

**Case No. 13ZONE1012**

**Zone change from C-1, M-2 & R-4 to M-2 for an addition to the Kenwood Business Park (which is already over half zoned M-2 and partly under construction) located on at 7001 Southside Drive**

**KENWOOD BUSINESS CENTER, LLC**

**Attorneys:**

**Bardenwerper  
Talbot &  
Roberts, PLLC**

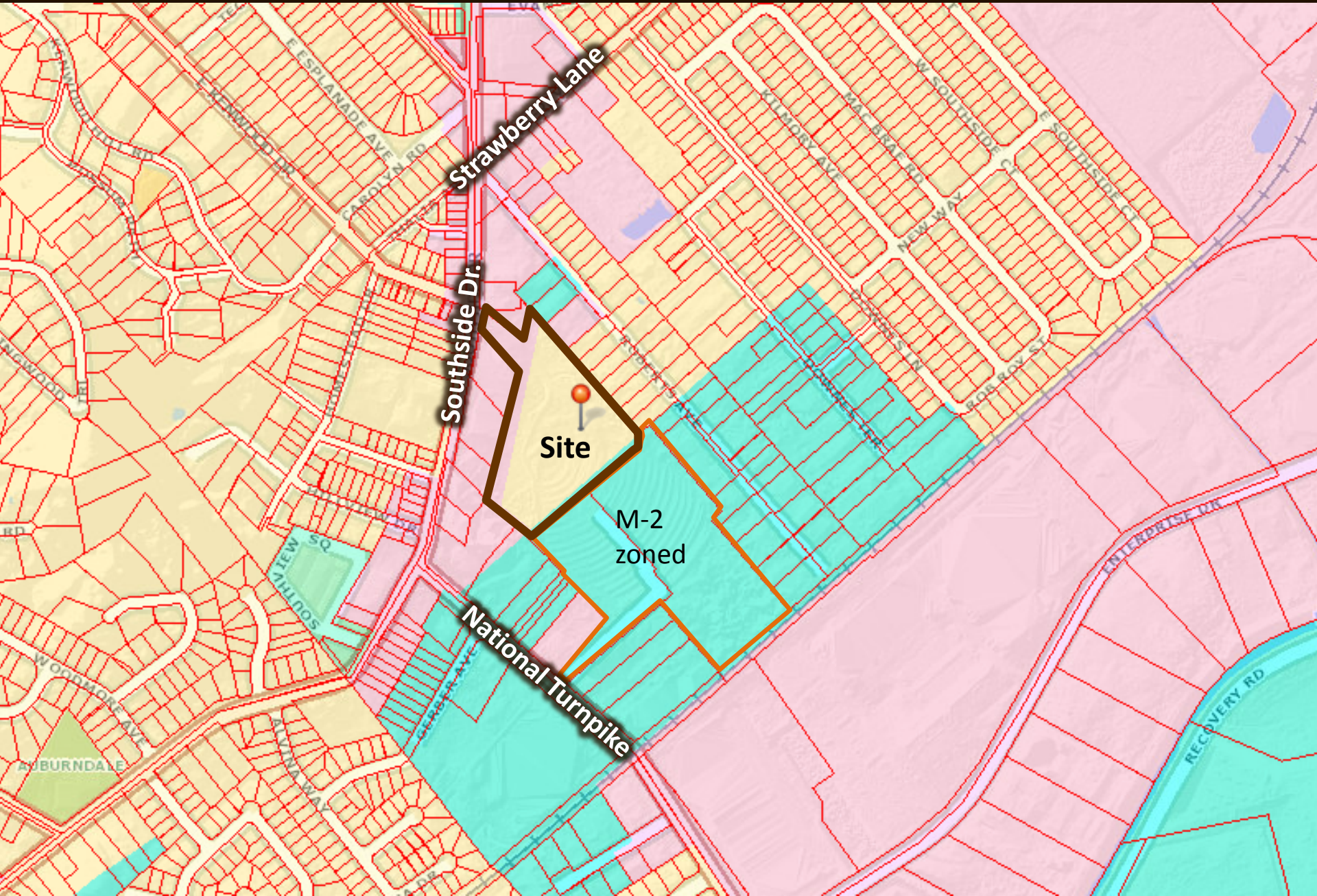
**Land Planners,  
Landscape  
Architects &  
Engineers:**

