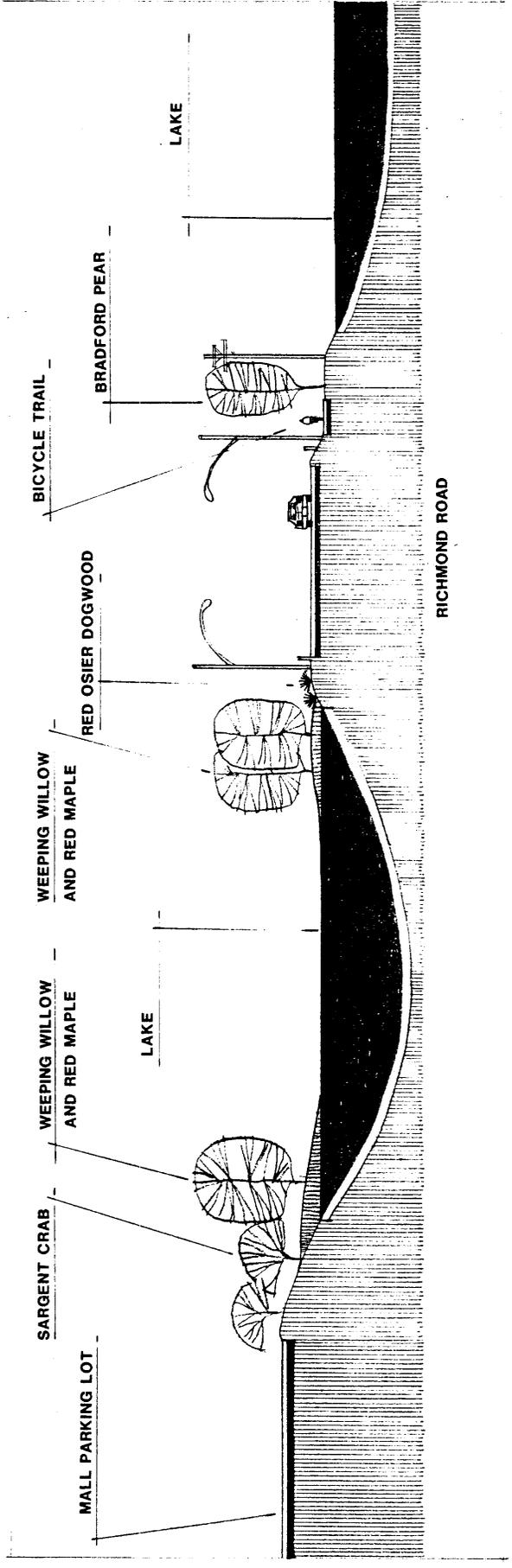


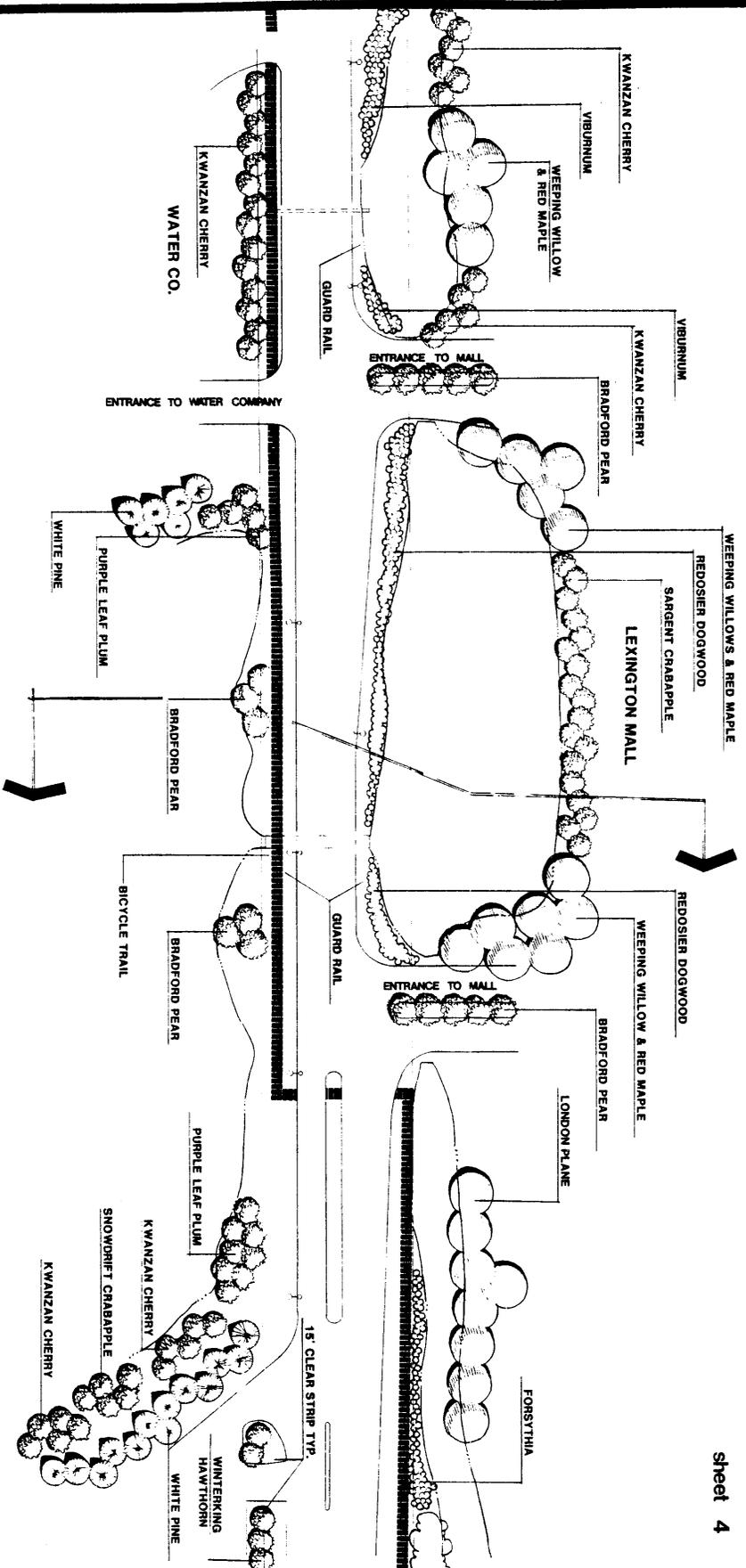
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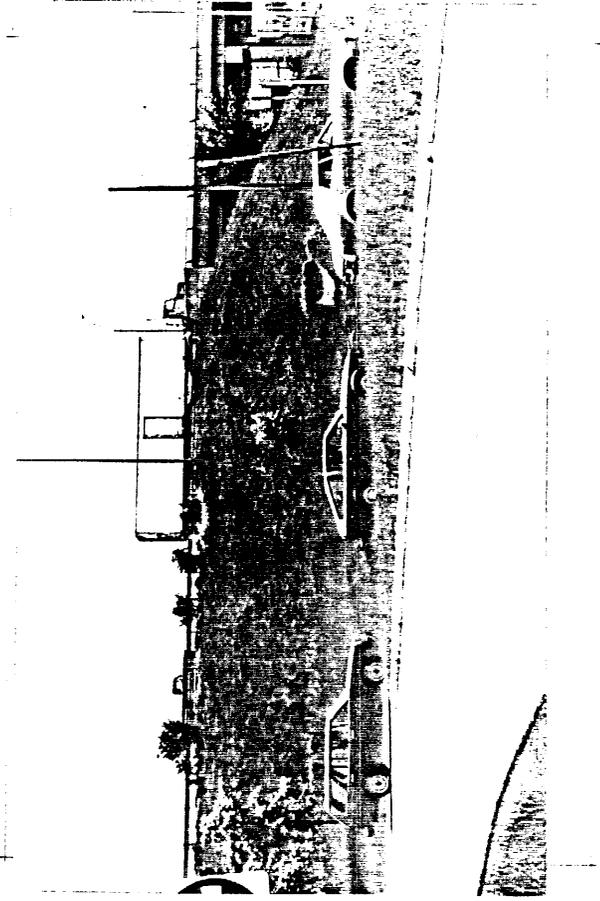




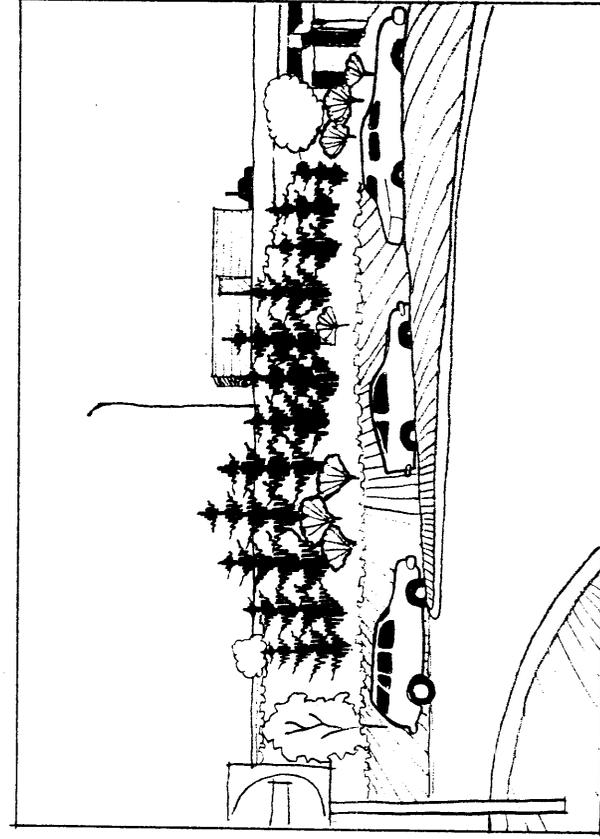
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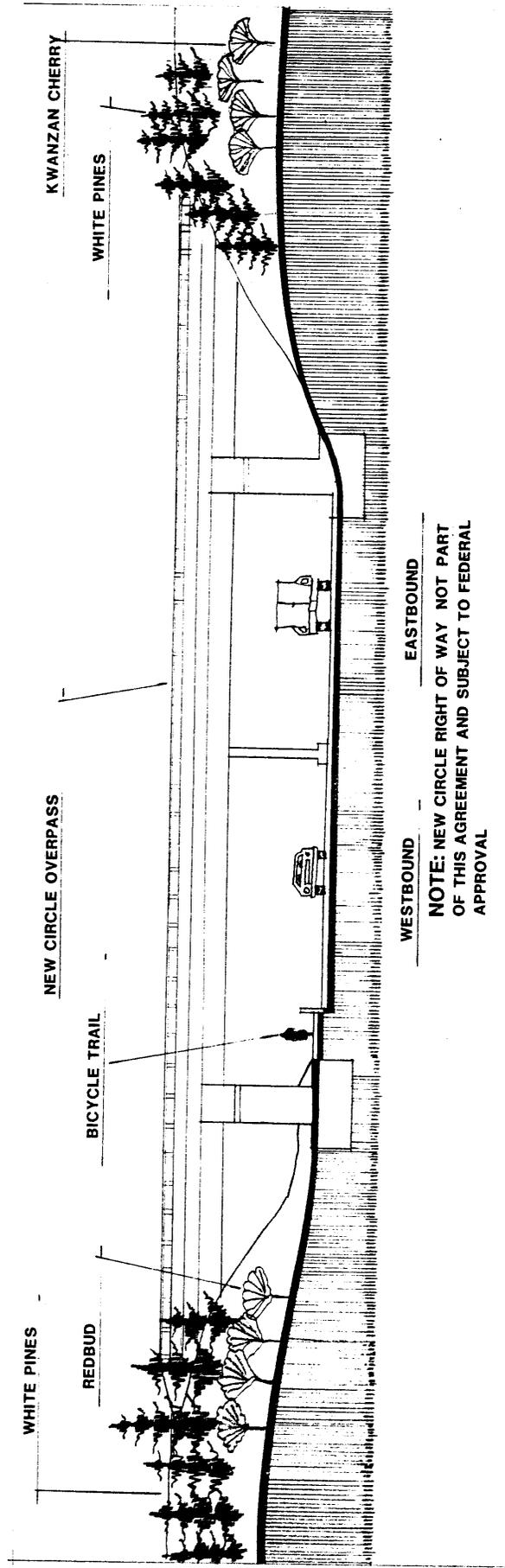
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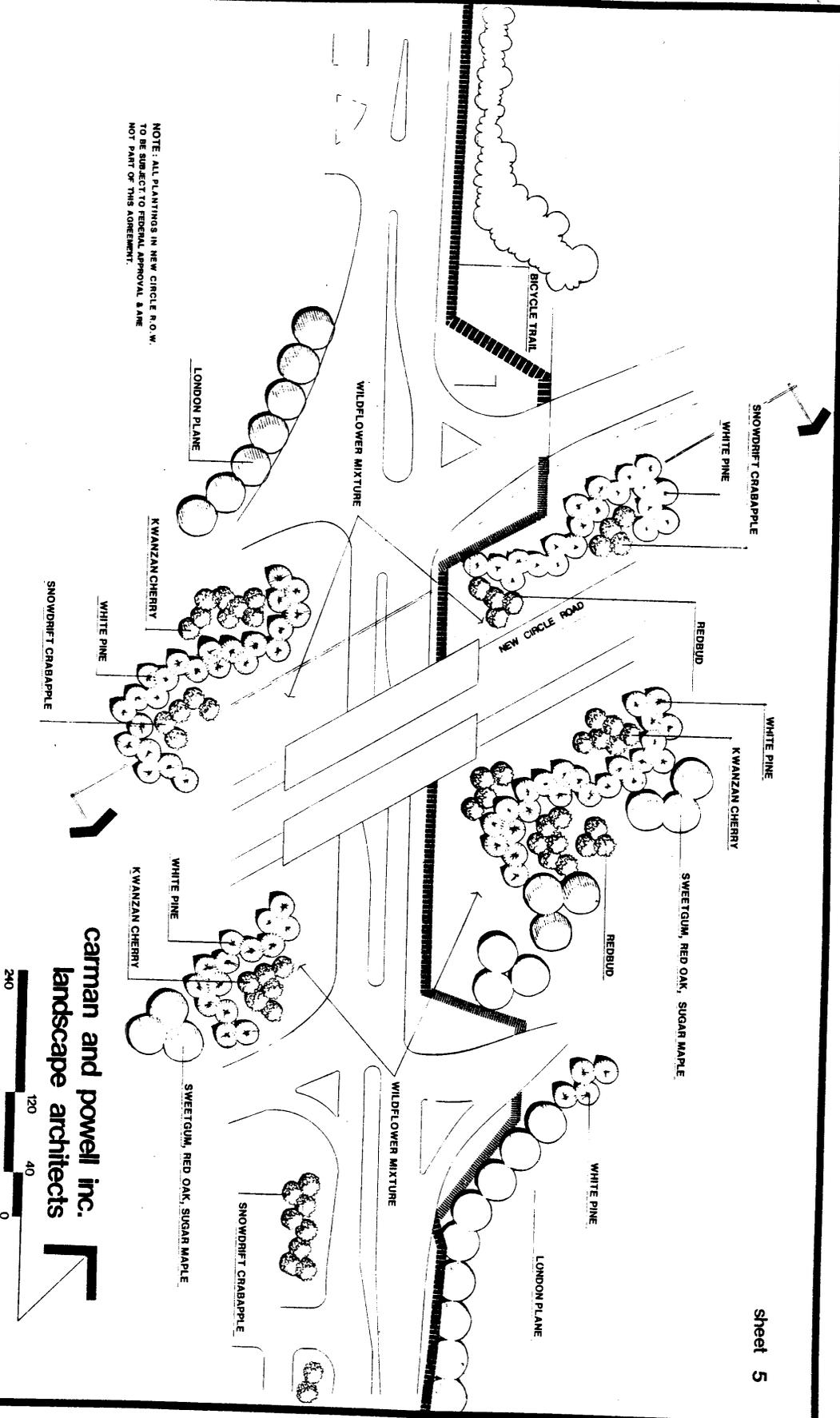


