JUSTIFICATION STATEMENT

Ford Motor Company

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

Case No. 26-ZONEPA-0032

INTRODUCTION

Ford Motor Company (the "Applicant") proposes to re-zone the properties located at 3009 N. Winchester Acres Road, 3011 N. Winchester Acres Road, 2719 Chamberlain Lane, 2721 Chamberlain Lane, and 3308 Collins Lane (collectively, the "Subject Property") to allow for the expansion of the Ford Kentucky Truck Plant. The Subject Property will be accessed internally from the existing Ford Kentucky Truck Plant at Gate 10 on Chamberlain Lane. The Applicant seeks a change in zoning from R-4 Single-family, O-R Office Residential, and PEC-Planned Employment Center, to M-2 Industrial to allow for the construction of two industrial buildings in an area adjacent to existing commercial and industrial uses. For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan.

COMMUNITY FORM

The proposal complies with the intent and applicable policies of the Community Form Plan Element. The Plan 2040 Comprehensive Plan characterizes the Suburban Workplace Form District form by "predominately industrial and office uses where the buildings are set back from the street in a landscaped setting. Suburban Workplaces often contain a single large-scale use or a cluster of uses within a master planned development." Here, the proposal is consistent with the Suburban Workplace Form District, as the proposed development is an expansion of the existing Ford Kentucky Truck Plant and includes the development of two industrial buildings to serve the existing operation. The proposed development is located along Chamberlain Lane near I-265.

The proposal is compatible with the scale, site design, and character of surrounding properties. The Subject Property is located near similarly zoned properties, including CM, C-1, C-2, PEC, OR, OR-1, and OR-3, reflecting a mix of employment, industrial, commercial, and office uses consistent with the proposed development. In addition, the property is adjacent to an existing manufacturing facility and other established industrial and commercial uses. The proposed development will provide screening and landscaping along Collins Lane and Chamberlain Lane. Overall, the proposal seeks to develop the property in a manner consistent with similar industrial and commercial uses along Chamberlain Lane and Collins Lane.

MOBILITY

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development fronts Chamberlain Lane, a primary collector that provides access to LaGrange Road and Westport Road (both minor arterial roads) and from those two roads to I-265. The proposed development plan also includes public sidewalks along the Chamberlain Lane and Collins Lane frontage of the subject property, improving pedestrian mobility for those in the area.

COMMUNITY FACILITIES

The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The subject properties are adequately served by all utilities, including water and sewer. The Applicant will work with the Metropolitan Sewer District to ensure that sewer and stormwater connections are handled in a way that will not adversely affect adjacent properties.

ECONOMIC DEVELOPMENT

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The proposed development will allow the improvement of primarily vacant land to support the expansion of the Ford Kentucky Truck Plant, reinforcing the area's role as a major employment and manufacturing center. This approach is consistent with Plan 2040 policies that encourage industrial development "in [an] industrial subdivision…adjacent to an existing industry to take advantage of special infrastructure needs." The Subject Property's location near I-265 and other major transportation corridors further promotes the efficient movement of employees, materials, goods, and services, consistent with the Economic Development Plan Element's goals.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed use of the property develops primarily vacant land to support the expansion of the Ford Kentucky Truck Plant. The proposed development is designed at a scale and intensity that is consistent with uses in the area. The development will incorporate appropriate landscape design and screening measures to further reduce any potential impacts on surrounding properties.