

## JUSTIFICATION STATEMENT

Applicants Greg and Shelby Biddle are the owners of 2616 Singleton Lane, La Grange, KY 40031. The property is currently vacant and is zoned I-2. The Comprehensive Plan sets out the purpose of this zoning classification “Sec. 200-010 I-2 Heavy Industrial District: Intent The purpose of the I-2 Heavy Industrial District is to provide for industrial uses not allowed in any other district providing such uses are not obnoxious by reason of excessive emission of odor, dust, smoke, noise, gas fumes, cinders, vibrations, refuse matter or water carried waste and that such characteristics are normally not discernible beyond its property.” The property is part of a zoning corridor that contemplates industrial use due to its proximity to the CSX mainline, however, it is not surrounded by actual industrial uses excepting the parcel belonging to Magnet Wire Company to the Southeast of the property. However, that parcel is also vacant and surrounds the actual industrial usage parcel.

Applicants desire to change the zoning to Ag-1 in conformance with some of the other parcels adjacent to the Biddle’s parcel. According to the Comprehensive plan, “Sec. 020-010 AG-1 Agricultural/Residential District: Intent The AG-1 Agricultural/Residential District is intended to: (1) support and encourage agriculture for the purpose of recognizing the cultural heritage of the community and the agricultural contribution to the economic base; and (2) minimize urban-type development in rural areas until urban-type services and utilities can be efficiently provided.”

Today, the importance of the railroad corridor has diminished with virtually no rail spurs left servicing this industrial area, excepting those directly adjacent to the railroad track. Highway 146 continues to be a mixed industrial corridor, however, the properties off the main Highway have largely been developed as residential.

The Biddle’s parcel is located on Singleton Lane, and area that has been actually developed as residential property. This actual development of the surrounding area has not been in conformity with the original Zoning of I-2, but rather has been more in conformity with Ag-1 or residential. The parcel is adjacent to the property owners on Running Brook Road, an area of large agricultural and residential parcels. All parcels across the street on Singleton Lane are developed as residential excepting the parcel at the corner of Hwy. 146 which had been used as a pool and patio business, but is now currently listed for sale.

The Biddle’s request to bring the parcel into Ag-1 Zoning allows them to build their family home and apply for a conditional use permit to site a detached accessory dwelling unit for a parent.. The development plan will require a Conditional Use Permit for an Accessory Dwelling Unit. At this time, industrial development of the parcel is not a use that is consistent with the development around the property. The Comprehensive Plan states a primary goal, “to encourage the most appropriate use of land and structures throughout the county and its cities; to guide and accomplish a coordinated, adjusted, and harmonious development of all areas of the county and its cities.” The Biddle’s application is consistent with the actual use of the property surrounding their parcel.