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 5.6.1.B of the Land Development Code, to waive the required building façade treatment for buildings within the Suburban Workplace form district entirely, will not adversely affect the adjacent property owners. The proposed buildings are located next to the existing Ford Kentucky Truck Plant and I-265. Most of the adjacent industrial space is designed with function in mind, and the proposed buildings share that design. The proposed development plan will include landscaping and other screening measures that will soften the appearance of the proposed buildings.

The requested waiver will not violate the Plan 2040 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 industrial and commercial developments are the primary uses, including indoor and outdoor storage and other industrial uses.

The waiver of the regulations is the minimum necessary to afford relief to the applicant. The waiver will allow the applicant to fully and adaptively develop the property while maintaining the essential character of the general vicinity. In addition, the proposed site plan includes substantial landscaping and screening measures to further reduce any potential impacts on surrounding properties.

Strict application of the regulation would deprive the applicant of the reasonable use of the property and impose an unnecessary hardship by requiring the addition of façade design features that are unnecessary and would provide little benefit given the industrial and commercial character of the surrounding area.