AFTER



NOTE: NEW CIRCLE RIGHT OF WAY NOT PART OF THIS AGREEMENT AND SUBJECT TO FEDERAL APPROVAL

RICHMOND ROAD LANDSCAPE DEVELOPMENT

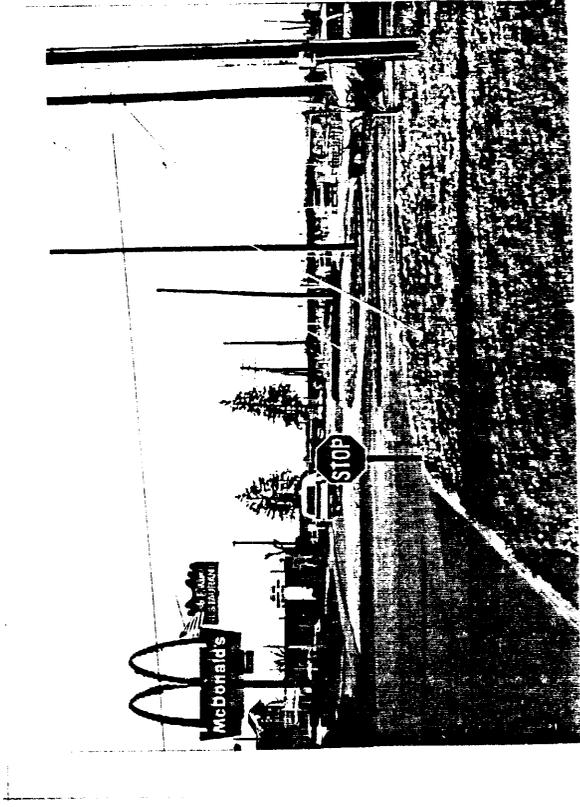
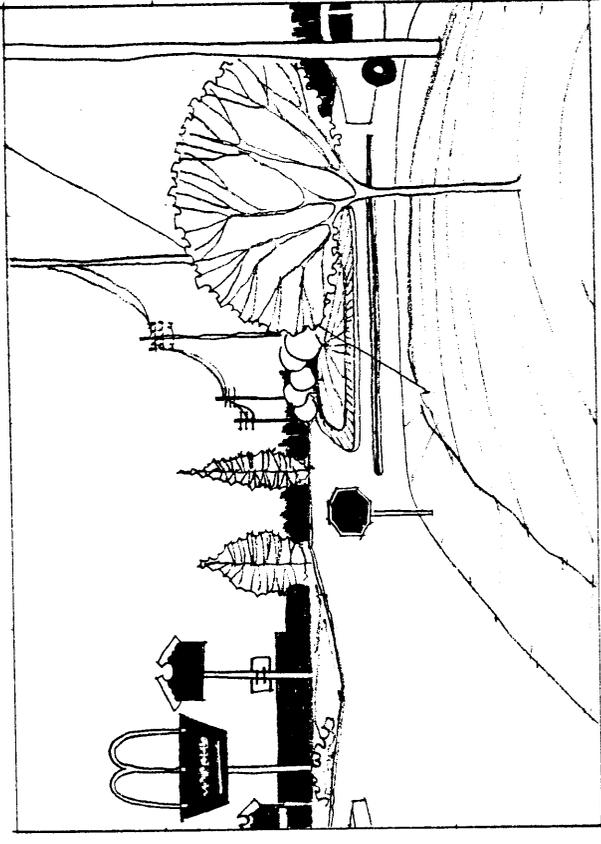


sheet 5

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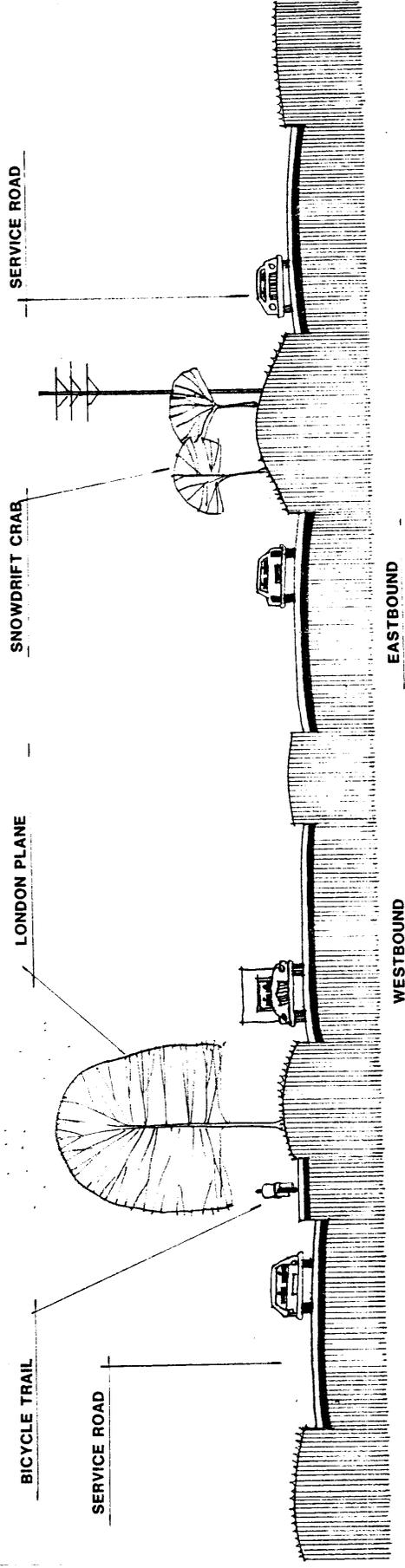


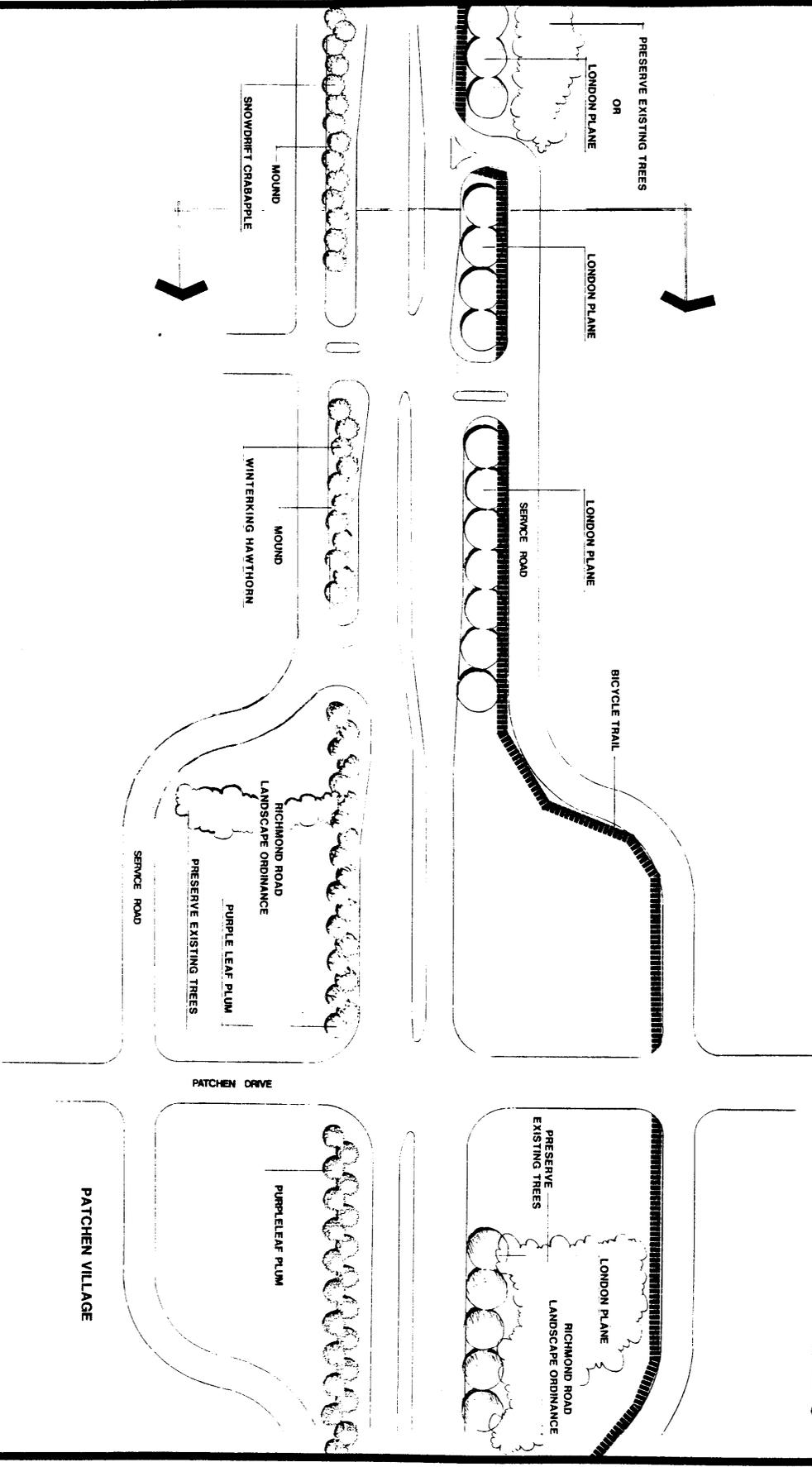
NOTE: ALL PLANTINGS IN NEW CIRCLE R.O.W.
TO BE SUBJECT TO FEDERAL APPROVAL & ARE
NOT PART OF THIS AGREEMENT.



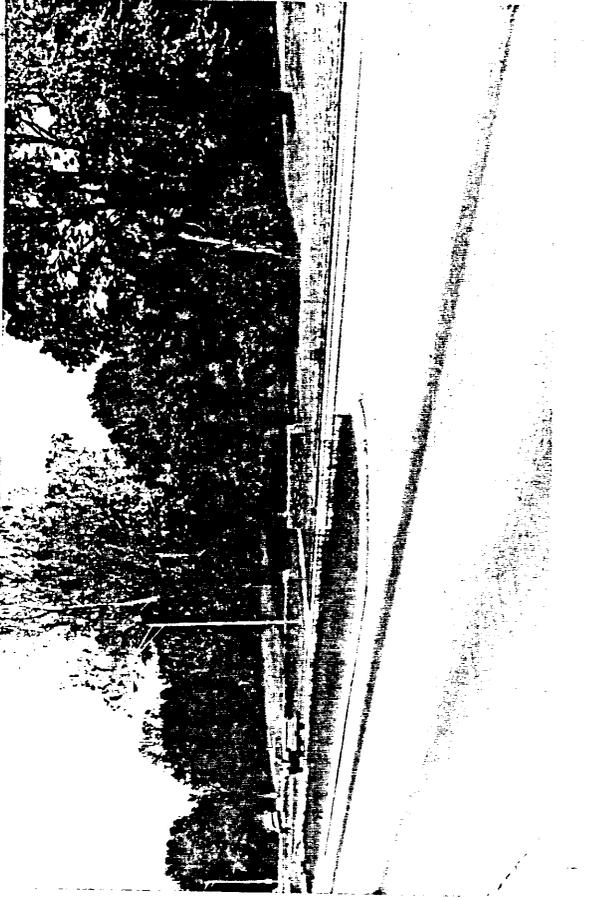
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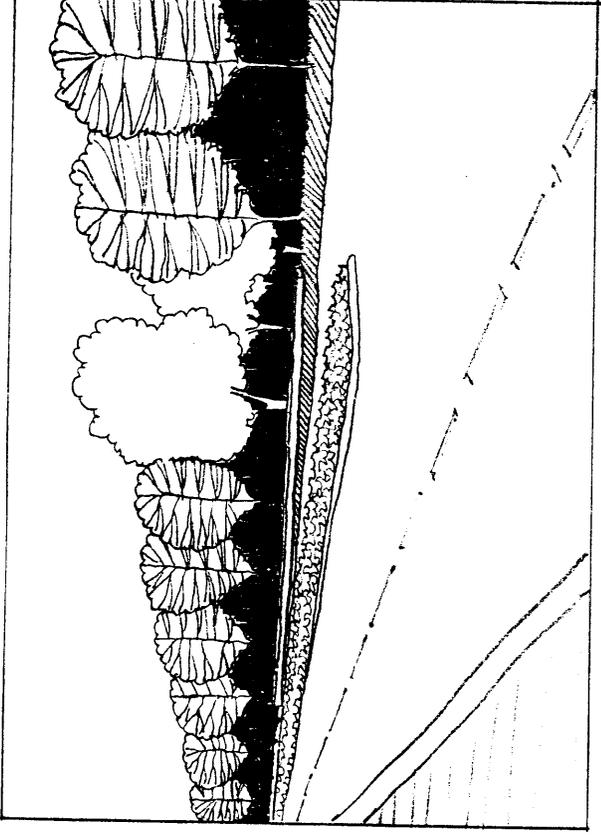




