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 10.2.12 of the Land Development Code, to waive the required vehicle use area interior landscape areas entirely, will not adversely affect the adjacent property owners. The area triggering this requirement functions solely as a vehicle/truck maneuvering area rather than a parking area. The elimination of interior landscape islands within maneuvering areas is common for industrial and manufacturing developments, since these maneuvering areas are needed for large truck movements. The Applicant, Ford Motor Company, is proposing to provide greenspace where it will not interfere with movement of vehicles on the subject property, a change from the initial plan submitted with the pre-application review.

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, within a predominantly industrial and commercial area, where maneuvering areas are common. Given these surroundings, providing the full amount of interior landscape areas within maneuvering area would not provide a meaningful benefit to adjoining properties and could interfere with truck movements.

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 and has included a significant amount of ILA within the subject property. Requiring the full amount of ILA within maneuvering areas would impose unnecessary constraints on the proposed development.

Strict application of the regulation would impose an unnecessary hardship by requiring landscaping in areas meant for vehicle/truck movement, which would reduce efficiency and could create safety issues for large trucks. Granting the waiver allows the property to be developed in a manner consistent with industrial and manufacturing standards while maintaining the essential character of the surrounding area and protecting adjacent properties. The Applicant is still providing a significant proportion of the required ILA area but cannot provide the entire amount.