



General Waiver Application

Louisville Metro Planning & Design Services

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Case No.: 17DEVPLAN1066 Intake Staff: OW

MAY 15 2017

Date: 5.13.2017 Fee: \$240.00

PLANNING & DESIGN SERVICES

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Application is hereby made for one or more of the following waivers of the Land Development Code:

- Landscape Waiver of Chapter 10, Part 2
- Other: Waiver of Section 9.2.5 -Long Term Bicycle Parking

A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation of Waiver: A waiver to not provide long term bicycle parking for the proposed expansion of an existing manufacturing facility.

Primary Project Address: 3001 Chamberlain Lane

Additional Address(es): -

Primary Parcel ID: 001402310000

Additional Parcel ID(s): -

Proposed Use: Manufacturing Existing Use: Manufacturing

Existing Zoning District: PEC Existing Form District: Suburban Workplace

Deed Book(s) / Page Numbers²: 7402 / 0941

The subject property contains 413.586 acres. Number of Adjoining Property Owners: 24

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: 16DEVPLAN1143 Docket/Case #: 15DEVPLAN1160

Docket/Case #: 15DEVPLAN1152 Docket/Case #: 15WAIVER1020

17DEVPLAN1066

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer all of the following questions. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. Will the waiver adversely affect adjacent property owners?

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.

2. Will the waiver violate the Comprehensive Plan?

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.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

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.

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4. Has either (a) the applicant 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 would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

The strict application of the provisions of the regulation would provide an unnecessary hardship on the applicant. Short term bike racks are not required by the 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.

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Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Robert Armstrong

Name: _____

Company: Ford Motor Land Development Corp.

Company: _____

Address: 330 Town Center Dr., Ste. 1100

Address: _____

City: Dearborn State: MI Zip: 48126

City: _____ State: _____ Zip: _____

Primary Phone: 313-492-5105

Primary Phone: _____

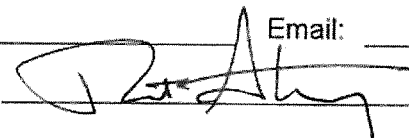
Alternate Phone: _____

Alternate Phone: _____

Email: Rarmst93@ford.com

Email: _____

Owner Signature (required):



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Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Kelley Parker

Company: _____

Company: Luckett & Farley

Address: _____

Address: 737 S. Third St.

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40202

Primary Phone: _____

Primary Phone: 502-585-4181

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: kparker@luckett-farley.com

Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Robert Armstrong, in my capacity as SENIOR ARCHITECT, hereby representative/authorized agent/other

certify that FORD MOTOR COMPANY is (are) the owner(s) of the property which name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature:  Date: 5-9-17

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.