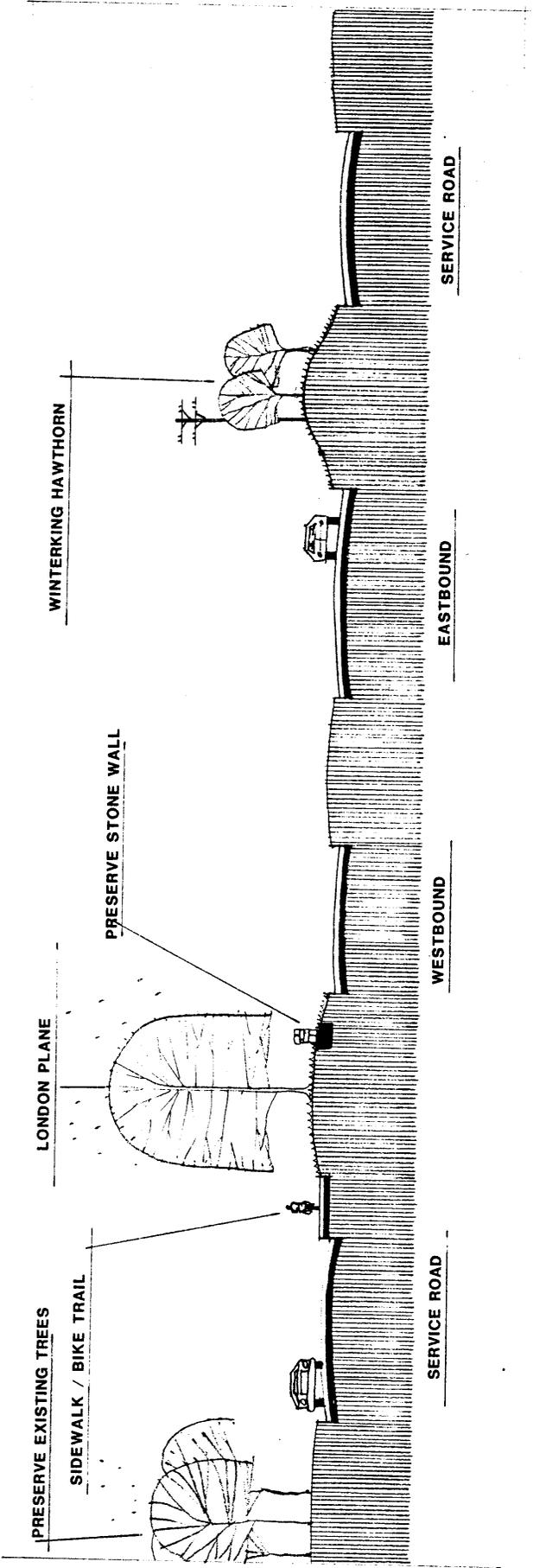
RICHMOND ROAD LANDSCAPE DEVELOPMENT



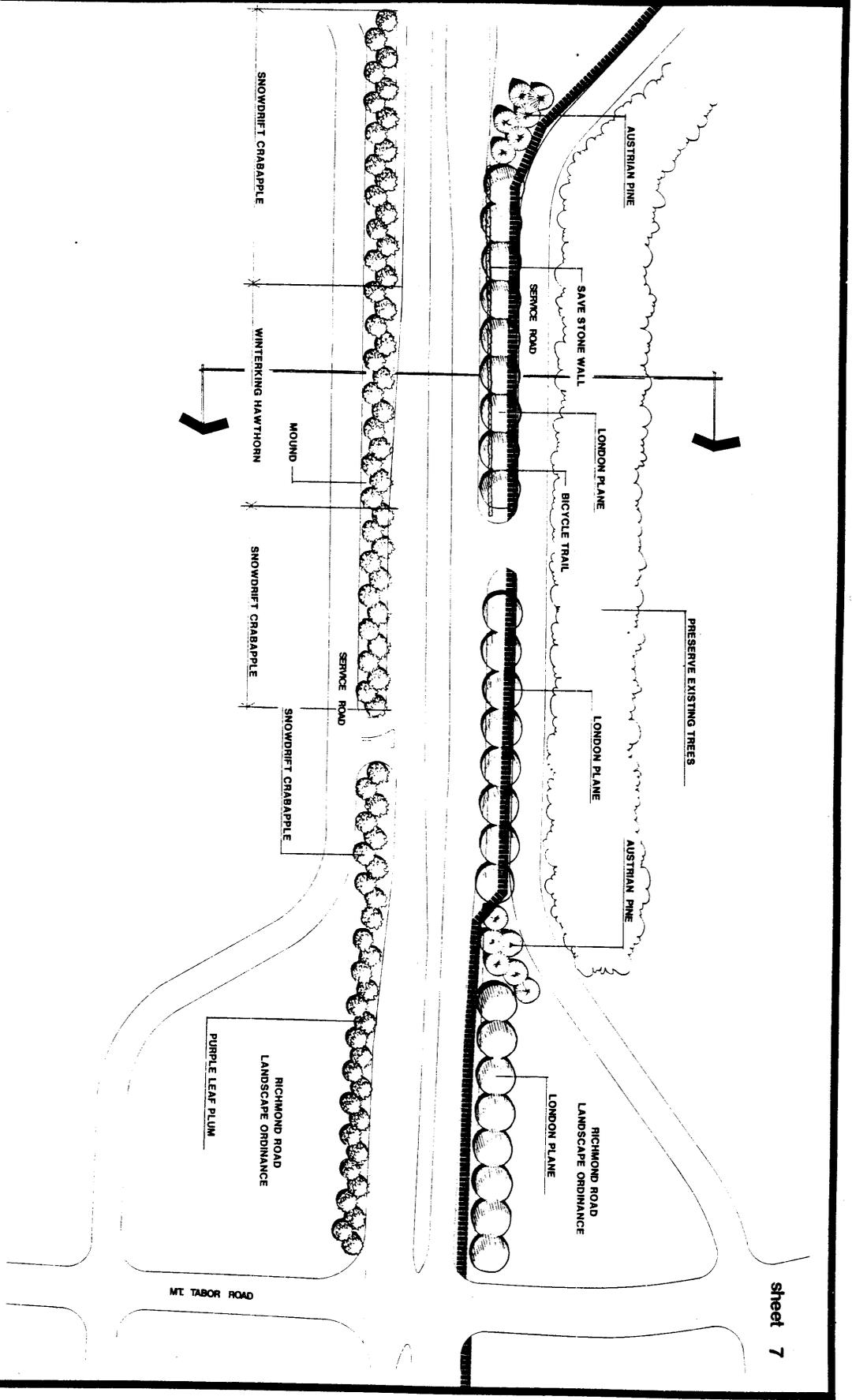
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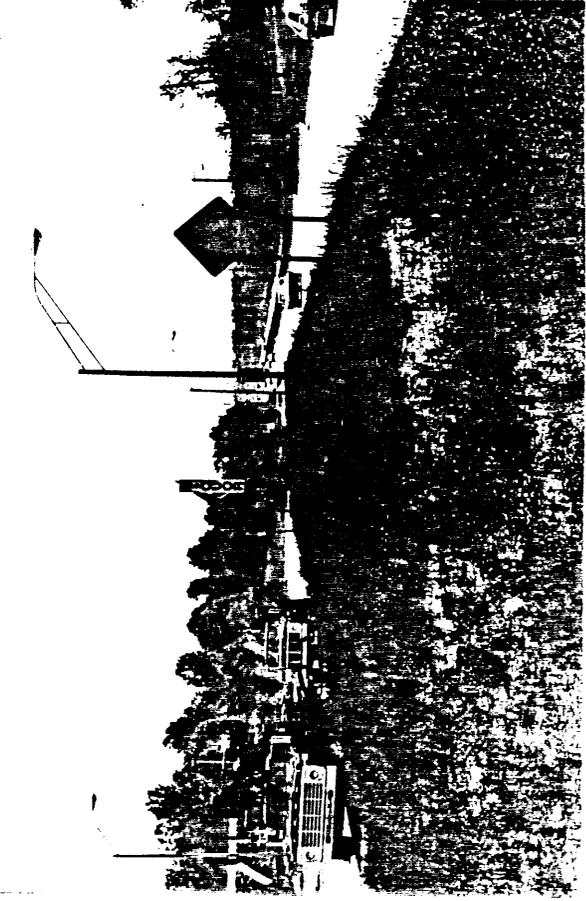
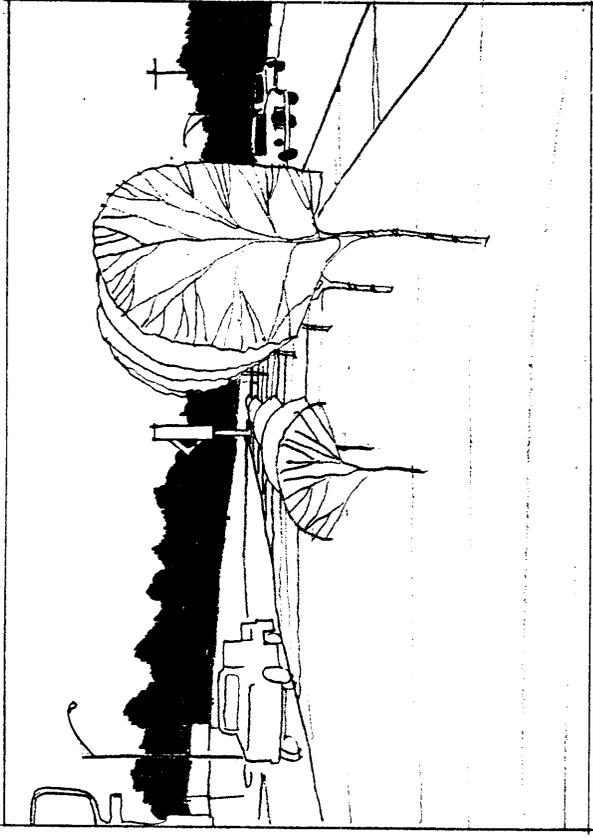


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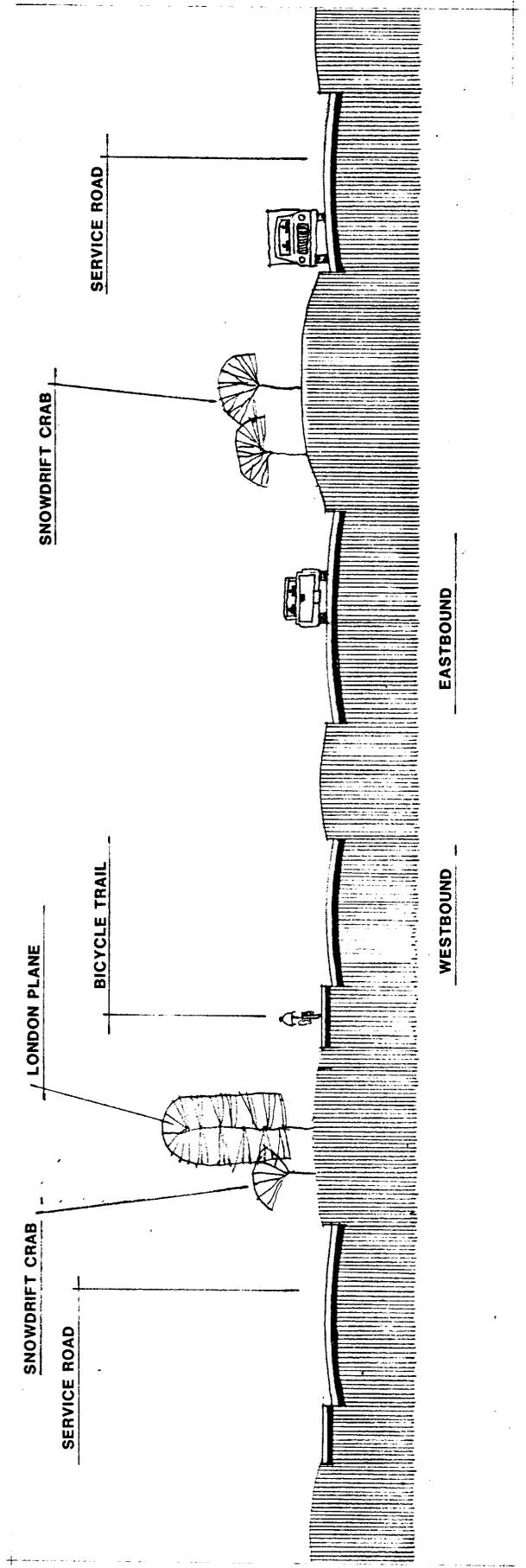
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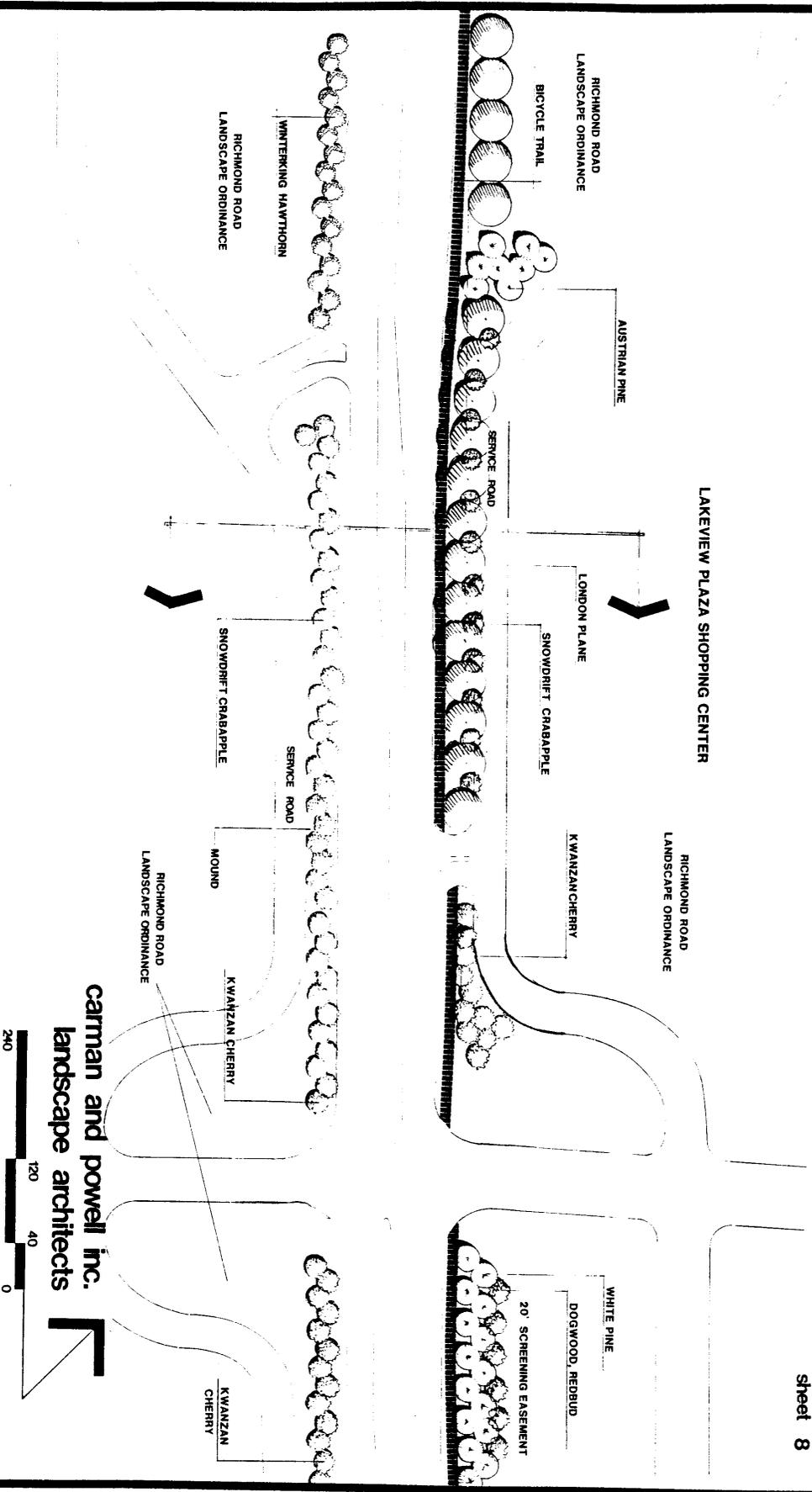




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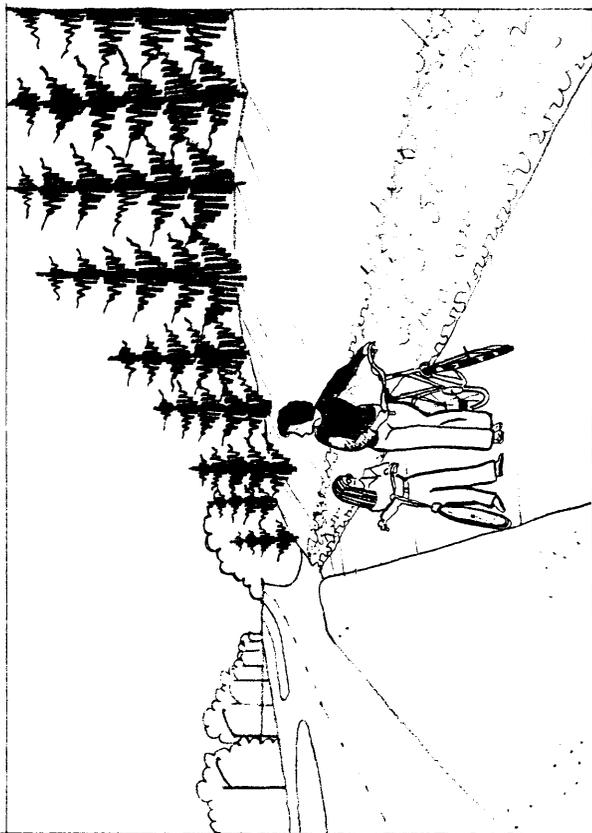