**Mindel Scott &  
Associates**

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7. Proposed findings of fact pertaining to compliance with the Comprehensive Plan, Variance and Waiver criteria

**TAB 1**  
**LOJIC ZONING MAP**



Strawberry Lane

Southside Dr.

Site

M-2 zoned

National Turnpike

SUBURNDALE

RECOVERY RD

**TAB 2**

**AERIAL PHOTOGRAPH OF THE SITE AND  
SURROUNDING AREA**



To be zoned

Already zoned

Southside Dr

National Turnpike

National Turnpike

New Venture Dr

Carolyn Rd

Thalia Ave

E Kenwood Dr

Kenwood Hill Rd

Possum Path

New Venture Dr

Enterprise Dr

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To be zoned

Already zoned



To be zoned

Already zoned

LOT #2  
PROPOSED BUILDING  
150,311 S.F.

LOT #1  
EX. DR. PEPPER, SNAFFLE GROUP  
110,000 S.F.  
89 SPACES  
35 TRAILER SPACES

LOT #3  
FUTURE DEVELOPMENT  
75,000 S.F.  
(15,000 S.F. EXPANSION)  
50 SPACES  
18 TRAILER SPACES

Southside Dr.

National Turnpike



**TAB 3**  
**COLOR DEVELOPMENT PLAN**



LOT #2  
PROPOSED BUILDING  
1 STORY-22' HT./10,000 S.F.

LOT #1  
BY JONES DUNN GROUP  
EXISTING BUILDING (UNDER RECONSTRUCTION)  
1 STORY-22' HT./10,000 S.F.

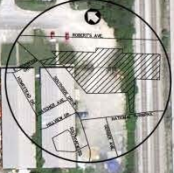
LOT #3  
PROPOSED BUILDING  
1 STORY-22' HT./10,000 S.F.

LOT #4  
PROPOSED BUILDING  
1 STORY-22' HT./10,000 S.F.

SOUTHSIDE DRIVE

PROPOSED KENWOOD BUSINESS DRIVE

NATIONAL TURNPIKE



**TAB 4**

**GROUND LEVEL PHOTOGRAPHS OF THE SITE  
AND SURROUNDING AREA**



**KENWOOD  
DRIVE-IN**

FOR SALE



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38°09'21.04" N 85°45'52.55" W elev 480 ft eye alt 489 ft

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South view along Southside Drive

Ken Bowl

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38°09'16.95" N 85°45'52.76" W elev 480 ft eye alt 489 ft

South view along Southside Drive.

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**KENWOOD**  
**DRIVE-IN**

Site

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38°09'23.50" N 85°45'50.62" W elev 497 ft eye alt 489 ft

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North view along Southside Drive.



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38°09'24.06" N 85°45'53.00" W elev 482 ft eye alt 489 ft

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North view along Southside Drive.



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38°09'05.85" N 85°45'44.65" W elev 462 ft eye alt 468 ft

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National Turnpike entrance to site.



Entrance



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38°09'02.63" N 85°45'46.07" W elev 459 ft eye alt 468 ft

National Turnpike looking northwest. Entrance to site at center right of photo.



Entrance



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38°09'03.09" N 85°45'48.67" W elev 476 ft eye alt 469 ft

National Turnpike looking northwest. Entrance to site at center right of photo.



