

# *EA Partners, PLLC*

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
3111 WALL STREET  
LEXINGTON, KENTUCKY 40513  
PHONE (859) 296-9889  
FACSIMILE (859) 296-9887

October 31, 2016

Mr. William Wilson, Chairman  
Lexington-Fayette Urban County Planning Commission  
200 East Main Street  
Lexington, Kentucky 40507

RE:     Beaumont Farm Unit 3-B, Lot 1  
          3101 Wall Street  
          Application to revise conditional zoning in the B-3 Zone

Dear Chairman Wilson:

This zone change application is to clarify one issue with the previously adopted conditional zoning restrictions. Within the B-3 zone, parking lots and parking structures are principle uses. This language does not differentiate between private and commercial "pay to park" uses. This lot has an approved Final Development Plan that reflects a medical office building and parking. The purchaser and applicant is Baptist Health. They want to clarify their ability to occupy the lot for parking purposes prior to occupying the building. Our proposed revised conditional zoning restriction will clearly prohibit the construction of a commercial "pay to park" parking lot. It will permit the construction of their private parking lot prior to the construction building. Baptist Health has another facility diagonally across Beaumont Centre Circle at 3084 Lakecrest Circle.

Sincerely,



Rory Kahly, R.L.A.