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landscape architects



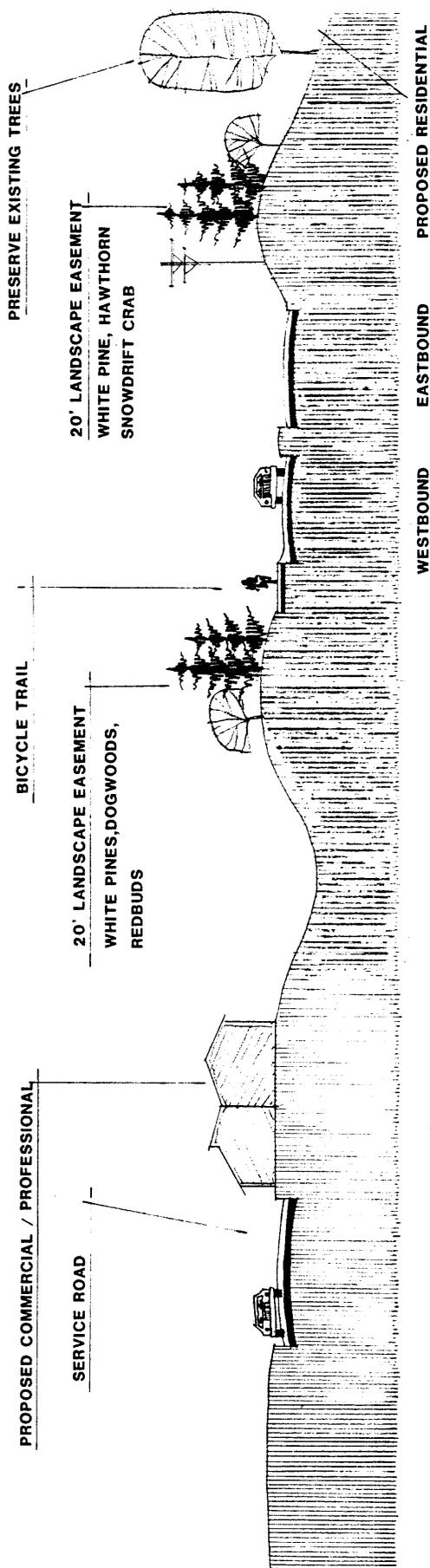
RICHMOND ROAD LANDSCAPE DEVELOPMENT

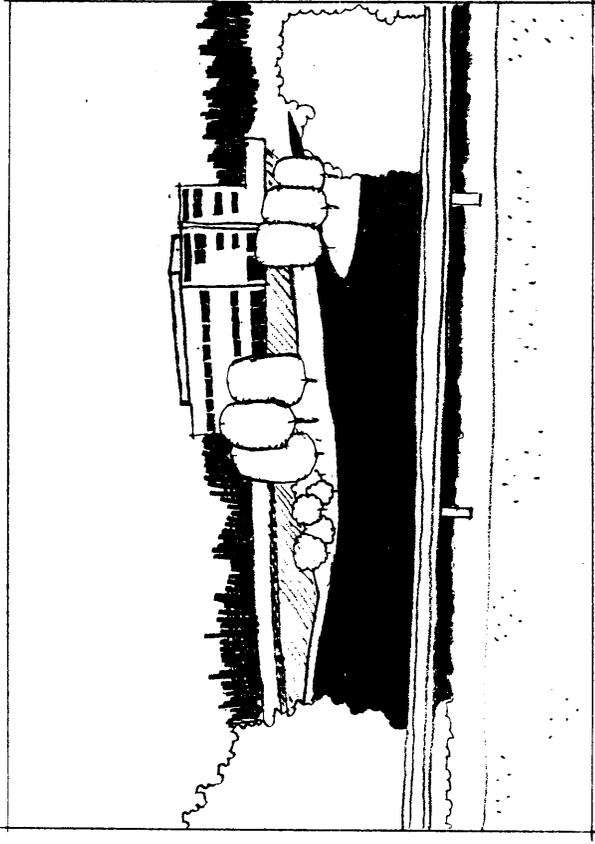
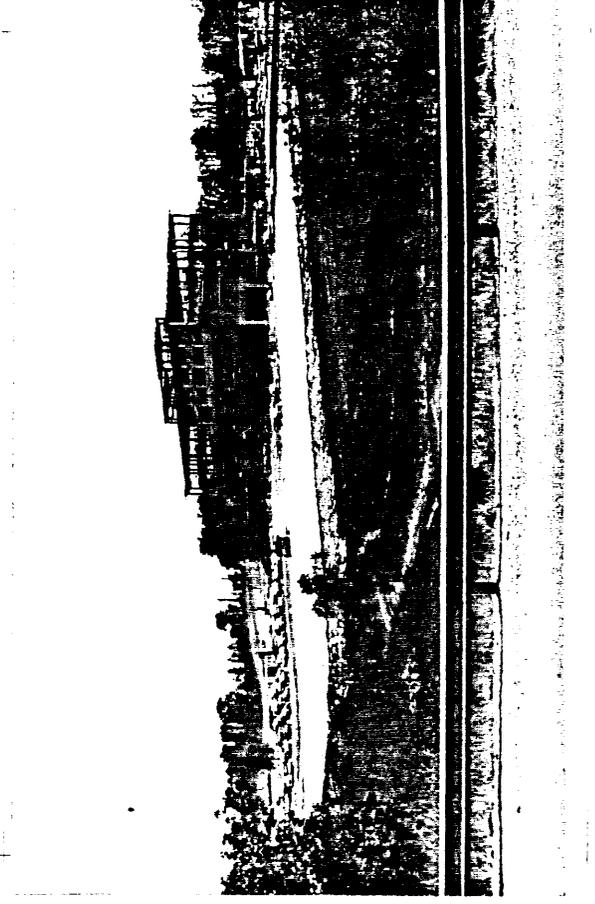


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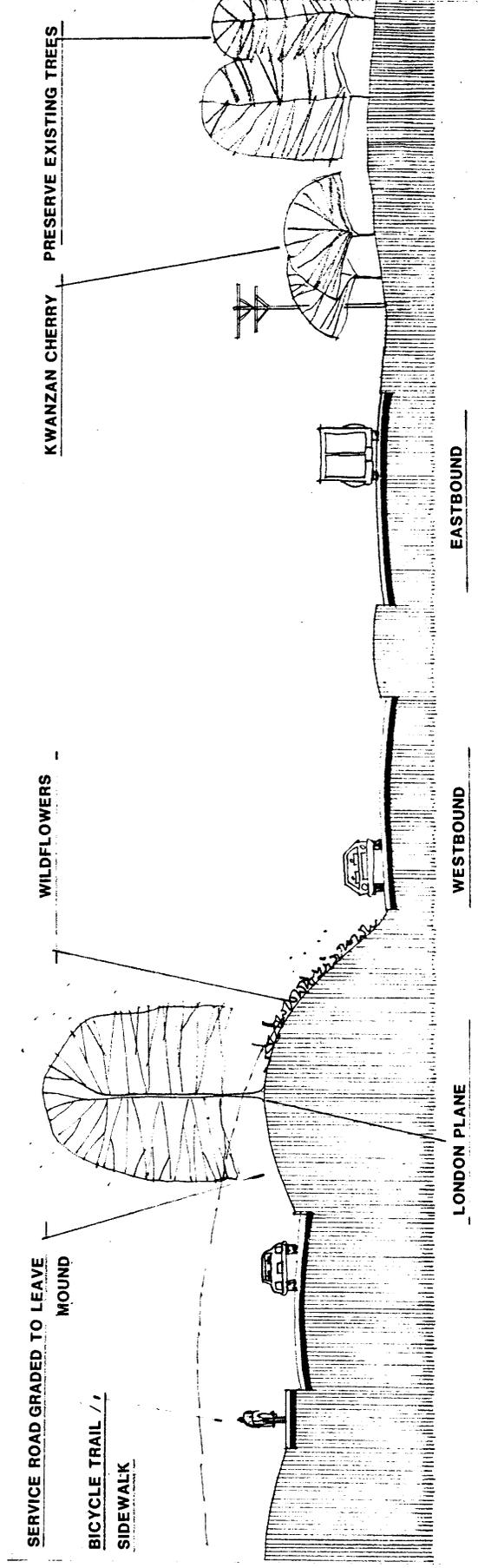
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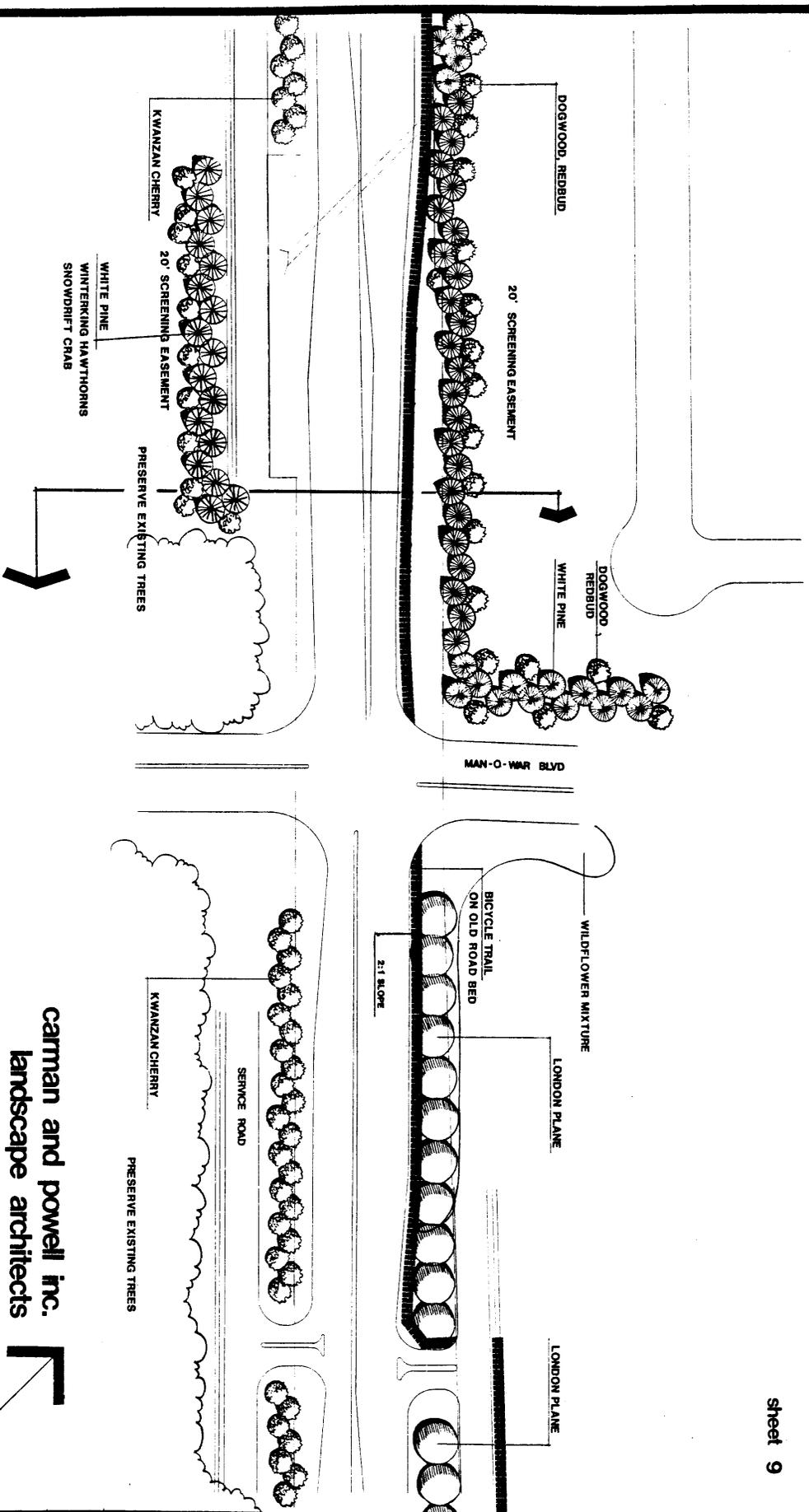




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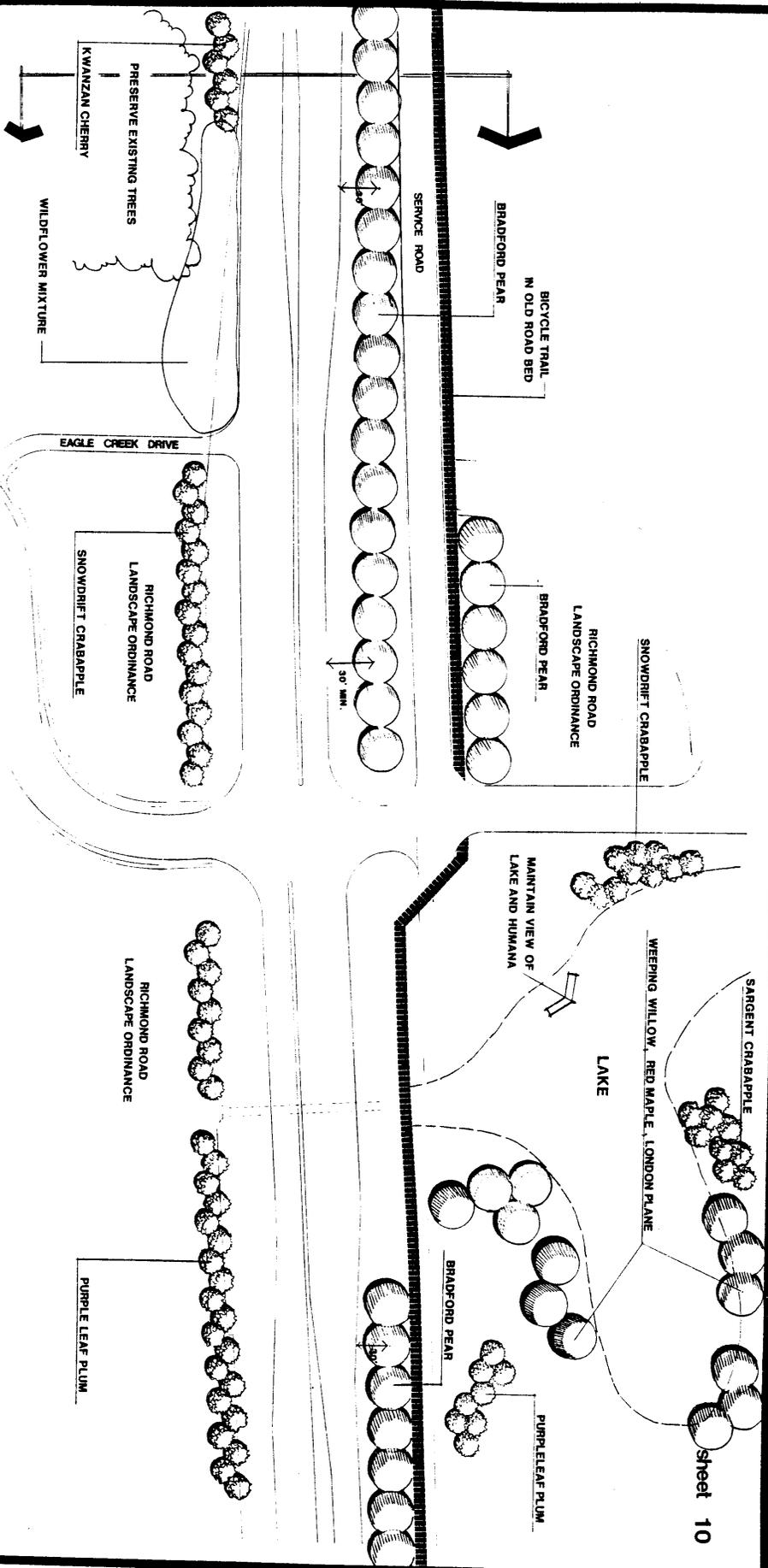




