

SEPTEMBER 28, 2015

CASE NO. 15zone1031

JUSTIFICATION STATEMENT

The Louisville Metro Land Development Code ("LDC") General Provisions provide that the regulations under the form districts are to "govern the design of permitted uses and land activities to ensure compatibility with adjacent uses and activities, adequate transportation access, and preservation of the public health, safety and welfare."

The Traditional Workplace Form District (TWFD) applies to older established industrial and employment areas that contain primarily small-to-medium scale industrial and employment uses. These uses are often historically integrated with or adjacent to residential neighborhoods, especially traditional neighborhoods. District standards are designed to encourage adaptive reuse and investment in these areas while ensuring compatibility with adjacent uses and form districts, to ensure adequate access and transit service, and to retain distinctive land uses and patterns such as connected street grids.

The Application submitted for a change in zoning from R-6 to EZ-1 and OR-3 zones are compatible with the Goals and Objectives of the Cornerstone 2020 Comprehensive Land Use Plan as it relates to the LDC Form District defined above. The property use described and set forth in this Application has operated at this location for over nineteen (19) years and has only recently discovered that not all the land owned by Murphy Properties, LLC, which is leased to Pac Van, Inc., for its mobile office/storage container/frac tank leasing and sales facility is zoned EZ-1 for this permitted use. In order to include that portion of its operations to be correctly zoned, this Application has been submitted according to the terms and conditions of the LDC. As for the OR-3 zoning change request, this particular lot is currently vacant and is in closest proximity to the residential area. An EZ-1 Zone would be too aggressive for this vacant lot due to its proximity to residential use and the OR-3 zoning change is requested to allow the Applicant to develop this lot for future office use.

The General Detailed District Development Plan submitted with this application meets the required landscaping and setbacks set forth in the LDC and sets forth the Applicant's existing facilities and operations with no planned improvements to the site beyond the screening and landscaping necessary to meet the requirements of the LDC.

Respectfully Submitted,



Joseph H. Cohen, Attorney for Applicant  
Gordon C. Rose, Attorney

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