

Waiver Justification Statement

AirCross Logistics, LLC

1231 Durrett Lane

20-WAIVER-0052

The applicant, AirCross Logistics, LLC, proposes to construct a warehouse/logistics facility on the subject property. The proposed operation will include a large field of van storage space, including electric charging stations. The Division of Planning & Design Services has determined that this area should be classified as a parking area and that Interior Landscape Areas are required. Based on the presence of the charging station infrastructure and the applicant's desire to focus landscape material at the perimeter of the subject property, the applicant seeks to waive the required ILAs on the subject property.

In addition, a portion of the subject property is zoned C-2, and the zoning line between the PEC zoned property and the C-2 zoned portion of the property creates the need for a landscape buffer. The applicant proposes to provide this buffer on the C-2 side of the zoning line. Were this a property line, providing the buffer on the C-2 side of the line would have sufficed as an acceptable method of compliance.

The proposed waivers will not adversely affect adjoining property owners. The subject property is surrounded by roads on three sides, including Durrett Lane, Preston Highway and the Watterson Expressway. The applicant proposes to buffer the perimeters of the subject property in order to provide screening from the proposed development. The presence or absence of ILAs should not create any adverse impact on adjoining property owners. Further, the applicant is providing required screening along the PEC/C-2 zoning line but providing it on the C-2 side of the zoning line.

The proposed waivers will not violate the Comprehensive Plan. The subject property was most recently a large call center with a significant parking area and very few trees. The proposed development will, simply by complying with the LDC's tree canopy requirements, provide many more trees than currently exist. In addition, the proposal includes a network of charging stations for the fleet of vehicles that will be part of the proposed operation. These electric vehicles will reduce emissions normally associated with logistics operations. The screening required along the PEC/C-2 zoning line is being provided.

The extent of the waivers is the minimum necessary to afford relief to the applicant. The proposed development will include perimeter buffers but will use the remainder of the subject property for the proposed logistics operation.

The strict application of the provisions of the regulation would deny the applicant the reasonable use of the land. The existing development on the subject property has few trees

located in the existing parking areas and has little landscaping overall. The proposed redevelopment of the subject property will allow for a state of the art logistics facility *and* an increase in perimeter landscaping and overall tree canopy. Without the proposed waivers, the proposed logistics facility cannot operate effectively on the subject property.