

## JUSTIFICATION STATEMENT

### 6101-6107 SOUTHSIDE DRIVE, 101-111 STEEDLY REZONING

#### **INTRODUCTION**

Kenjoy Drive Venture, LLC, a Kentucky limited liability company (the “Applicant”) proposes to rezone the property located at 6101-6107 Southside Drive and 101-111 Steedly Drive from C-2 to M-3 to allow the use and development of the site for expansion of the Applicant’s adjacent manufacturing operations. The Applicant is under contract to purchase the subject property which is currently improved with one single family home which Applicant plans to demolish. For the reasons set forth below, the proposed rezoning complies with the applicable Plan Elements of the 2040 Comprehensive Plan.

#### **COMMUNITY FORM**

The proposal complies with the intent and applicable policies of the Community Form Plan Element. The subject property is located in the Suburban Workplace Form District (“SWF”) which is a suitable designation for the proposed use of the site as a manufacturing facility (cutting, bending, welding, and painting steel and aluminum). The development would promote a more compact pattern of development in an existing activity center, as the site is located adjacent to an existing employment center where Applicant, and others, currently operate manufacturing facilities. The site is also located close to housing, thereby permitting a mixture of compatible land uses. The Applicant’s proposed use does not involve any hazardous uses and will comply with all LMCO and LDC air, noise, and light emission restrictions. Truck access to the site may be routed through Kenjoy Drive from Strawberry Lane, rather than through residential areas.

#### **MOBILITY**

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed project fronts both Southside Drive and Steedly Drive but will be accessed only by passenger vehicles via Steedly Drive, with on-site parking available, and large trucks will access via Kenjoy Drive through an adjacent rear parcel currently owned by the Applicant. On-site parking for large trucks would be shielded from view by landscape buffers and would be adjacent to neighboring industrial, rather than residential, uses. Development of the site for expanded manufacturing use would not increase congestion in the area, as the site is easily accessible by bicycle, car, public transit, and pedestrians and its location relative to residential and mixed-use areas would encourage pedestrian and public transit use.

#### **COMMUNITY FACILITIES**

The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The subject site is served by all utilities necessary for proposed use as a manufacturing facility.

#### **ECONOMIC DEVELOPMENT**

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. SWF is a suitable designation for the proposed use of the site as a manufacturing facility, adjacent to other manufacturing facilities and within an existing employment center. The expansion of Applicant’s existing manufacturing business would promote job creation and economic growth in the area.

The proposed expansion would not generate high volumes of traffic at the site or adversely impact adjacent uses, with all manufacturing occurring within the interior of the proposed building and all truck traffic entering through the rear of the site off of Kenjoy Drive, rather than from Southside Drive or Steedly Drive.

#### **LIVABILITY**

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposal is consistent with uses to the north and northeast and with the planned landscape buffering, truck parking behind the proposed building, and directional lighting, is compatible with the residential uses to the south and southeast.