

GENERAL INFORMATION

1. ADDRESS INFORMATION (Name, Address, City/State/Zip, & PHONE NO.)

APPLICANT:	HAYMAKER DEVELOPMENT CO., LLC 3120 Wall Street, Suite 300, Lexington, Kentucky 40513	(859)-296-9696
OWNER:	HAYMAKER DEVELOPMENT CO., LLC. 3120 Wall Street, Suite 300, Lexington, Kentucky 40513	
REPRESENTATIVE:	Rory Kahly, EA Partners, PLC 3111 Wall Street, Lexington, Kentucky 40513	(859) 296-9889

2. ADDRESS OF APPLICANT'S PROPERTY (ATTACH LEGAL DESCRIPTION-SEE ATTACHED SAMPLE.)

950, 960, 961, 973, & 980 Midnight Pass; 3101 Wall Street; 3052 & 3084 Beaumont Centre Circle

3. ZONING, USE & ACREAGE OF APPLICANT'S PROPERTY (Use attachment, if needed-same format.)

Zoning	Existing Use	Requested Use		Acreage	
		Zoning	Use	Net	Gross
B-3	Vacant	B-3 w/revised conditions	Business	9.92	13.62

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Offices or Vacant	P-1
East	Businesses & Hotels & Offices	B-3 & P-1
South	Businesses & Banks	B-3
West	Businesses & Townhomes	B-3 & R-3

5. EXISTING CONDITIONS

a. Are there any existing dwelling units on this property that will be removed if this application is approved?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Have any such dwelling units been present on the subject property in the past 12 months?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Are these units currently occupied by households earning under 40% of the median income? If yes, how many units? If yes, please provide a written statement outlining any efforts to be undertaken to assist those residents in obtaining alternative housing.	<input type="checkbox"/> Yes <input type="checkbox"/> No * ___ Units *

6. URBAN SERVICES STATUS (Indicate whether existing, or how to be provided.)

Roads	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input type="checkbox"/> Other
Storm Sewers	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input type="checkbox"/> Other
Sanitary Sewers	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input type="checkbox"/> Other
Curb/Gutter/Sidewalks	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input type="checkbox"/> Other
Refuse Collection	<input checked="" type="checkbox"/> LFUCG	<input checked="" type="checkbox"/> Other	<input type="checkbox"/> Developer	<input type="checkbox"/> Other
Utilities	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Phone <input checked="" type="checkbox"/> Cable

7. DESCRIBE YOUR JUSTIFICATION FOR REQUESTED CHANGE (Please provide attachment.)

This is in in agreement with the Comp. Plan more appropriate than the existing zoning due to unanticipated changes.

8. APPLICANT/OWNER SIGNS THIS CERTIFICATION

I do hereby certify that to the best of my knowledge and belief, all application materials are herewith submitted, and the information they contain is true and accurate. I further certify that I am OWNER or HOLDER of an agreement to purchase this property since _____.

APPLICANT [Signature] DATE 7/7/14

OWNER [Signature] DATE 7/7/14

LFUCG EMPLOYEE/OFFICER, if applicable _____ DATE _____

STATEMENT OF JUSTIFICATION

Haymaker Development Co., LLC is requesting approval of a zone change for revising conditional restrictions for eight properties within the Beaumont Farm commercial area. The properties are currently zoned highway business (B-3). The proposal calls for one set of restrictions to govern the remaining B-3 zoned properties.

The current (B-3) zone application is in agreement with the Comprehensive Plan. The revised conditions will be more appropriate and provide a needed flexibility to prospective businesses. There is increased interest in providing different types of businesses and services on these remaining lots than are currently allowed. The restrictions are now six (6) and nine (9) years old and are limiting the lots usefulness. Given these factors, the existing restrictions are inappropriate and the proposed restrictions are more appropriate.

The proposal is consistent with the Comprehensive Plan's emphasis upon efficient use of land within the Urban Services Area and fostering economic development.

Theme C - Creating Jobs and Prosperity

Objective a.: Strengthen efforts to develop a variety of job opportunities that lead to prosperity for all.

Objective d.: Foster the success and growth of large employment sectors; protect and provide readily available economic development land to meet the needs for jobs; and enable infill and redevelopment that creates jobs where people live.

Theme E - Maintaining a Balance Between Planning for Urban Uses and Safeguarding Rural Land

Objective b.: Encourage compact, contiguous, and/or mixed-use sustainable development within the Urban Service Area, as guided by market demand to accommodate future growth.

Conditional Zoning Restrictions (per article 6-7 of the zoning ordinance)

- A. Establishments and lots for the display, rental, sale, service, and minor repair of farm equipment, contractor equipment, automobiles, motorcycles, trucks, boats, travel trailers, mobile homes, or supplies for such items.
- B. Indoor amusements, such as billiard or pool halls; dancing halls; skating rinks; miniature golf or putting courses; theaters, or bowling alleys.
- C. Self-service laundry.
- D. Shoe repair, clothing alteration, tailoring services and tattoo parlors.
- E. Carnivals on a temporary basis.
- F. Taxidermy establishments.
- G. Pawnshops.
- H. Parking lots and structures.
- I. Adult arcades, massage parlors, adult bookstores, adult video stores, adult cabarets, adult dancing establishments, adult entertainment establishments, and sexual entertainment centers.

