WAIVER JUSTIFICATION STATEMENT

3011 N. Winchester Acres Road, 2719 Chamberlain Lane, 2721 Chamberlain Lane, and 3306 Collins Lane, 3308 Collins Lane

Ford Motor Company

The requested waiver of Section 4.4.3.A.4 of the Land Development Code, to allow a security fence matching the existing fence at the adjacent Ford Kentucky Truck Plant with a razor wire located six (6) feet above grade level, will not adversely affect the adjacent property owners. The use of the fence is intended solely for security purposes and is consistent with standard practices for industrial and manufacturing facilities requiring controlled access and asset protection. The proposed fence will be the same type, height, and style as the fencing used at the adjacent Ford Kentucky Truck Plant.

The requested waiver will not violate the Comprehensive Plan. The subject property is located in the Suburban Workplace Form District, which the Comprehensive Plan describes as an area intended primarily for industrial and office uses, often accommodating single large-scale uses or clusters of similar uses. The subject site is adjacent to the existing Ford Kentucky Truck Plant and I-265, where secured sites and limited pedestrian activity are common, and the proposed fence is compatible with the surrounding area.

The waiver of the regulations is the minimum necessary to afford relief to the applicant as it will allow the applicant to develop the property while maintaining the essential character of the general vicinity. The applicant has proposed substantial landscaping and screening along site perimeters to reduce impacts to adjoining property owners. Requiring strict application of Section 4.4.3.A.4 would impose unnecessary constraints on the proposed development.

Strict application of the regulation would impose an unnecessary hardship by limiting the applicant's ability to adequately secure a manufacturing facility. Granting the waiver allows the site to be developed in a manner consistent with established industrial and manufacturing security standards that match the adjoining Ford Kentucky Truck Plant, while protecting adjacent properties and maintaining compatibility with the surrounding area.