

Sidewalk Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers the following criteria. Please answer all of the following questions. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

- 1. How does the proposed waiver conform to the Comprehensive Plan and the intent of the Land Development Code?**

The applicant believes that the waiver meets the intent of the LDC, which calls for the design intent of the suburban workplace form district to "reserve land for large-scale industrial and employment uses in suburban location." The design standards regarding pedestrians as listed in LDC 5.3.4 are to ensure adequate access for employees." Adequate access for employees is provided on site in the existing employee parking lots.

- 2. Why is compliance with the regulations not appropriate, and will granting of the waiver result in a development more in keeping with the Comprehensive Plan and the overall intent of the Land Development Code?**

The applicant believes that compliance with the regulations in this case is not appropriate based on the relatively small additions that this application represents in relation to the overall property. Ford is proposing a building addition the represents a 0.1% increase in building square footage to the property.

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- 3. What impacts will granting of the waiver have on adjacent property owners?**

Granting a waiver of the installation of sidewalks along Fern Valley Road and Grade Lane should have little to no effect on adjacent property owners, because it would be a continuation of the existing condition that has existed in the area since the plant was developed. The property is also adjacent to large industrial properties with heavy truck traffic. These properties do not have existing sidewalks installed, so if Ford were to be required to install sidewalks, they would dead end at the edge of Ford's property.

- 4. Why would strict application of the provision of the regulations deprive you of reasonable use of the land or create an unnecessary hardship for you?**

Strict application of the provision would create an unnecessary hardship, in that the installation of over a ½ mile of sidewalks would be necessary to meet the requirement, in relation to a building addition that represents a 0.1% increase in square footage. ½ mile of sidewalks and modifications to the existing drainage systems between the applicant's property and Grade Lane and Fern Valley Road would add considerable cost implications in relation to the scale of the project.