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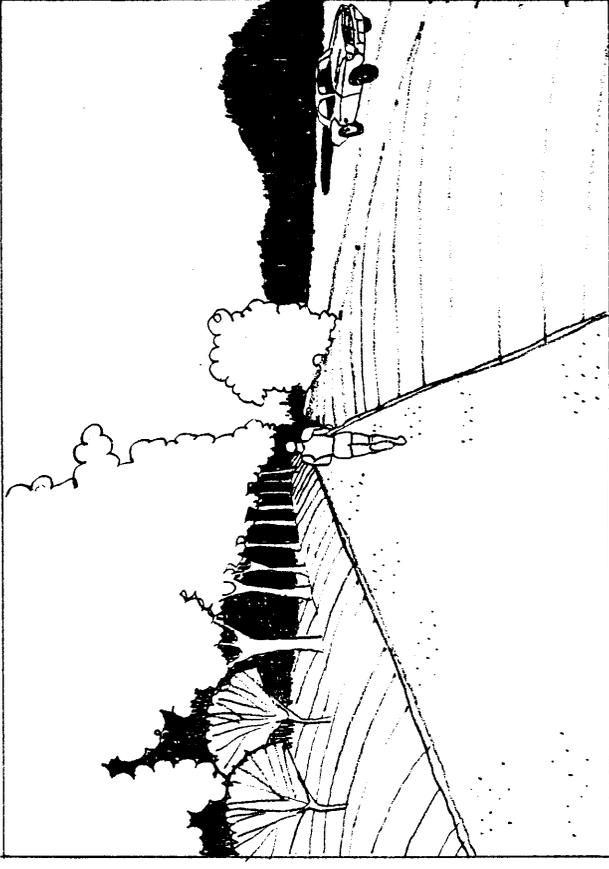
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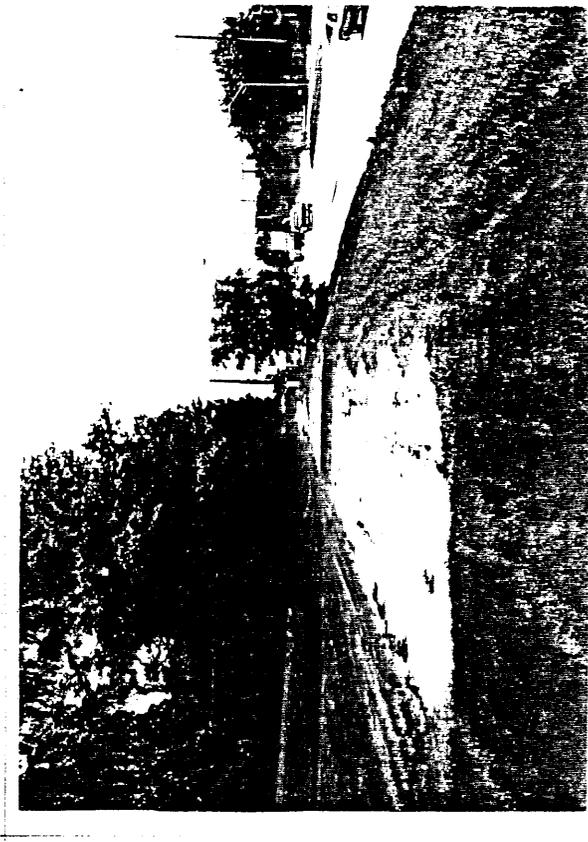
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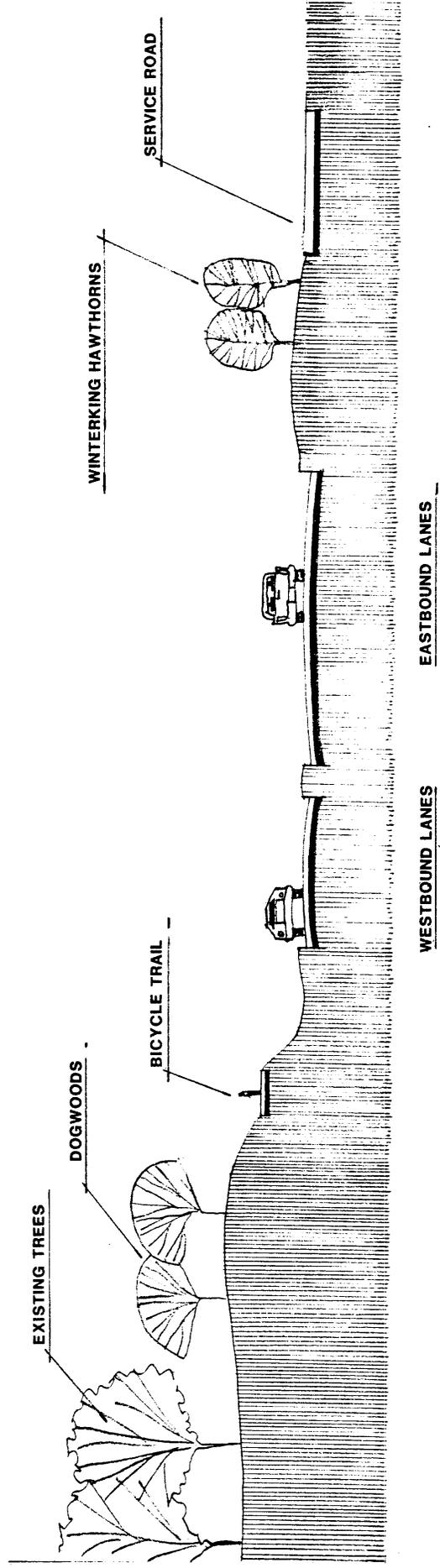
RICHMOND ROAD LANDSCAPE DEVELOPMENT



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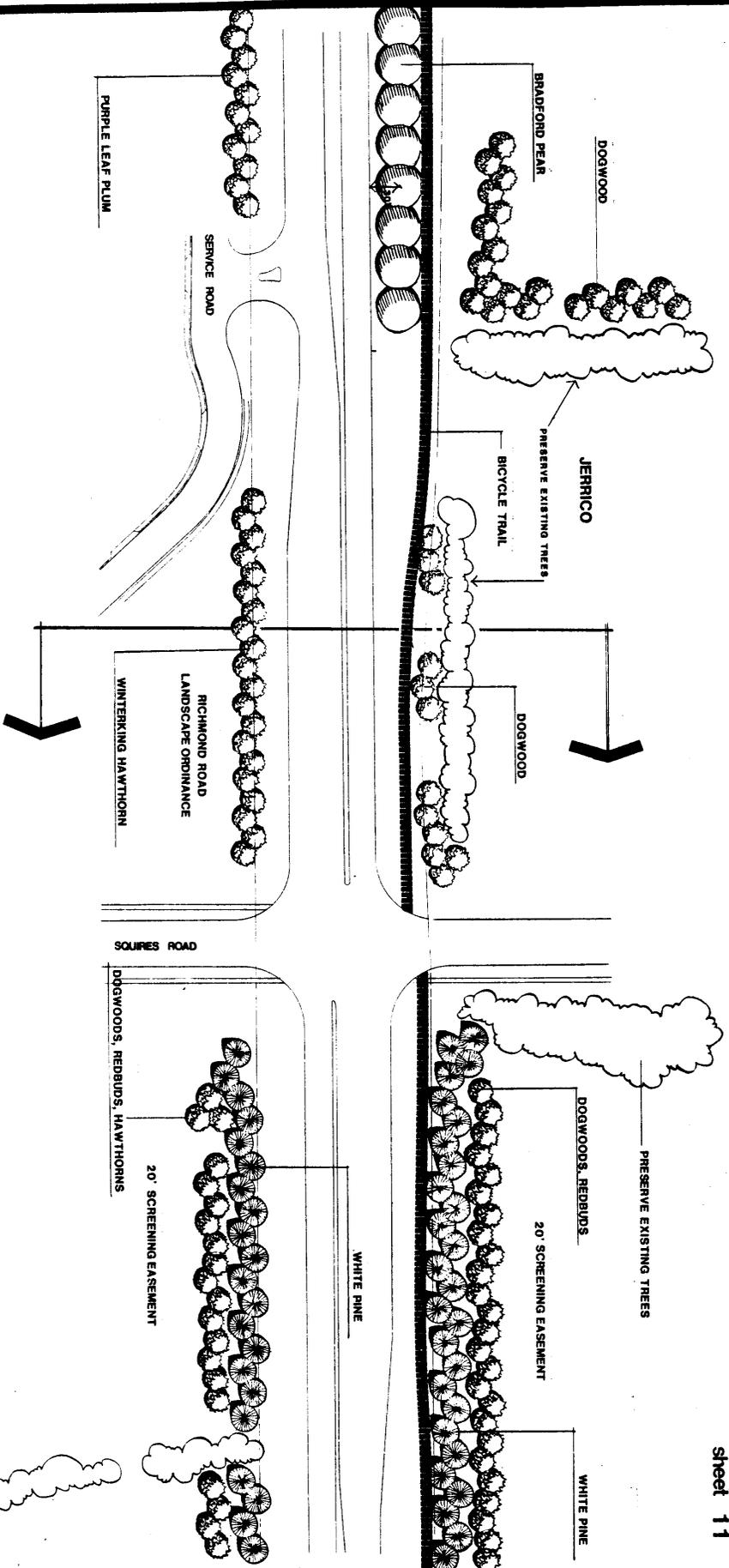


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EASTBOUND LANES

WESTBOUND LANES



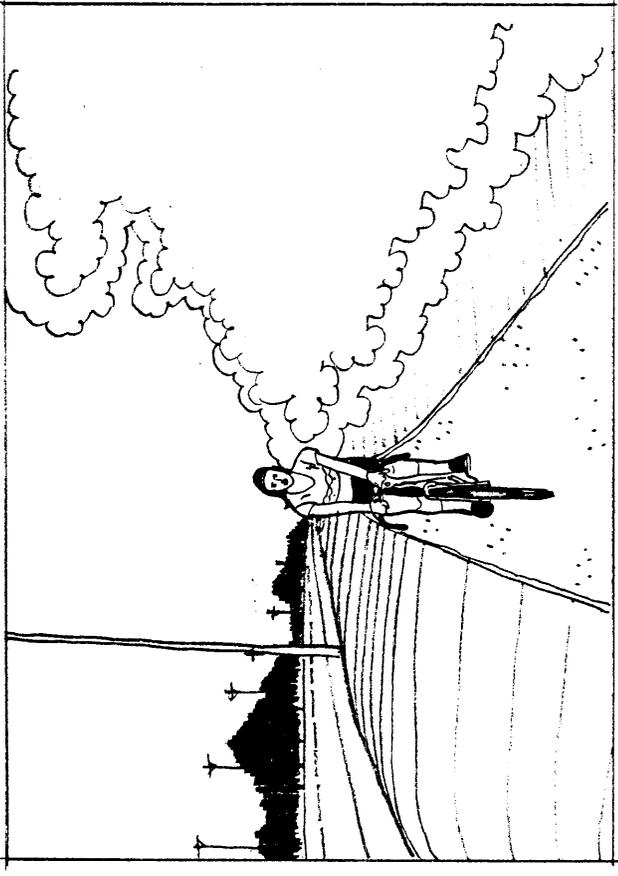
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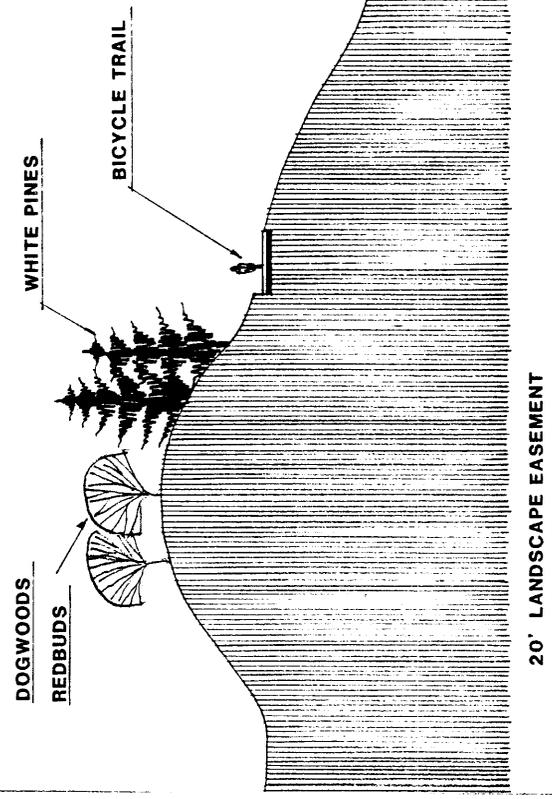
RICHMOND ROAD LANDSCAPE DEVELOPMENT



