

June 19, 2017

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Louisville Metro Planning and Design Services
444 S. Fifth Street, 3rd Floor
Louisville, KY 40202

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Planning & Zoning
City of Jeffersontown
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Jeffersontown, KY 40299-3749
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RE: Flexo Wash, LLC - 2010 Plantside Drive
Letter of Explanation for Category 2B Plan and Related Waivers

To Louisville Metro Planning and Design Services Staff Case Manager and Steve:

This firm represents Flexo Wash, LLC, in its current application for approval of a Category 2B development plan to construct an expansion to the existing office and warehouse building on the property located at 2010 Plantside Drive, Jeffersontown, KY (Subject Property). The subject property is zoned PEC Planned Employment Center and is located in the Suburban Workplace Form District.

Flexo Wash is relocating its business to the Subject Property within the Bluegrass Research and Industrial Park because its current location at 11860 Capital Way is too small for Flexo Wash's growing business needs and because Flexo Wash wants to maintain and expand its presence within the City of Jeffersontown. An approximately 5,200 square feet of office space and 2,500 square feet of warehouse space currently exist on the Subject Property. With its category 2B Development Plan application, Flexo Wash proposes to construct a 4,585 square-foot expansion to the warehouse space, which will also include a recessed loading dock facing well-screened from the residential property to the rear.

The proposed expansion will be constructed with metal siding consistent with the metal siding on the existing building's warehouse space and compatible with the architectural design of similar metal structures located along

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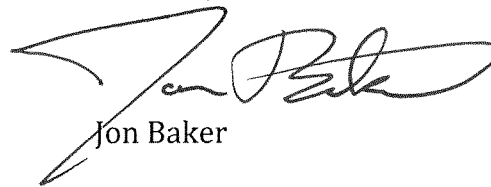
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Plantside Drive and throughout the Bluegrass Research and Industrial Park. The orientation of the metal siding will differ throughout the building's expansion and windows will be implemented to provide architectural animation.

Impervious area existing on the site will be reduced by over 4,000 square feet and replaced with green space. Adequate parking and safe vehicular maneuvering areas will be provided on site to accommodate the proposed addition. In conjunction with the Category 2B Development Plan, Flexo Wash is requesting waiver relief from numerous Land Development Code provisions, mainly related to landscaping requirements and transition zone buffer regulations, many of which have overlapping applicability to exiting conditions on the Subject Property. The justification statements that accompany the Category 2B Development Plan application further explain the basis for the requested forms of relief from the applicable LDC provisions.

Please let me know if you have questions or need any additional information.

Sincerely,



Jon Baker