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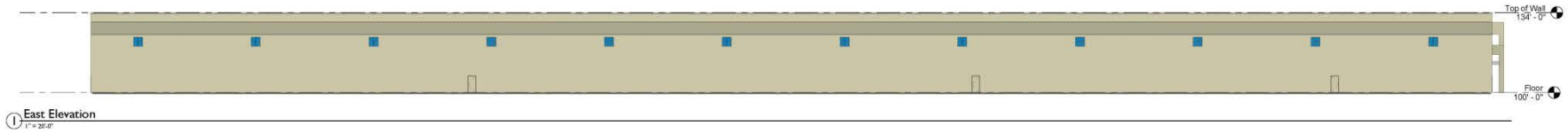
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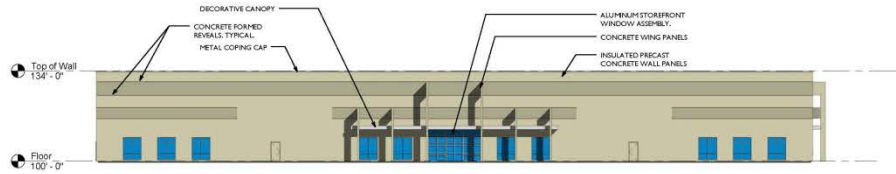
38°08'58.30" N 85°45'41.20" W elev 486 ft eye alt 470 ft

National Turnpike looking southeast just past the entrance to site on left.

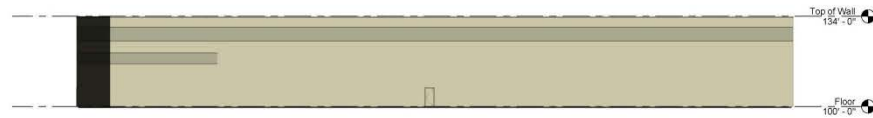
**TAB 5**  
**BUILDING ELEVATIONS**



① East Elevation  
1" = 20'-0"



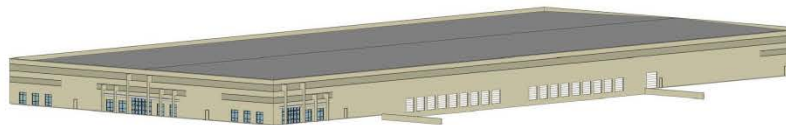
② North Elevation  
1" = 20'-0"



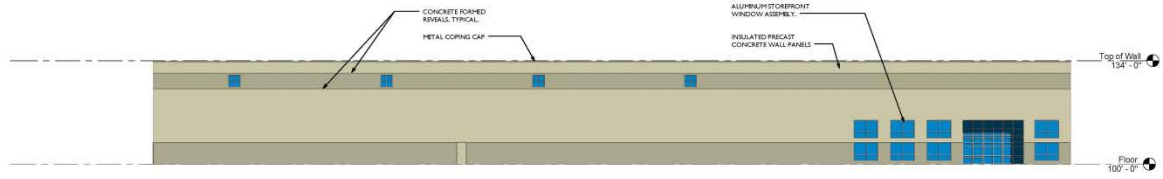
③ South Elevation  
1" = 20'-0"



④ West Elevation  
1" = 20'-0"



⑤ Elevation



1 East Elevation  
1/16" = 1'-0"



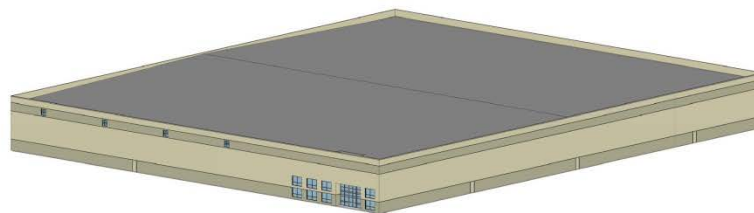
2 North Elevation  
1/16" = 1'-0"