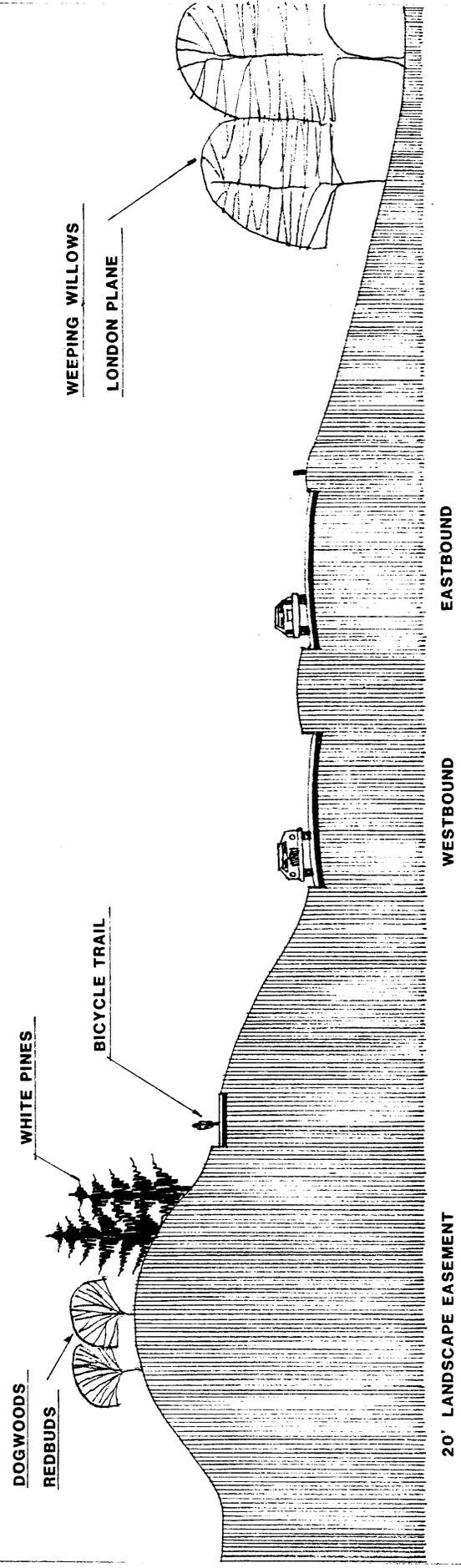
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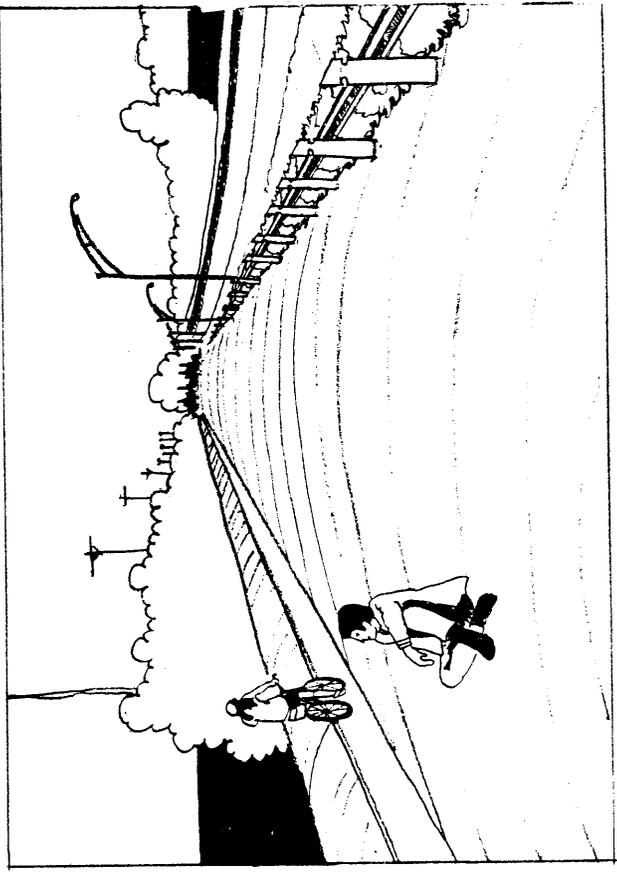


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20' LANDSCAPE EASEMENT

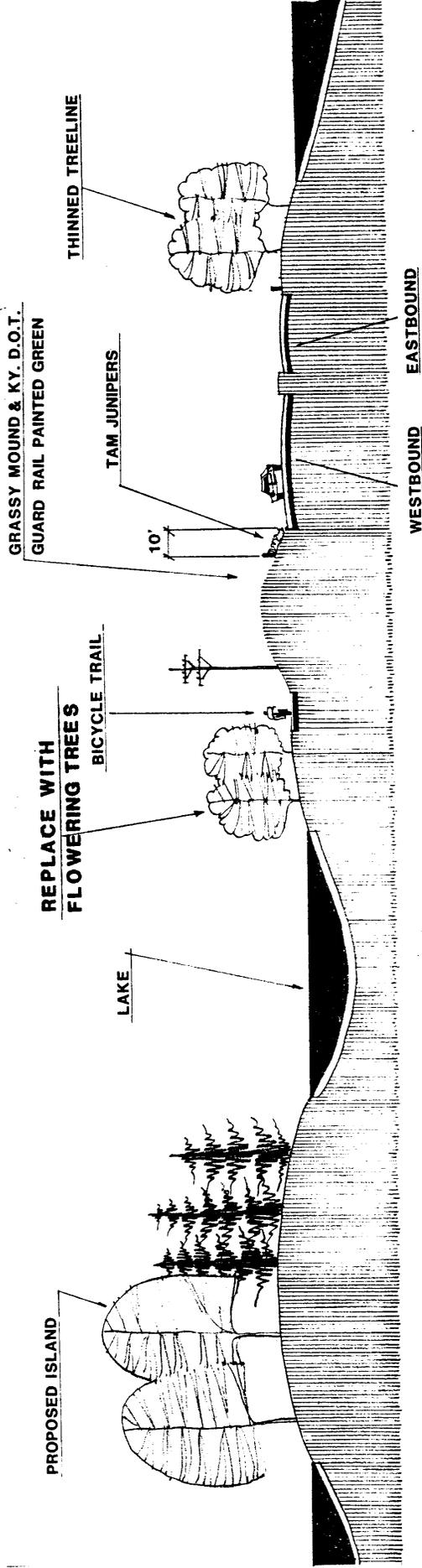
WESTBOUND

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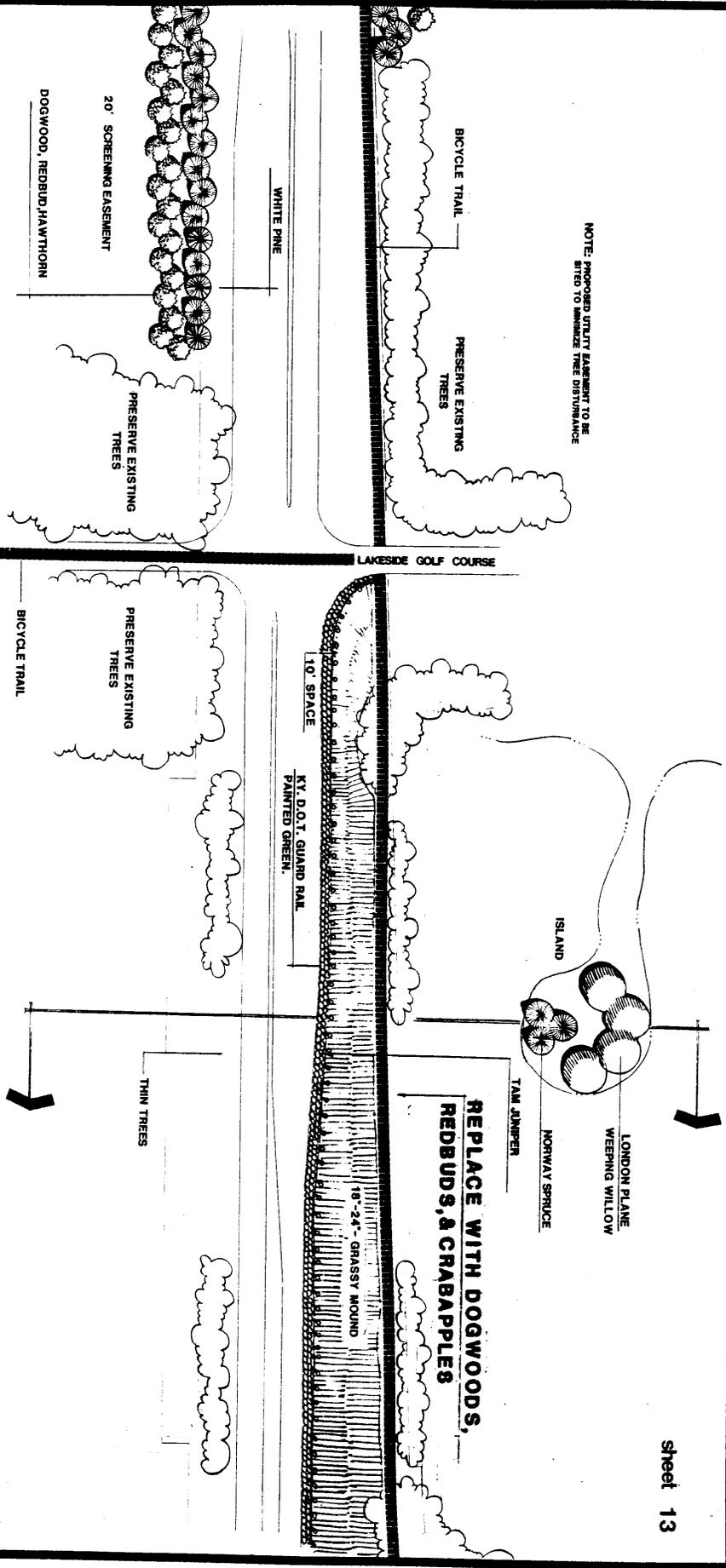


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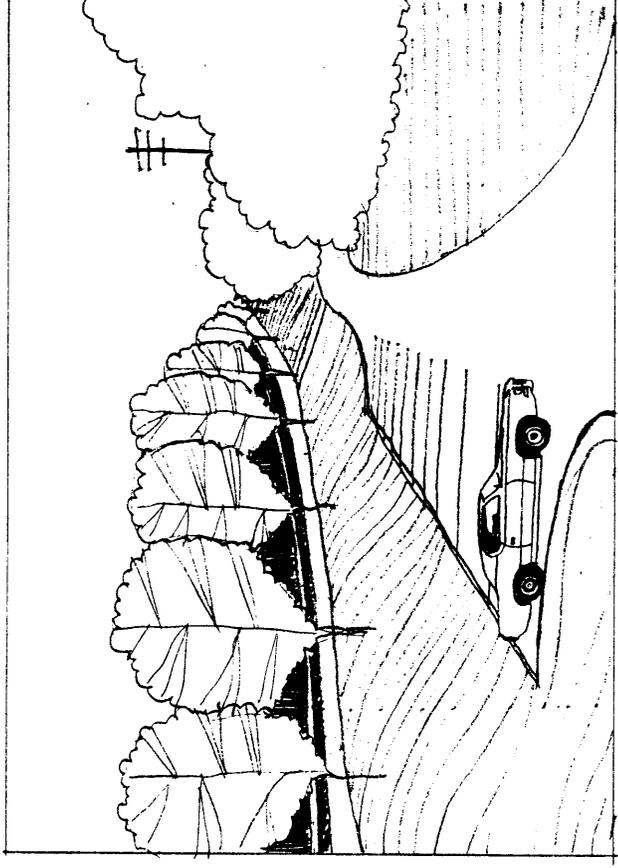
NOTE: PROPOSED UTILITY EASEMENT TO BE SITED TO MINIMIZE TREE DISTURBANCE



