



Planning the Future

Henderson City-County Planning Commission
 1990 Barret Ct. Suite C
 Henderson, KY 42420

Curt Freese
 Executive Director

Date: January 23, 2014

Re: Revisions to cul-de-sac requirements in Table 5.8 of the Subdivision Regulations

The following changes to the Subdivision Regulations are being proposed after review of recent development plans.

- **Density on cul-de-sac:** The number of homes permitted on a cul-de sac is proposed to be changed from fourteen to thirty to allow greater density. The proposed change is consisted with subdivision regulation requirements around the State (although many jurisdictions do not even have such a restriction).

Old Regulations

Table 5.8 Minimum Cul-de-sac Dimensions (In Feet)					
	LOW	MEDIUM	HIGH	COMMERCIAL	INDUSTRIAL
Right-of-way Radius	35	35	40	40	40
Pavement	30	30	35	40	40
Center Island Diameter (if required)	40	40	50	60	60
Permanent	Six times minimum lot width serving no more than fourteen (14) dwelling units and not exceeding 600 feet in length				

Recommended Maximum Cul-de-sac or Dead-end Street Length in feet:

LOW: 1000*
 MED: 800*
 HIGH: 600*
 COMM: N/A
 IND: N/A

* w/c: Serving no more than fourteen

New or Proposed Requirements (Changes in Red)

Table 5.8					
Minimum Cul-de-sac Dimensions					
(In Feet)					
	LOW	MEDIUM	HIGH	COMMERCIAL	INDUSTRIAL
Right-of-way Radius	35	35	40	40	40
Pavement	30	30	35	40	40
Center Island Diameter (if required)	40	40	50	60	60
Permanent	Six times minimum lot width serving no more than fourteen (14) thirty (30) dwelling units and not exceeding 600 feet in length				

Recommended Maximum Cul-de-sac or Dead-end Street Length in feet:

LOW: 1000*

MED: 800*

HIGH: 600*

COMM: N/A

IND: N/A

* w/c: Serving no more than ~~fourteen~~ **thirty**.