Justification Statement

Section 9.2.5.C Bicycle Parking

Ford Motor Company, Inc. (the "Applicant") has filed an application to change the zoning on property on Chamberlain Lane and Collins Lane to construct an addition to the Kentucky Truck Plant (Case No. 26-ZONE-0056). The proposed use of the subject property is industrial and will include buildings and maneuvering area for large vehicles, including trucks and other equipment.

The proposed development includes the reconfiguration of a portion of the existing Kentucky Truck Plant to allow for expanded off-street parking of vehicles. This parking area is to the north of the subject property and is accessed from an entrance on Collins Lane. Collins Lane is a two lane road that carries a significant amount of large vehicle traffic and contains no bike paths and limited sidewalks. Collins Lane runs between Chamberlain Lane and Westport Road. Westport Road is also two lanes where it intersects with Collins Lane and, like Collins Lane, contains no bike paths and very limited sidewalks. Chamberlain Lane is much the same, with no bike paths, very few segments of sidewalk, and significant large vehicle traffic.

LDC Sec. 9.2.5.C states that the Planning Director and Director of Public Works can waive the bicycle parking requirement that would otherwise apply to a site if "there are extraordinary circumstances related to land use, adjacent road network and bicycle accessibility, availability of bicycle parking off the premises, or other mitigating circumstances." The proposed development is a purely industrial use, and surrounding road conditions are not conducive to bicycle access to the site. Given these conditions, we request that the bicycle parking requirement for the subject property be waived in its entirety.

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