3101 Wall Street, 3052 & 3084 Beaumont Centre Circle,
950, 960, 961, 973 & 980 Midnight Pass
Land Use Change for the B-3 Zone
Lexington, Fayette County, Kentucky

A TRACT OR PARCEL OF LAND SITUATED INSIDE THE BEAUMONT CENTRE DEVELOPMENT IN
SOUTHWEST LEXINGTON, FAYETTE COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED
AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT in the centerline intersection of Beaumont Centre Circle and Lakecrest Circle as shown the Amended Final Record Plat of Beaumont Farm, Unit 1, Section 1 (a portion of) of record in Plat Cabinet M, Slide 972 in the Office of the County Clerk of Fayette County, Kentucky; Thence North 54 Degrees 14 Minutes 03 Seconds West, a distance of 264.71 feet to a point; Thence South 45 Degrees 18 Minutes 11 Seconds West, a distance of 248.81 feet to a point; Thence South 44 Degrees 41 Minutes 49 Seconds East, a distance of 274.49 feet to a point; Thence South 44 Degrees 54 Minutes 48 Seconds West, a distance of 239.26 feet to a point; Thence North 44 Degrees 25 Minutes 47 Seconds West, a distance of 276.11 feet to a point; Thence South 45 Degrees 18 Minutes 11 Seconds West, a distance of 264.86 feet to a point; Thence North 31 Degrees 56 Minutes 26 Seconds West, a distance of 5.52 feet to a point; Thence South 58 Degrees 03 Minutes 36 Seconds West, a distance of 174.50 feet to a point; Thence South 38 degrees 30 Minutes 15 Seconds West, a distance of 185.18 feet to a point; Thence North 00 Degrees 35 Minutes 01 Seconds East, a distance of 403.68 feet to a point; Thence South 89 Degrees 39 Minutes 37 Seconds East, a distance of 157.97 feet to a point; Thence 67.79 feet along a curve to the right having a radius of 65.50 feet and a chord which bears North 15 Degrees 11 Minutes 34 Seconds East, a distance of 64.80 feet to a point; Thence North 44 Degrees 50 Minutes 27 Seconds East, a distance of 49.36 feet to a point; Thence North 45 Degrees 53 Minutes 25 Seconds West, a distance of 154.18 feet to a point; Thence 109.19 feet along a curve to the left having a radius of 100.00 feet and a chord which bears North 16 degrees 34 Minutes 01 Seconds West, a distance of 103.84 feet to a point; Thence North 44 Degrees 17 Minutes 56 Seconds East, a distance of 495.52 feet to a point; Thence North 86 Degrees 03 Minutes 43 Seconds East, a distance of 185.97 feet to a point; Thence 191.96 along a curve to the right having a radius of 300.00 feet and a chord which bears South 08 Degrees 16 Minutes 24 Seconds West, a

distance of 188.70 feet to a point; Thence South 62 Degrees 49 Minutes 28 Seconds East, a distance of 145.95 feet to a point; Thence 66.89 feet along a curve to the right having a radius of 500.00 feet and a chord which bears South 58 Degrees 59 Minutes 34 Seconds East a distance of 66.84 feet to a point; Thence North 34 Degrees 50 Minutes 26 Seconds East, a distance of 210.46 feet to a point; Thence South 79 Degrees 51 Minutes 37 Seconds East, a distance of 260.28 feet to a point; Thence 96.92 feet along a curve to the right having a radius of 760.00 feet and a chord which bears South 13 Degrees 22 Minutes 39 Seconds West, a distance of 96.86 feet to a point; Thence South 58 Degrees 02 Minutes 39 Seconds East, a distance of 145.13 feet to a point; Thence South 89 Degrees 33 Minutes 03 Seconds East, a distance of 155.53 feet to a point; Thence South 01 Degrees 18 Minutes 02 seconds East, a distance of 26.95 feet to a point; Thence 141.63 feet along a curve to the right having a radius of 218.86 feet and a chord which bears South 17 Degrees 14 Minutes 17 Seconds West, a distance of 139.17 feet to a point; Thence South 35 degrees 46 Minutes 36 Seconds West, a distance of 173.78 feet to a point; Thence North 54 Degrees 13 Minutes 24 Seconds West, a distance of 293.27 feet to a point; Thence 1.94 feet along a curve to the right having a radius of 760.00 feet and a chord which bears South 34 Degrees 53 Minutes 43 Seconds West, a distance of 1.94 feet to the **POINT OF BEGINNING** and containing 13.62 acres gross and 9.92 acres net.

BEAUMONT FARM

ADDRESSES: 950, 960, 961, 973 & 980 MIDNIGHT PASS;
3101 WALL STREET; 3052 & 3084
BEAUMONT CENTRE CIRCLE

APPLICANT: HAYMAKER DEVELOPMENT CO., LLC
OWNER: 3120 WALL STREET, SUITE 300
LEXINGTON, KY 40513

PREPARED BY: EA PARTNERS, PLC

DATE FILED: JULY 7, 2014

ZONE CHANGE REQUEST:
FROM: HIGHWAY SERVICE BUSINESS (B-3) ZONE
TO: HIGHWAY SERVICE BUSINESS (B-3) ZONE with REVISED CONDITIONS
TOTAL: 9.92 NET & 13.62 GROSS ACRES



VICINITY MAP
N.T.S.

NOTIFICATION MAP

SCALE 1" = 200'

