

# Development Review Committee

## Staff Report

August 17, 2016



<b>Case No:</b>	16DEVPLAN1143
<b>Request:</b>	Bicycle Parking Waiver and Sidewalk waiver – to not provide sidewalks along Westport Road.
<b>Project Name:</b>	Ford KTP U553 Additions
<b>Location:</b>	3001 Chamberlain Lane
<b>Area:</b>	413.85840 acres
<b>Owner:</b>	Robert Armstrong – Ford Motor Land Development Corp.
<b>Applicant:</b>	Kelley Parker – Lockett & Farley
<b>Representative:</b>	Kelley Parker – Lockett & Farley
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	17 – Glen Stuckel
<b>Case Manager:</b>	Ross Allen – Planner I

### REQUEST

- Waiver #1: from LDC section 9.2.5.B to not provide the required Bicycle Parking Space per table 9.2.1.
- Waiver #2: from LDC section 5.8.1.B to not provide a sidewalk along the Westport Road frontage, approximately 2,860 linear feet.

### CASE SUMMARY/BACKGROUND/SITE CONTEXT

The Ford Motor Company Kentucky Truck Plant is approximately 413 acres and is bounded by Westport Road/CSX railway lines on the north, Chamberlain Lane on the west and south, and Collins Lane on the east. The Ford Motor Company parcel is located in a PEC zoning district within a Suburban Workplace Form District.

The Ford Motor Co. is in the process of an expansion and is adding the following:

- A new IP Building (30,000 sf., 30 foot height )
- A new tractor trailer circulation area/employee parking area (249 parking spaces added with a proposed VUA of 89,301 sf.),
- A modified Gate “0” entrance with guard house (400 sf.) to the tractor trailer/employee parking area. The applicant is also proposing to provide a 5 foot wide sidewalk from the northwestern portion of their parcel, along Chamberlain Lane for an approximate length of 850 feet, to the modified Gate “0” ingress/egress.
- Additionally, there will be a 5 foot wide employee walkway from the interior of the proposed tractor trailer/employee parking area to the Gate “0” employee turnstile, leading to the existing Assembly Plant and to the paint shop buildings.
- Ford Motor Company will also be adding a new ingress/egress (24 feet width), along Chamberlain Lane, to an existing employee parking lot located west of the existing ASRS Building and south of the Paint Shop Building.
- Ford is also proposing to construct a Final Material Handling Area (2,500 sf., 30’ ft. height) located between the Paint Shop and Assembly Building, a 250,000 gallon process waste tank to the rear of the Storage Tent Building,
- A Stamping/WIP building (12,000 sf., 33 foot height),
- A relocated truck scale to the east/northeast of the Stamping Building, and a modified (30 foot width) truck circulation near the scrap metal facility.

The Ford Motor Company is upgrading the Kentucky Truck Plant for the planned 2017 aluminum body Super Duty pick-up, the Lincoln Navigator, and the Ford Expedition. The upgrades will be specifically to the work stations in the body shop building, paint shops, and final assembly areas. Last, the upgrades to the machinery and equipment are to help keep Ford competitive globally.

**LANDUSE/ZONING DISTRICT/FORM DISTRICT TABLE**

	<b>Land Use</b>	<b>Zoning</b>	<b>Form District</b>
<b>Subject Property</b>			
<b>Existing</b>	Industry	PEC	Suburban Workplace
<b>Proposed</b>	Industry	PEC	Suburban Workplace
<b>Surrounding Properties</b>			
<b>North</b>	Right of Way (Westport Road)	PEC	Suburban Workplace
<b>South</b>	Right of Way (Chamberlain Lane)	PEC	Suburban Workplace
<b>East</b>	Single Family/Vacant/Industry/Commercial	PEC	Suburban Workplace
<b>West</b>	Right of Way (Chamberlain Lane)/Commercial/Industry	PEC	Suburban Workplace

**PREVIOUS CASES ON SITE**

- 9-36-92: Change in zoning from R-4 to PEC, approved by the Planning Commission August 6, 1992 for a portion of the site.
- B-182-94: Variance to allow a freestanding sign to encroach into the required Westport Road street side yard, approved by BOZA Committee October 3, 1994.
- 3-2-06: Category 3 Development Plan to relocate Gate 10, approved by Staff March 2006.
- DP-9831-7: Building expansion (Site Operations building) near the rail terminus found south off Westport Rd.
- B-17628-12: Attached signage to exceed the maximum square footage.
- 13DEVPLAN1061: waiver from section 5.5.2.A.1, 5.8.1.B, and 6.3.6. Also, waiver granted at LD&T (case no. 3-22-03W) to not provide 50' buffer with a 6 ft. berm approved by DRC Feb. 19, 2014.
- 13DEVPLAN1031: Category 3 Development Plan for expansion of the facility approved 2013.
- 14WAIVER1016: waiver from 10.2.12 to not provide 1 ILA every 120' and waiver from LDC 10.2.4 to not provide 3' ft. continuous screen for the VUA LBA along Chamberlain Lane. Approved by DRC on May 14, 2014.
- 14VARIANCE1046: Variance to allow an attached banner/sign to exceed the maximum size, approved by BOZA Committee June 16, 2014.
- 14LSCAPE1052: waiver to not provide landscaping on the exterior of a proposed VUA, placed to landscaping to the interior on the MP&L South structure fencing.

