

Development Review Committee

Staff Report

May 31, 2016



Case No:	17DEVPLAN1066
Request:	Bicycle Parking Waiver
Project Name:	Ford KTP 5 Bay Teal Dock
Location:	3001 Chamberlain Lane
Area:	413.85840 acres
Zoning:	PEC
Form District:	Suburban Workplace
Owner:	Robert Armstrong/Tony Jasser – Ford Motor Land Development Corp.
Applicant:	Travis Saylor – Lockett & Farley
Representative:	Travis Saylor – Lockett & Farley
Jurisdiction:	Louisville Metro
Council District:	17 – Glen Stuckel
Case Manager:	Ross Allen – Planner I

REQUEST

- Approval of the Revised District Development Plan with proposed additions to the 5 Bay Teal Dock (12,500 s.f.) and General Store Addition (6,000 s.f.).
- Waiver: from LDC section 9.2.5.B to not provide the required Bicycle Parking Space per Table 9.2.1 of the Land Development Code (LDC).

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 proposal consists of a small building addition to the interior of the Ford Truck Plant. The proposal will require the relocation of existing docks to allow for the building addition to the General Store to be constructed. The proposed General Store addition will be approximately 6,000 sf. 1 story addition with a height of 28 feet. As a result of the addition to the general store the docks will need to be moved to another portion of the Ford plant, as located on the development plan as 5 Bay Teal Dock additions with a 12,500 sf. footprint being 1 story with a height of 28 feet.

LANDUSE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Industry	PEC	Suburban Workplace
Proposed	Industry	PEC	Suburban Workplace
<i>Surrounding Properties</i>			
North	Right of Way (Westport Road)	PEC	Suburban Workplace
South	Right of Way (Chamberlain Lane)	PEC	Suburban Workplace
East	Single Family/Vacant/Industry/Commercial	PEC	Suburban Workplace
West	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.
- 3DEVPLAN1061: 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 19th, 2015.
- 15DEVPLAN1152: Category 2b plan approved on Oct. 14, 2015.
- 16DEVPLAN1002: Parking lot addition near Collins Lane, approved on Feb. 25, 2016.
- 16DEVPLAN1143: Bicycle parking waiver and sidewalk waivers approved at DRC on August 17, 2016.

INTERESTED PARTY COMMENTS

Staff has not received any public comments to date.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code (May 2017)

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: No, the waiver will not adversely affect adjacent property owners. No increase in traffic volume is expected as a result of waiving the long term bike parking. Any long term bike parking would have to be installed within the fenced area of the truck plant, and therefore adjacent property owners would not be aware of it- whether it is provided or not.

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

STAFF: No, the waiver would not violate the comprehensive plan. The comprehensive plan discusses providing appropriate safe modes of transportation throughout the form district. Bicycling for the the truck plant employees along Chamberlain Lane is a less than desirable mode of transportation due to the significant tractor trailer traffic in the area. The applicant does not believe it is the intent of the comprehensive plan to promote bicycle traffic in areas with heavy tractor trailer- use.

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

STAFF: Yes, the extent of the waiver is the minimum necessary to afford relief to the applicant. Short term bicycle parking is not required and the applicant is requesting that long-term bicycle parking be waived.

- (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 short term bike racks are not required by LDC and similarly the applicant is requesting that long term bike parking be waived. Providing long term bike parking encourages the co-mingling of bicycle traffic with heavy tractor trailer traffic, creating the unnecessary hardship of continual safety concerns.

TECHNICAL REVIEW

None

STAFF CONCLUSIONS

The requested bicycle parking waiver appears to be adequately justified and meets the standard of review. Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Development Review Committee must determine if the proposal meets the standards for granting a Bicycle Parking waiver as found in LDC Section 9.2.5.B, table 9.2.1.

Approve/Deny Revised District Development Plan for the proposed General Store (6,000 s.f.) and the 5 Bay Teal Dock (12,500 s.f.).

Approve/Deny Bicycle parking waiver as found in LDC Section 9.2.5.B, table 9.2.1.

NOTIFICATION

Date	Purpose of Notice	Recipients
May 31, 2017	Hearing before LD&T	1 st tier adjoining property owners Subscribers of Council District 17 Notification of Development Proposals

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



