

June 1, 2018

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Chairperson William Wilson
Members of the Planning Commission
Lexington-Fayette Urban County Planning Commission
101 East Vine Street
Lexington, KY 40507

RE: Zone Map Amendment Request for Property Located on a portion of 1221 South Broadway and 435, 441, 445, 449 and 453 Parkway Drive

Dear Chairperson Wilson and Members of the Planning Commission:

We represent New Lexington Clinic, P.S.C. d/b/a Lexington Clinic in connection with this Application for a Zone Map Amendment to Professional Office (P-1) for the above references properties. The property located on a portion of 1221 South Broadway consists of .42 acres net [.75 gross acres] and is currently zoned Planned Neighborhood Residential (R-3). The properties located on Parkway Drive consist of 1.41 acres net [1.88 gross acres] and are currently zoned Single Family Residential (R-1C). This property is located in an Infill and Redevelopment Area as defined in the Zoning Ordinance.

The proposed Professional Office (P-1) zoning request will allow the Applicant to replace the existing six story medical office building located on the adjacent remainder of 1221 South Broadway. The existing Ambulatory Surgery Center constructed in 2003 will remain. Although the existing six story medical office building serves the Lexington Clinic's patients effectively, a redevelopment and expansion of the Lexington Clinic's campus will allow the Applicant to expand and enhance its delivery of the highest quality medical services at this central location.

For nearly 100 years, Lexington Clinic has provided quality care to the people of Lexington, Central Kentucky and beyond. Beginning in 1920, the Lexington Clinic was initially located on the corner of North Upper and Second Street (currently the Gratz Park Inn). In 1959 the Lexington Clinic then moved to its office tower at 1221 South Broadway. The Lexington Clinic currently has over 1,000 employees with more than 200 licensed healthcare providers system wide in 25 specialties, caring for more than 2,000 patients daily and over 600,000 patients annually. If the zone map request is granted, the Applicant will redevelop and construct a state of the art medical office facility to continue the highest quality of medical services at this location for decades to come. The new facility will enable the continued recruitment and employment of the highest caliber of physicians and healthcare providers and staff.

Chairperson William Wilson
June 1, 2018
Page 2

The current 97,000 square foot, six story building will be replaced and expanded by a 41,000 square foot two story building at the corner of Gibson Avenue and South Broadway and a 79,000 square foot two story building at the corner of South Broadway and Parkway Drive. The tower will be razed as the two proposed buildings are completed. Travel along South Broadway will be improved as an entrance will be eliminated creating a safer environment for the general public, the Applicant's patients and employees. This project will infuse new energy into the South Broadway corridor for redevelopment.

It is the Applicant's strong preference to remain at this South Broadway location. In the not too distant past, the Lexington Clinic had considered relocating this medical campus to a suburban location including Beaumont Circle which was once owned by the Applicant. Over time, the Lexington Clinic has decided to remain at this location – nearest to major community hospitals and centrally convenient to its patients.

Justification for Rezoning

Over time, the existing R-3 zoning and R-1C zoning have become inappropriate. The R-3 tract is an undeveloped small (.42 acres net) parcel and would be very difficult to develop for apartments and would necessitate a curb-cut on South Broadway or Parkway Drive. The R-1C zoning is surrounded by the Professional Office zoning (P-1) and use of the Applicant to the north, a commercial parking lot used in conjunction with the Urban County's Picadome Golf facility to the west and an Extended Stay hotel to the south located in a Highway Business (B-3) zone across Parkway Drive to the north. Across South Broadway are small commercial parcels with a variety of uses located in a Neighborhood Business Service (B-1) zone. These surrounding zones and uses are generally not considered compatible with single family residences. As the Parkway Drive property owners have decided over time to relocate, they have generally sought out the Lexington Clinic as a purchaser knowing the Lexington Clinic may eventually expand to Parkway Drive.

The proposed zoning is appropriate and is in conformance with the 2018 Comprehensive Plan which provides in its mission statement "to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure, enhance our quality of life and foster regional planning and economic development."

Support for this zone change request are throughout the Comprehensive Plan as follows:

- This rezoning will be in support and redevelopment within the Urban Service Area (Theme A, Goal 2);
- Create and continue employment opportunities of a variety of highly skilled jobs for the community (Theme C, Goal 1);

Chairperson William Wilson

June 1, 2018

Page 3

- The applicant attracts regularly some of the nation's top physicians and with the redevelopment and expansion will continue to do so (Theme C, Goal 2);
- Improves transportation along South Broadway by closing its current primary entrance while continuing to encourage its patients and employees to use Lextran (Theme D, Goal 1);
- Uphold the Urban Service Area concept as this zone change will provide for the use of the undeveloped R-3 parcel and the planned redevelopment at this location will keep pressure off the use for additional land within the Urban Service Area (Theme E, Goal 1).

Conditional Zoning

The Applicant seeks the requested rezoning for the sole purpose of incorporating rezoned property into the redevelopment of the adjacent Lexington Clinic campus. With this in mind, the Lexington Clinic agrees to limit the uses allowed in the P-1 zone. A list of the conditional zoning restrictions will prohibit the majority of the uses P-1 zone are attached hereto as Exhibit A.

For the reasons set forth above, your Applicant submits that its Zone Map Amendment is in conformity with the Comprehensive Plan and requests your favorable recommendation.

Very truly yours,

STITES & HARBISON PLLC



Stephen M. Ruschell

SMR:mbt

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EXHIBIT A

NEW LEXINGTON CLINIC, P.S.C. PROPERTY CONDITIONAL ZONING RESTRICTIONS

THE FOLLOWING USES ARE PROHIBITED:

1. Banks, credit agencies, security and commodity brokers and exchanges, credit institutions, savings and loan companies, holding and investment companies.
2. Libraries, museums, art galleries, and reading rooms.
3. Funeral parlors.
4. Telephone exchanges, radio and television studios.
5. Studios for work or teaching of fine arts, such as photography; music; drama; dance and theater.
6. Community centers and private clubs, churches and Sunday schools.
7. Ticket and travel agencies.
8. Cable and television system signal distribution centers and studios.
9. Kindergartens, nursery schools and child care centers for four (4) or more children. A fenced and screened play area shall be provided, which shall contain not less than twenty-five (25) square feet per child except to serve Applicant's employees.
10. Business colleges, technical or trade schools or institutions.
11. Athletic club facilities.
12. Beauty shops and barber shops.
13. Rehabilitation homes.
14. Adult day care centers.
15. Day Shelters.
16. Offices of veterinarians, animal hospitals.
17. Drive-through facilities for sale of goods or products or the provision of services otherwise permitted hereunder unless used in patient and pharmaceutical use in support of Applicant's services.
18. Parking lots and structures only for benefit of Applicant's business.

19. Mining and non-metallic materials.
20. Rehabilitation homes, when located closer than five hundred (500) feet from a residential zone.
21. Extended-stay hotels, except as permitted in a Professional Office Project.
22. Mail service facilities, except as permitted in a Professional Office Project except for Applicant's business.
23. Ecotourism activities to include equine or zip line trails; tree canopy tours; canoeing and kayaking launch sites; fishing clubs; and seasonal activities.