- 14DEVPLAN1097: Category 3 Development Plan for additional vehicle use area, revision the truck routes, and relocated the cyclone building, approved November 20, 2014.
- 15DEVPLAN1160: Waiver from LDC 5.8.1.B to not provide a sidewalk along Chamberlain Lane and Westport Road approved on
- 15WAIVER1020: Waivers to not provide a sidewalk and pedestrian connections along the Collins Lane frontage and landscape waiver. The sidewalk waiver was denied and has been appealed to the full Planning Commission to be heard on November 19<sup>th</sup>, 2015.
- 15DEVPLAN1152: Category 2b plan approved on Oct. 14, 2015.
- 16DEVPLAN1002: Parking lot addition near Collins Lane, approved on Feb. 25, 2016.

### INTERESTED PARTY COMMENTS

Staff has not received any public comments to date.

### APPLICABLE PLANS AND POLICIES

Cornerstone 2020  
Land Development Code

#### STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER # 1: of Section 9.2.5.B to not provide the required long-term Bicycle Parking Spaces per table 9.2.1.

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners since long term bicycle parking would be installed to the interior of the Ford Kentucky Truck Plant and adjacent property owners would not be able to access the bicycle parking.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: The waiver will not violate specific guidelines of Cornerstone 2020 since the Ford Kentucky Truck Plant is an industrial land use with transportation access points throughout the site by employee vehicles and heavy trucks.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant since transportation by bicycle could be hazardous to employees or the general public within the general vicinity as a result of employee vehicles and heavy trucks accessing the subject site.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR  
(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land and would create an unnecessary hardship on the applicant since long term bicycle parking would encourage the use of bikes in an industrial area where heavy trucks and employee vehicles are accessing the subject site.

**STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER # 2: of Section 5.8.1.B. to not provide a sidewalk along Westport Road street frontage for the subject site.**

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners since sidewalks are piecemeal on the northern side of Westport Road and a single transit stops for TARC service exist at the corner of Chamberlain Lane and Westport Road, on the south side, at the Ken Towery Tire Center. However, sidewalks are not present along the south side of Westport Road frontage of either the Ford Kentucky Truck Plant or the Springhurst Collision Center/St. Matthews Imports – Boat Sales.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020.

STAFF: Guideline 7, Policy 1 states that developments should be evaluated for their impact on the street and roadway system and to ensure that those who propose new developments bear or reasonably share in the costs of the public facilities and services made necessary by development. Guideline 9, Policy 1 states that new development should provide, where appropriate, for the movement of pedestrians, bicyclists and transit users with sidewalks along the streets of all developments where appropriate. Pedestrian movement should not be encouraged along the Westport Road frontage since the industrial use poses hazardous conditions as a result of the movement of vehicles by heavy trucks and employee vehicles traversing vehicle staging areas to the interior of the Westport Road frontage. The drainage ditch along the southern frontage has topographical factors which limit the construction of sidewalks.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant

STAFF: The extent of waiver of the regulation is the minimum necessary to afford relief to the applicant. Sidewalks constructed along the Ford KTP could create a potential hazard to the pedestrians as a result of heavy trucks entering and exiting staging area lots along Westport Road. Last, the proposed addition is less than one percent of the overall site and the requirement of sidewalks has cost implications to the project.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR  
(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would create an unnecessary hardship on the applicant since the installation of approximately ½ mile of sidewalks would be necessary to meet the requirement. However, the installation of sidewalks as compared to the proposed project represents less than a one percent increase in the overall square footage of the Ford Kentucky Truck Plant. Cost implications in relation to the scale of the project should to be considered.

## TECHNICAL REVIEW

Comments per Transportation Planning are as follows:

In response to the sidewalk waiver for the Westport Rd frontage, Transportation Planning offers the following:

- There is an express and a regular bus route along the Westport Rd frontage, being #25 and #64. There is TARC stop is just east of the Ford property line on the Ford side and a stop at the Murphy Ln signal on the other side of Westport Rd.
- There is a ditch line that would make sidewalk construction more difficult from its western property edge to Murphy Ln. Past Murphy Ln, sidewalk could be built on the back of ditch in the right of way.
- The only sidewalk present from Chamberlain Ln to Collins Ln is at the corner of Westport Rd and Chamberlain Ln for Ken Towery's. There is another parcel along Westport Rd between the Ken Towery's frontage and the Ford property.
- If sidewalks were built along Westport Rd, they would not connect to any neighboring sidewalks.