carman and powell inc.
landscape architects



RICHMOND ROAD LANDSCAPE DEVELOPMENT



BEFORE

AFTER

REPLACE
EXISTING TREELINE
WITH GRAPPLIES, DOGWOODS
REDBUDS, & HAWTHORNS

JACOBSON PARK

FENCE AND BURNING BUSH

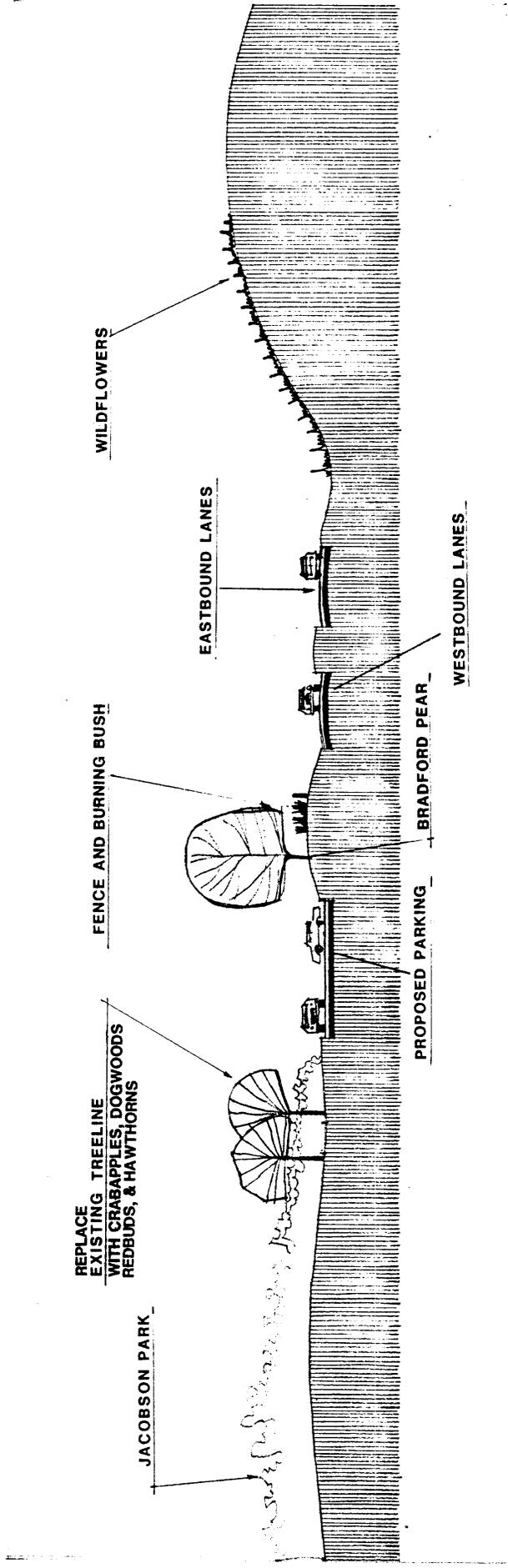
WILDFLOWERS

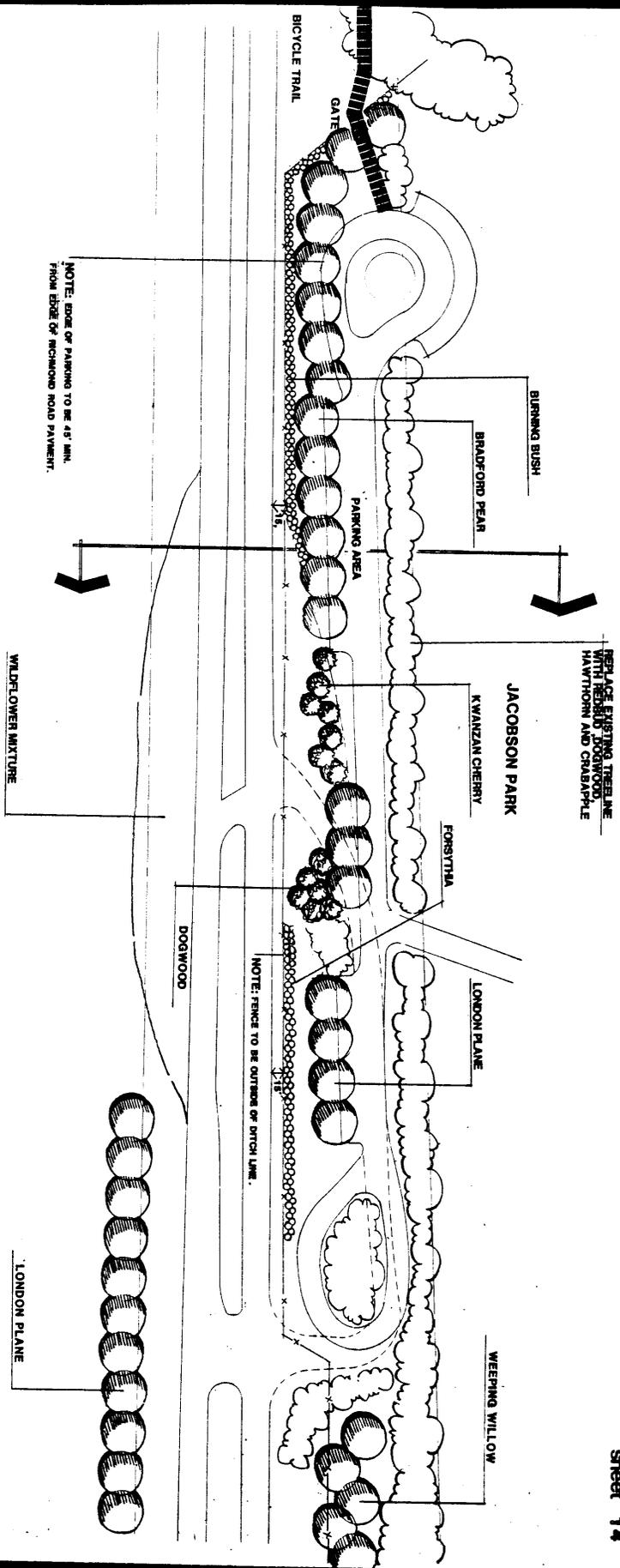
EASTBOUND LANES

PROPOSED PARKING

BRADFORD PEAR

WESTBOUND LANES





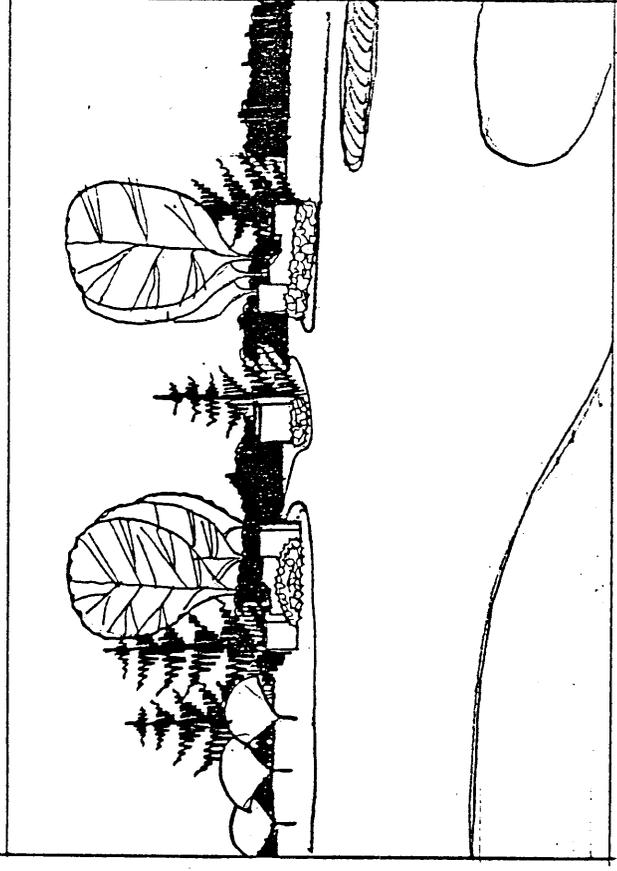
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240
120
40
0

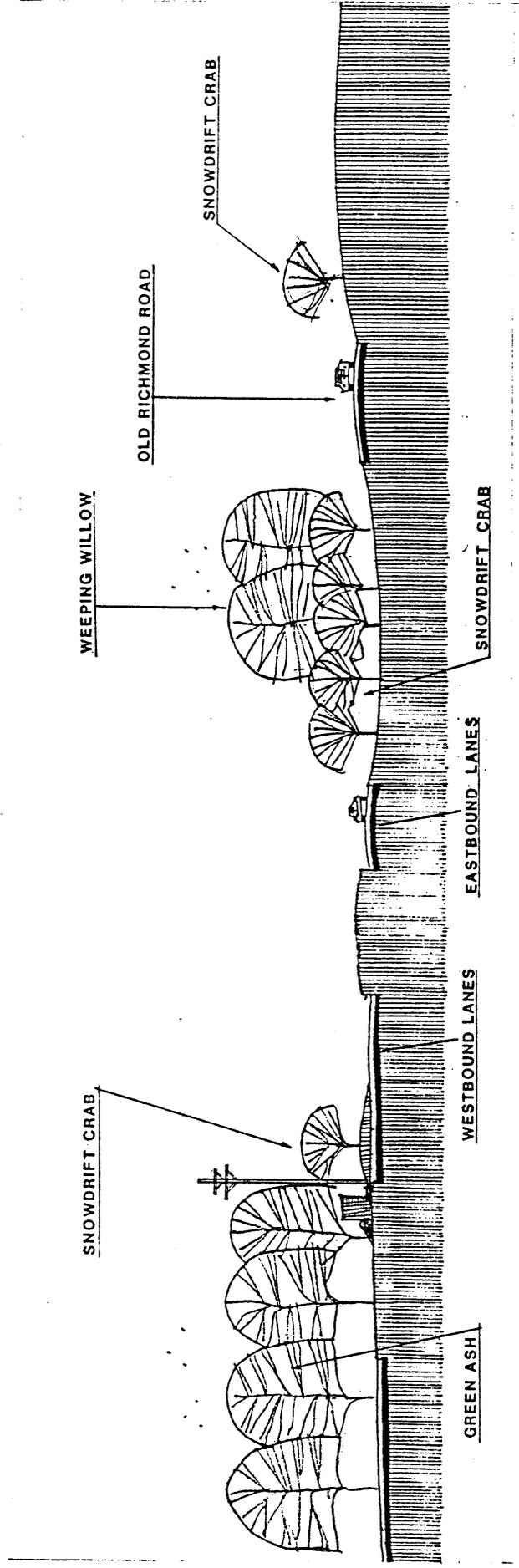
RICHMOND ROAD LANDSCAPE DEVELOPMENT

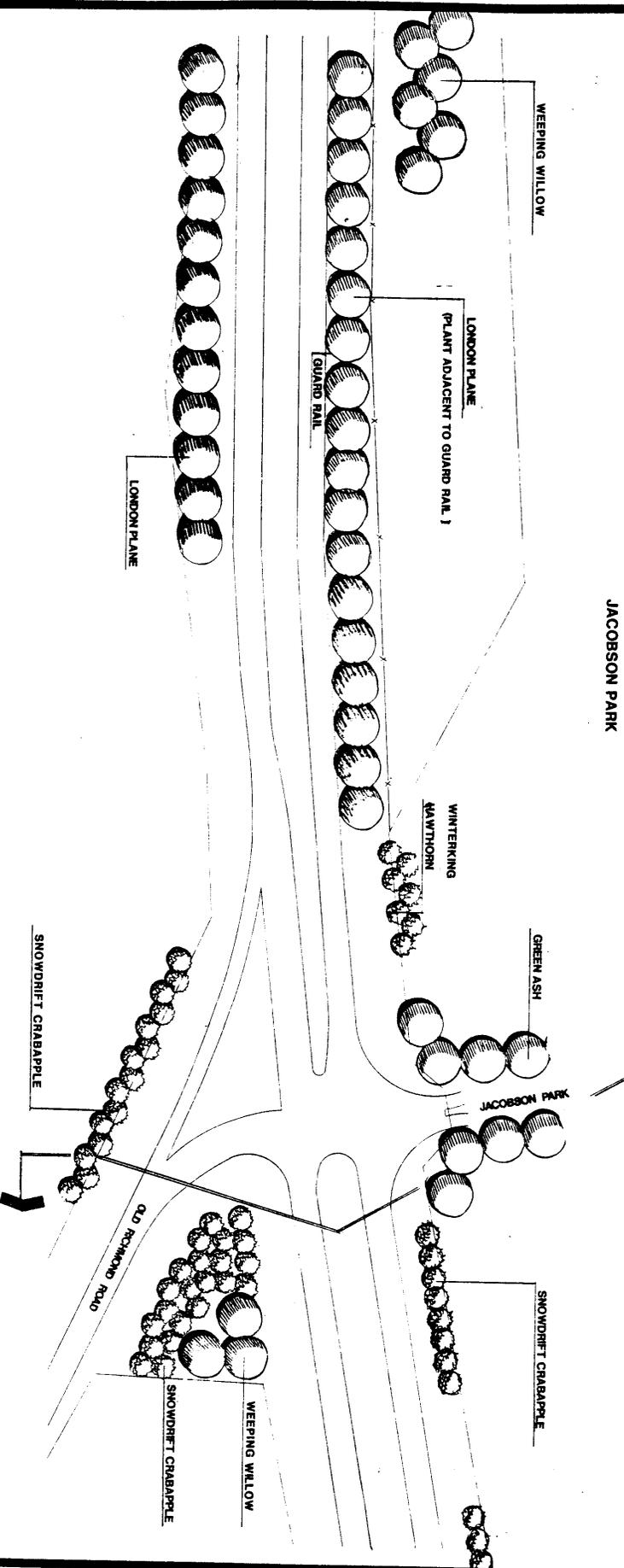


BEFORE



AFTER

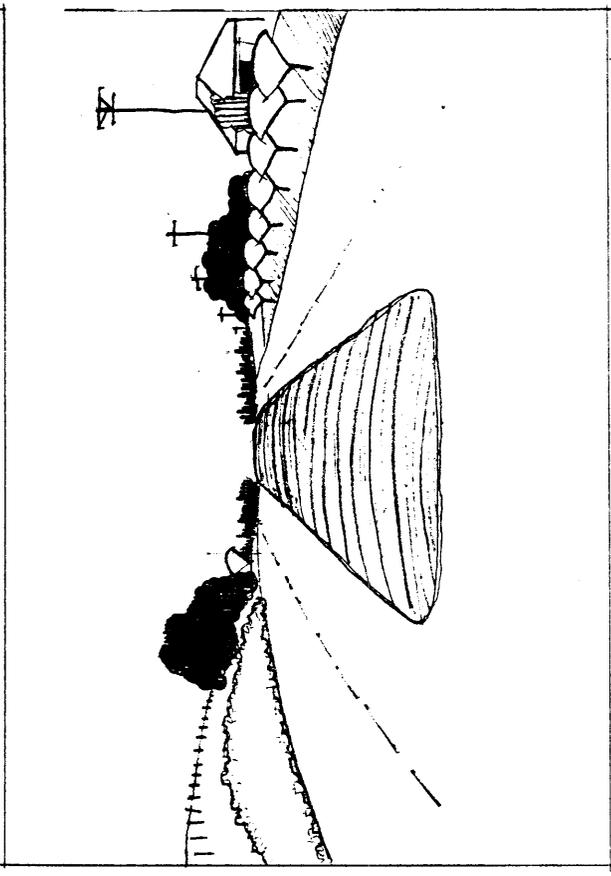




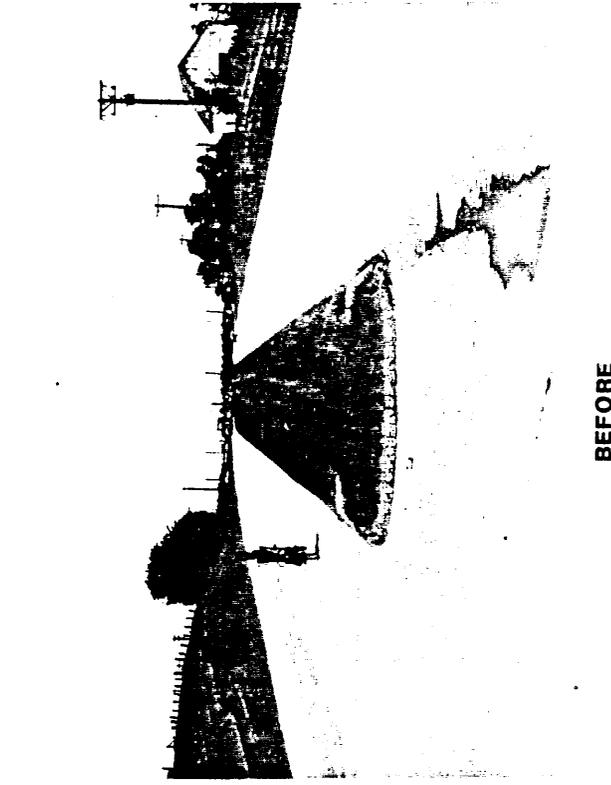
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landscape architects



