

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four 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. Will the waiver adversely affect adjacent property owners?

Approval of the waiver to not provide animating features along the building facing public streets would not affect adjacent property owners. The PACCAR Parts site is centrally located on 40 acres within the 160-acre Riverport Phase 5 industrial park. The Louisville Riverport Authority specializes in the development of Industrial, Manufacturing, Logistics and Distribution facilities. The adjoining property owners within Riverport Phase 5 would be of similar standards and therefore the associated look of an industrial facility with minimal animating features would be appropriate for an industrial park.

2. Will the waiver violate the Comprehensive Plan?

No, granting the waiver will not violate the comprehensive plan. The Comprehensive Plan encourages industrial manufacturing facilities such as PACCAR to provide jobs in our community and encourage economic growth. They are a vital component of our city and encourage a healthy, connected, diverse community.

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3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

Yes, extending the waiver will provide relief to PACCAR Parts. The PACCAR Parts "brand standard" of manufacturing facility is a heavy industrial look with clean lines. Renderings of the proposed PACCAR Parts building provided to Louisville Metro Planning and Design are consistent with other manufacturing facilities located within the Riverport Industrial Park developments and true to the PACCAR standard.

4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

PACCAR Parts has incorporated other design measures that exceed minimums of the requirements. Being an industrial facility truck docs and loading areas facing the street are very common. The intent of the design is to incorporate a heavy density of tree plantings between the truck loading docs and the public roadway. Street trees are being provided, a landscape buffer with trees and hedge plantings provided just inside the property line, and there is a long landscape island protecting the parking area from the truck loading area that is also planted with additional trees.

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