## STAFF CONCLUSIONS

The requested waivers appear to be adequately justified and meet the standard of review. Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards for granting a LDC Sidewalk Waiver, Landscape Waiver, and Variances established in the Land Development Code.

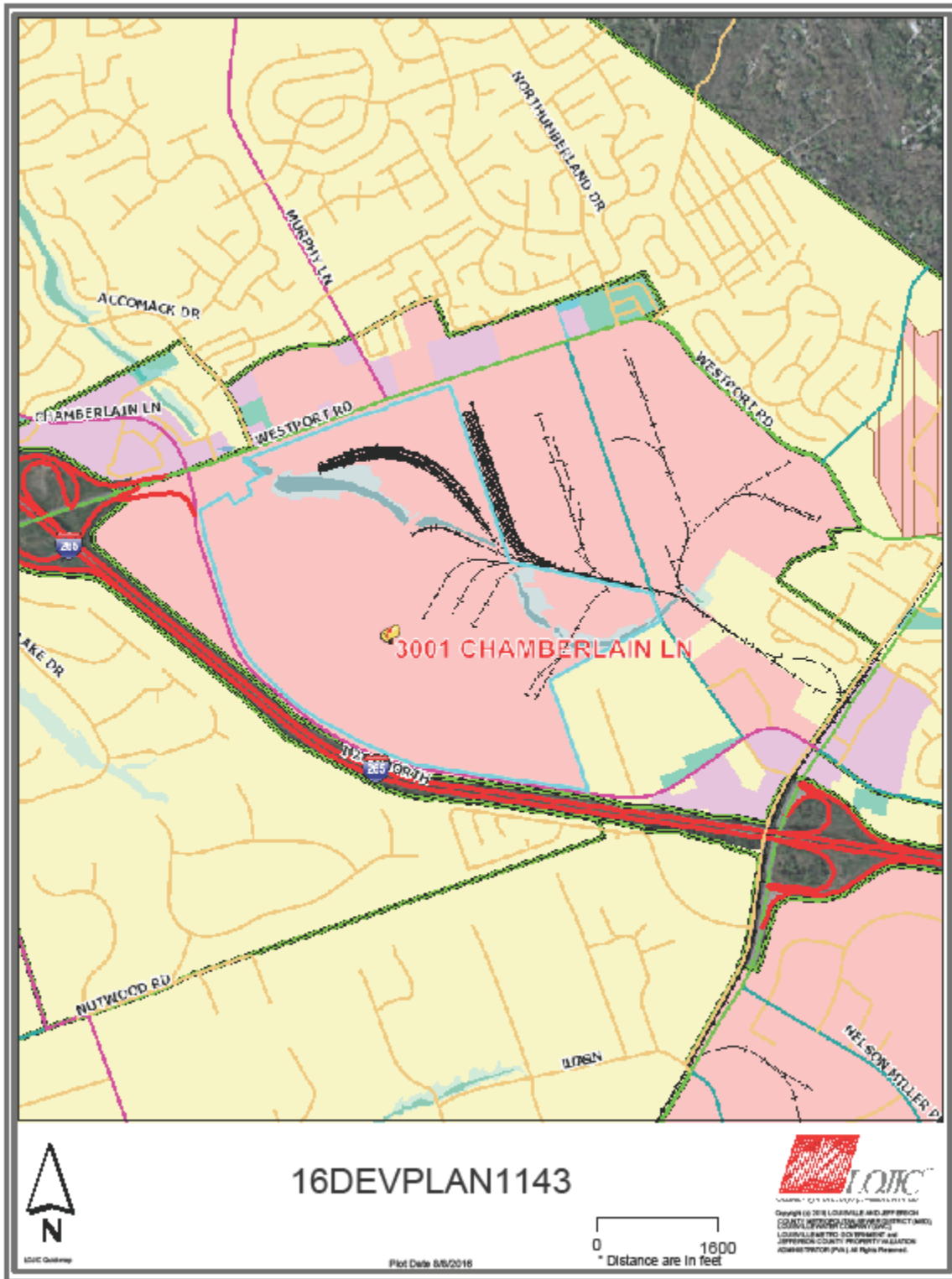
## NOTIFICATION

Date	Purpose of Notice	Recipients
August 8, 2016	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners Subscribers of Council District 17 Notification of Development Proposals

## ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Development Plan
4. Building Elevations

1. Zoning Map



2. Aerial Photograph



3. Development Plan