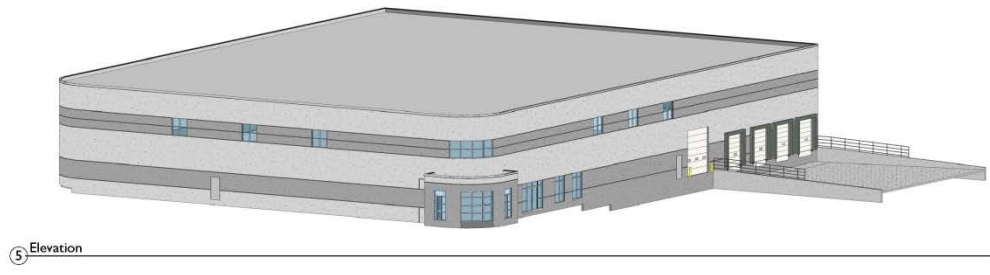
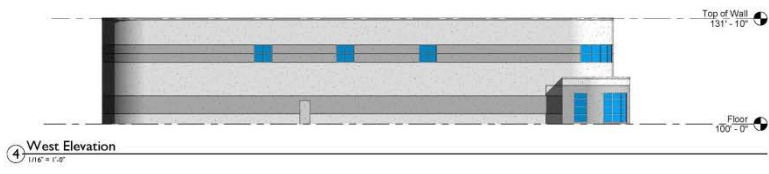
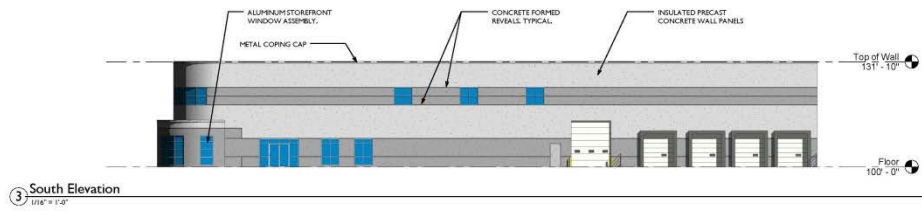
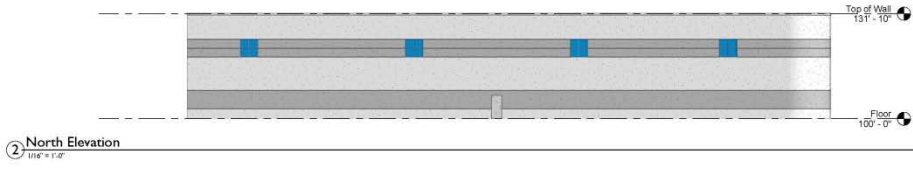
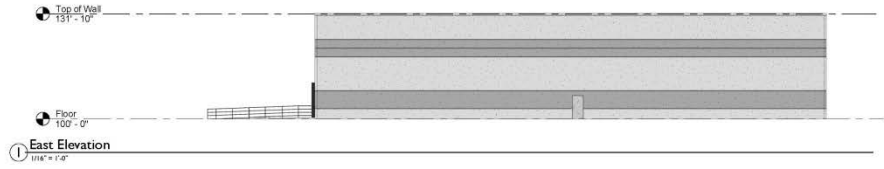
3 South Elevation  
1/16" = 1'-0"



4 West Elevation  
1/16" = 1'-0"



5 Elevation  
1/16" = 1'-0"



## **TAB 6**

**STATEMENT OF COMPLIANCE FILED WITH  
THE ORIGINAL ZONE CHANGE APPLICATION  
WITH ALL APPLICABLE GUIDELINES AND  
POLICIES OF THE CORNERSTONE 2020  
COMPREHENSIVE PLAN AND WAIVER AND  
VARIANCE JUSTIFICATIONS**

**\*SEPARATE ATTACHMENT\***



**TAB 7**

**PROPOSED FINDINGS OF FACT PERTAINING  
TO COMPLIANCE WITH THE  
COMPREHENSIVE PLAN, VARIANCE AND  
WAIVER CRITERIA**

**\*SEPARATE ATTACHMENT\***