

**REVISED PLAN JUSTIFICATION ATTACHMENT**

**MOB Investments, LLC**

**2703 Blankenbaker Road**

**Rezoning from R-4 to PEC**

**March 14, 2016**

1. The property on which the Revised Plan is being proposed was previously approved for a 110,000 square foot warehouse addition to the existing MOB Investments building at 2550 Blankenbaker Parkway. The Revised Plan configuration is to have a smaller addition on the main building (approx. 53,000 square feet), parking and an additional separate industrial building of 86,000 square feet. There should be little difference in the environmental impact between the Approved Plan and the Revised Plan.

2. The proposed development better provides for safe and efficient vehicular and pedestrian circulation throughout the project than the Approved Plan. The proposed development will, when combined with the development of adjacent property, provide truck access to Blankenbaker Road, while keeping the bulk of the employee traffic on Blankenbaker Parkway.

3. The proposed development provides sufficient open space to comply with the current requirements of the Land Development Code ("LDC") by providing amenity space adjacent to the apartments that are located to the North.

4. The proposed development provides for detention and other adequate drainage facilities in order to prevent problems from occurring off-site. The proposed development will provide adequate drainage facilities on both the subject property and the adjacent property to the West and South.

5. The overall site design is compatible with the existing and projected future development of the area. The area north of Electron Drive along Blankenbaker Road will, with few exceptions, soon become industrial and office in nature adding to the existing Bluegrass Industrial Park. The proposed development locates the industrial building nearest to other industrial buildings on Blankenbaker Parkway and proposes a small office building adjacent to the non-industrial uses along Blankenbaker Road.

6. The proposed development is in conformance with the Cornerstone 20/20 Comprehensive Plan and the LDC. The proposed development represents an efficient use of available property in an area that is already heavily developed as industrial and office uses. The proposed development allows for the expansion of an existing business in this area. There are other rezoning efforts under way near the subject property that will render the subject property compatible with future land uses. The proposed development will accommodate traffic better than the existing condition, will provide buffers, and will allow for compatible development on the subject property.

**RECEIVED**

MAR 14 2016

PLANNING &

DESIGN SERVICES

16 ZONE 1010  
16 DEVPLAN 1055