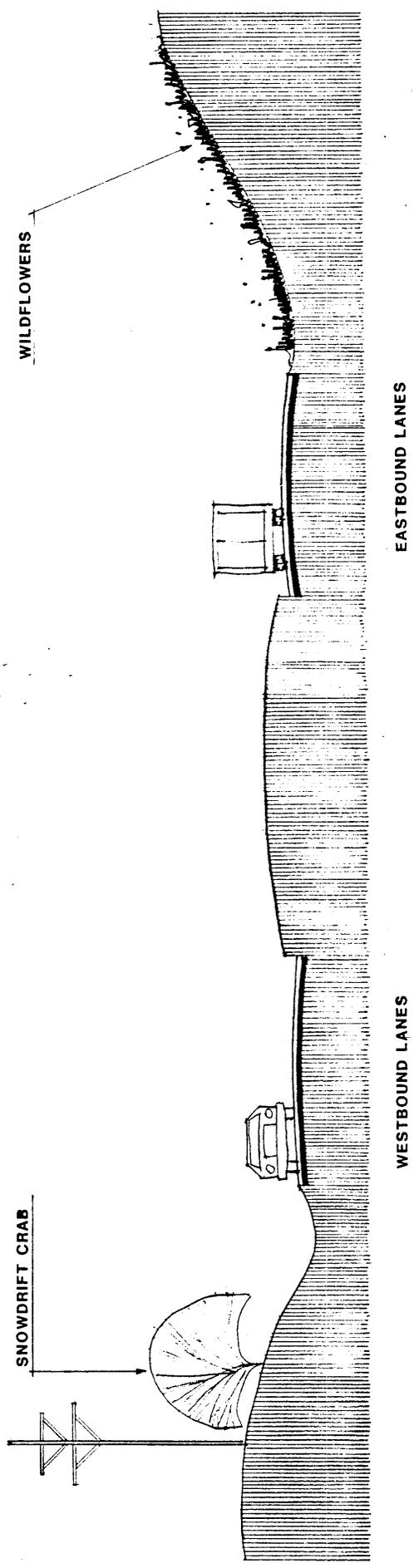
RICHMOND ROAD LANDSCAPE DEVELOPMENT



BEFORE



AFTER

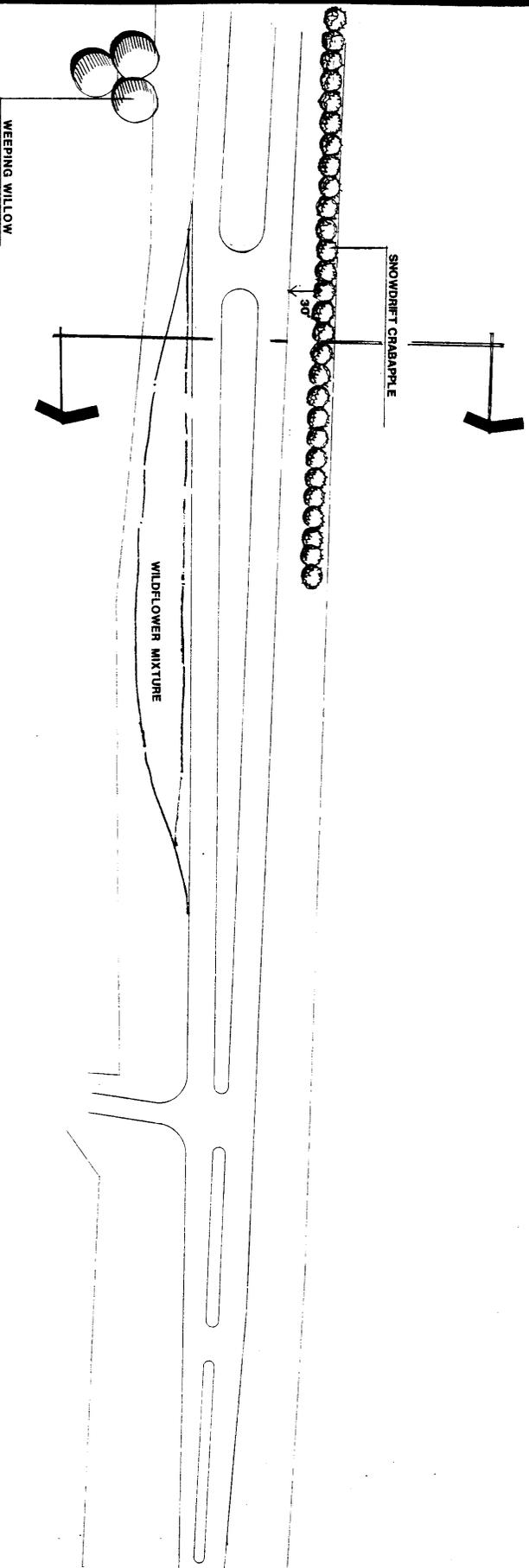


EASTBOUND LANES

WESTBOUND LANES

SNOWDRIFT CRAB

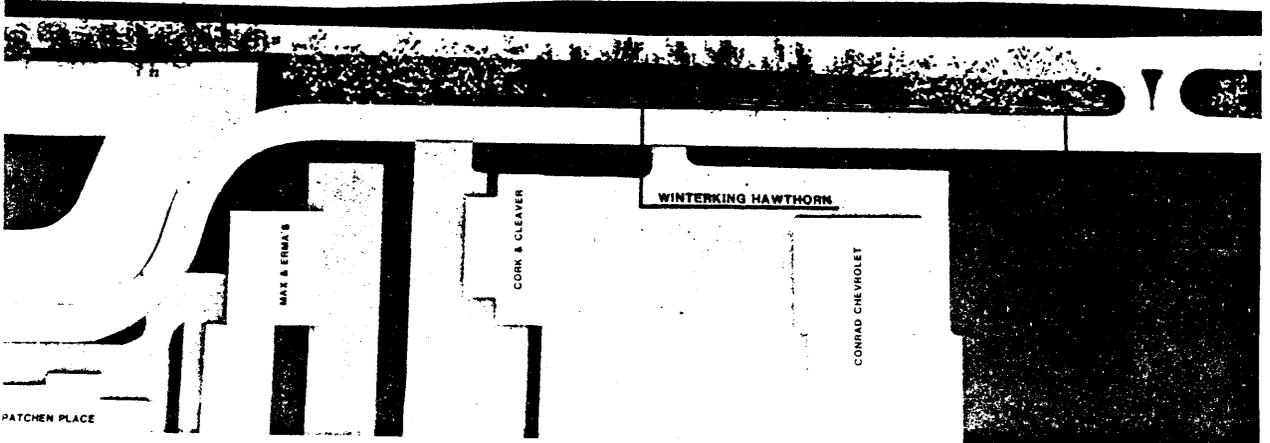
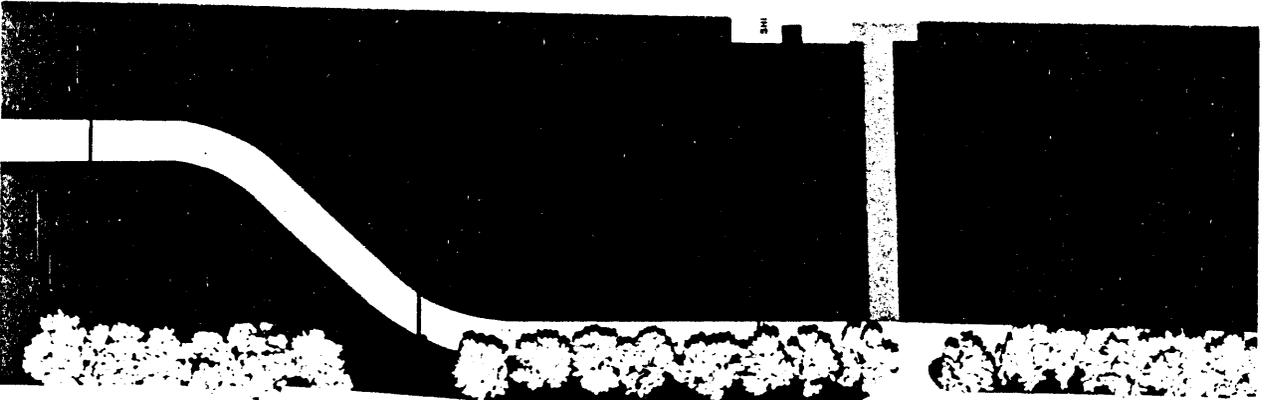
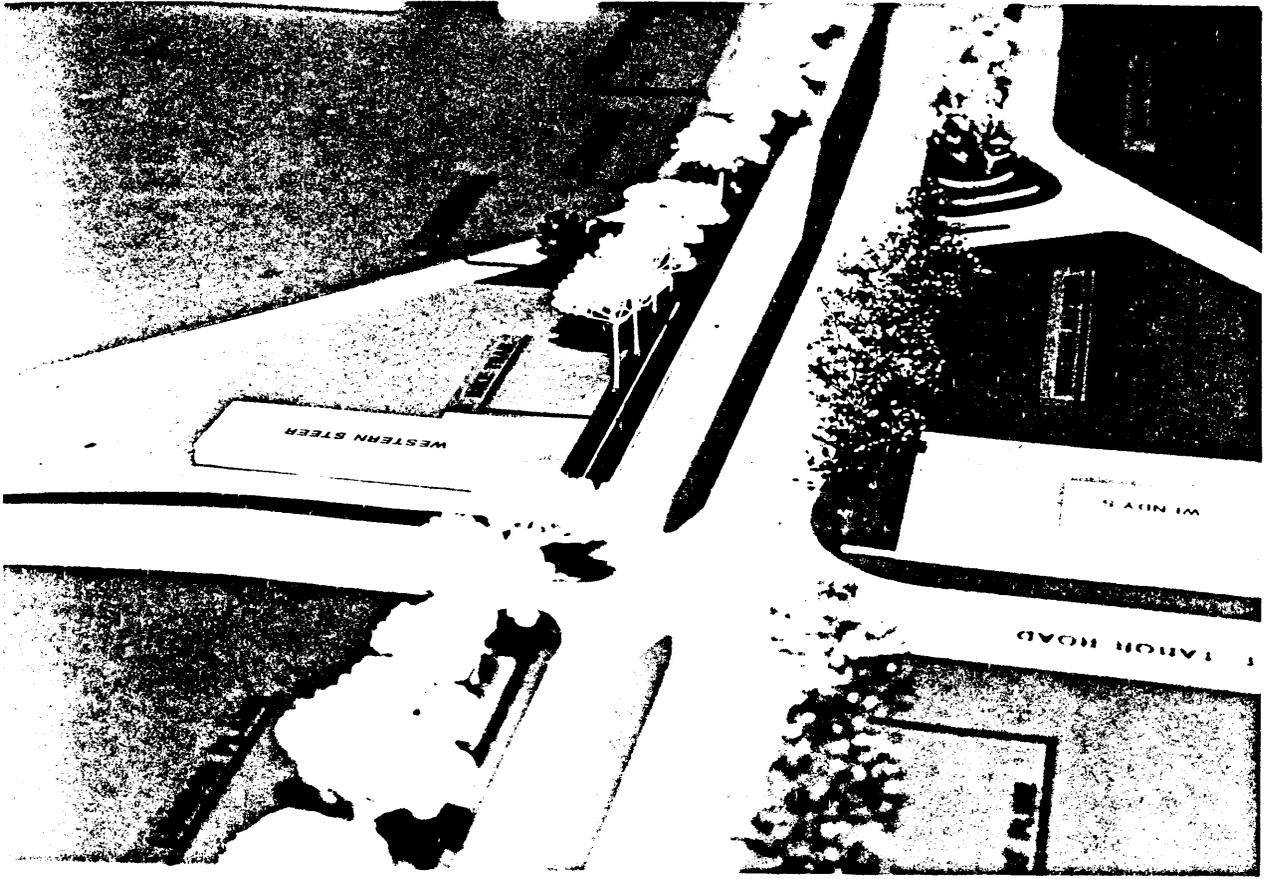
WILDFLOWERS



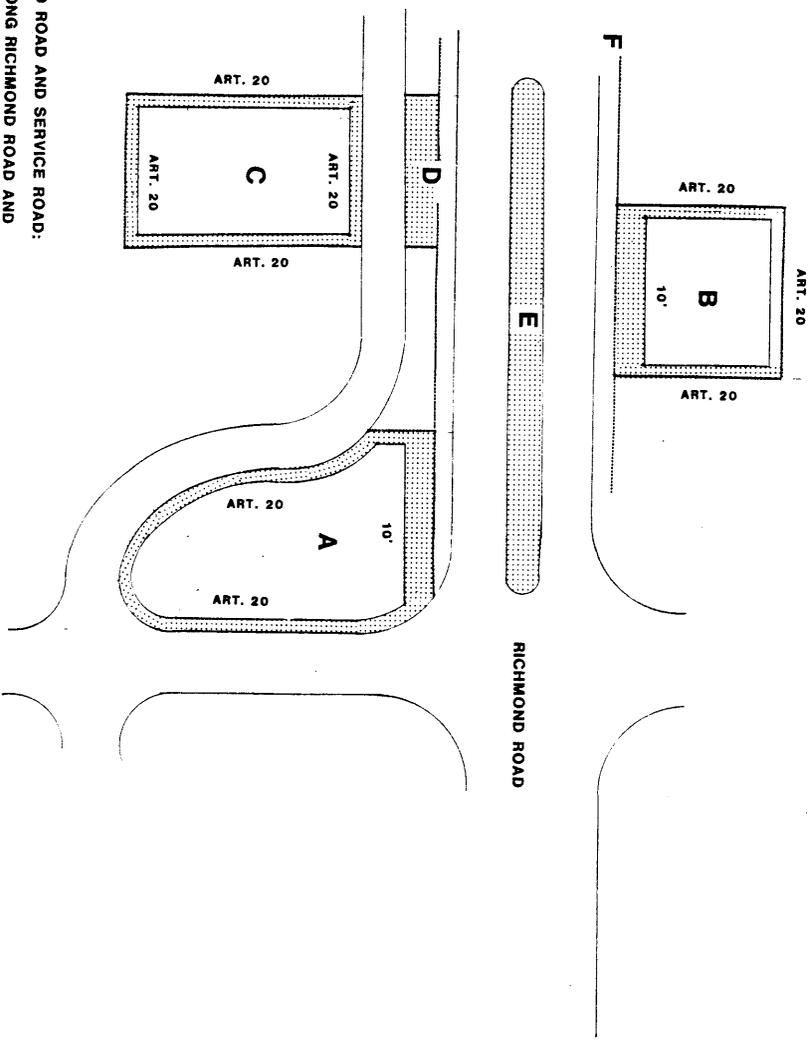
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landscape architects



RICHMOND ROAD LANDSCAPE DEVELOPMENT



- A PROPERTY FALLS BETWEEN RICHMOND ROAD AND SERVICE ROAD: 10' V.U.A. LANDSCAPE BUFFER AREA ALONG RICHMOND ROAD AND AS PER ART. 20 ELSEWHERE.
- B PROPERTY FRONTS RICHMOND ROAD: 10' LANDSCAPE BUFFER AREA ALONG RICHMOND ROAD AND ART.20 ELSEWHERE.
- C PROPERTY FRONTS SERVICE ROAD: AS PER ART.20.
- D STRIP BETWEEN SERVICE ROAD AND RICHMOND ROAD: DEVELOPER OF RESPONSIBLE.
- E MEDIAN: RESPONSIBILITY OF URBAN COUNTY GOVERNMENT OR PRIVATE DONATIONS.
- F RIGHT OF WAY: URBAN COUNTY GOVERNMENT OR PRIVATE DONATIONS.



**LANDSCAPE
ORDINANCE**

**RICHMOND ROAD
LANDSCAPE
DEVELOPMENT**

carman and powell inc.
landscape architects
planners
105 N. Fifth St. Richmond, Ky. 40475



**Carman and Powell Inc.
Landscape Architects
Planners**

WHERE LANDSCAPE MATERIALS ARE REQUIRED

WHEN	ADJOINS	LANDSCAPE EASEMENT	MATERIALS
A VUA	Richmond Road	10'	**
A VUA	Service Road (only)	As Per Article 20	As Per Article 20
A VUA	Any Other Adjacent Land Use	As Per Article 20	As Per Article 20
A Residential Zone	Richmond Road	20'	As Per Richmond Road Landscape Development Plan
Any Professional Business, or Industrial Zone	Richmond Road	20'	As Per Plan
A VUA	Falls Between Service Road and Richmond Road	10' on Richmond Road side of VUA and as per Art. 20 on other sides	**
Any Development	Service Road	The Service Road Planting Strip is to be Landscaped as per the plan	

** Either

1 tree (from List A: Small Flowering Trees) every 25' plus single row hedge from List C. Note: This is mandatory beneath utility wires.

or

1 tree (from List B: Large Deciduous Trees) every 30' plus a double row hedge from List C.

Note:

No walls or fences will be allowed in lieu of landscaping. Mounds will be allowed instead of the single row hedge only in the 10' planting strips as long as the 25' o.c. flowering trees are used as well.

List A:

Cercis canadensis	Redbud
Cornus florida	Dogwood
Crataegus viridis "Winterking"	Winterking Hawthorn
Malus floribunda "Snowdrift"	Snowdrift Crabapple
Malus floribunda "Sargent"	Sargent Crabapple
Prunus cerasifera "Thundercloud"	Thundercloud Cherry
Prunus sargentii "Kwanzan"	Kwanzan Cherry

List B:

Acer platanoides	Norway Maple
Acer rubrum	Red Maple
Acer saacharum	Sugar Maple
Fraxinus americanus	White Ash
Fraxinus pennsylvanica	Green Ash

Gingko Biloba (male)
Gleditsia triacanthos inermis
Liquidambar styraciflua
Liriodendron tulipifera
Platanus acerifolia
Pyrus calleryana "Aristocrat"
Quercus phellos
Quercus rubra
Sophora japonica
Tilia cordata
Zelkova serrata

Gingko
Honeylocust
Sweet Gum
Tulip Tree
London Plane
Aristocrat Pear
Willow Oak
Red Oak
Japanese Pagoda Tree
Little Leaf Linden
Japanese Zelkova

List C:

<i>Berberis mentorensis</i>	Mentor Barberry
<i>Berberis thunbergii</i>	Japanese Barberry
<i>Chaenomeles japonica</i>	Flowering Quince
<i>Chaenomeles speciosa</i>	Flowering Quince
<i>Cornus stolonifera</i>	Red Osier Dogwood
<i>Euonymus alatus</i>	Burning Bush
<i>Euonymus alatus compacta</i>	Dwarf Burning Bush
<i>Euonymus kiautschovica</i>	Manhattan Euonymus
<i>Forsythia intermedia</i>	Forsythia
<i>Lonicera fragrantissima</i>	Winter Honeysuckle
<i>Lonicera tartarica</i>	Tartan Honeysuckle
<i>Photinia fraseri</i>	Photinia
<i>Pyracantha coccinea</i> "Lowboy"	Lowboy Pyracantha
<i>Spiraea Van Houttei</i>	Bridle Wreath
<i>Taxus cuspidata</i>	Japanese Yew
<i>Viburnum plicatum tomentosum</i>	Doublefile Viburnum
<i>Wiegelia florida rosa</i>	Wiegelia