

JUSTIFICATION STATEMENT

Powerscreen Crushing & Screening

13207 Rehl Road

INTRODUCTION

Powerscreen Crushing & Screening (the “Applicant”) proposes to re-zone the 17.61 acre property located at 13207 Rehl Road from R-4 Single-Family Residential to Planned Employment Center (“PEC”) and re-develop one 12.86 acre tract on the site into a 40,000 sq. ft. headquarters building and maintenance garage with outdoor equipment storage. A second 4.16 acre tract on the southern portion of the property will remain open space for future development. For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan.

COMMUNITY FORM

The proposal complies with the intent and applicable policies of the Community Form Plan Element. The subject property is located in the Suburban Workplace Form District, which the Comprehensive Plan states is a form “characterized by predominately industrial and office uses where the buildings are set back from the street in a landscaped setting. Suburban Workplaces often contain a single large-scale use or a cluster of uses within a master planned development. New larger proposed industrial uses are encouraged to apply for a planned development district.” Here, the proposal is consistent with the Suburban Workplace Form district as it will re-zone the property to Planned Employment Center district (PEC) and allow for the development of a new large-scale industrial use that will be part of the larger surrounding industrial park development along Plantside Drive. The proposal is also consistent with the pattern of development in the area, which features commercial or industrial properties in PEC zones to the north and west. The development will be set back from the residential zoned properties to the east and south.

The proposal is compatible with the scale and site design of the surrounding area as it proposes a 40,000 sq. ft. building that is similar in scale and design to the other industrial or commercial uses along Plantside Drive, including the FedEx Ground facility adjacent to the west, and the Rev-a-Shelf facility adjacent to the north.

MOBILITY

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessed via Rehl Road, which provides easy access to Blankenbaker Parkway and Interstates 64 and 265. Rehl Road is an appropriate access point for the subject development because the property fronts onto Rehl Road. Also, the Applicant is proposing a low traffic generating use as a headquarters and maintenance garage for a business with only 10-12 employees. Truck traffic will be limited; the majority of

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the vehicle traffic will be passenger vehicles. The proposal includes 51 parking spaces and will also include bicycle parking.

COMMUNITY FACILITIES

The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is adequately served by all utilities, including water and sewer.

ECONOMIC DEVELOPMENT

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The proposal is for a Planned Employment Center zone, and the development of a new headquarters and maintenance garage that will provide workspace for the approximately 10-12 employees of the Applicant. The proposal will also further the development adjacent to the existing Blankenbaker Station business park along Plantside Drive.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed industrial development will be set back from the nearby residential uses and will be clustered with the other industrial and commercial uses along Plantside Drive. The property will be accessed via Rehl Road, which provides easy access to the commercial corridor along Blankenbaker Parkway and Interstates 64 and 265. The Applicant will provide the required amount of tree canopy, storm water detention and water quality measures. In addition, the historic, but non-original, cabin on the subject property will be moved to a new location.

HOUSING

The proposed development complies with the intent and applicable policies of the Housing Plan Element. The proposal will permit the development of a new headquarters and maintenance garage that will provide jobs for approximately 10-12 employees of the Applicant. There are several nearby neighborhoods and apartment communities that serve the Blankenbaker Station business park that will serve the subject property, as well.

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WAIVER JUSTIFICATION STATEMENT

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Case No. 19ZONE1044

The proposed waiver of the required landscape buffer area required by LDC Section 10.2.16 will not adversely affect the adjacent property owners as the proposed development on the subject property will include a 35' buffer with 1.5 times as many plants as are required in the 50' buffer. The proposal abuts residential properties that are also in the Suburban Workplace Form District that will likely redevelop as commercial/office properties in the near future.

The proposed waiver will not violate the Comprehensive Plan. The proposed development provides adequate buffering by adding plant material to offset the narrowing of the proposed buffer. Additionally, the proposed buffer is along a portion of the subject property that will remain largely inactive, as it is already burdened by easements for overhead power lines. The portion of the subject property affected will also contain a detention basin but no buildings or outdoor storage.

The extent of the proposed waiver of the regulation is the minimum necessary to afford relief to the applicant. The proposed waiver will permit the applicant to develop the site consistent with the Comprehensive Plan while still providing adequate buffering to adjacent property owners.

The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land and would create an unnecessary hardship on the applicant as the waiver is the result of a desire by the applicant to use the subject property efficiently, while protecting adjacent property owners.

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