

**DEVELOPMENT REVIEW COMMITTEE**  
**September 16, 2015**

**NEW BUSINESS**

**CASE NO. 15WAIVER1020**

Request: Waivers to not provide a sidewalk along Collins Lane and to exceed the maximum distance between Interior Landscape Areas (ILAs).

Project Name: Ford - Kentucky Truck Plant

Location: 3001 Chamberlain Lane

Owner: Ford Motor Land Development Corp.

Applicant: Owner

Representative: Phil Gambrell, Lockett & Farley

Jurisdiction: Louisville Metro

Council District: 17 – Glen Stuckel

Case Manager: Sherie' Long, Landscape Architect

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the DRC meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5<sup>th</sup> Street.)

**An audio/visual recording of the Development Review Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.**

**Agency Testimony:**

00:08:23 Sherie' Long presented the case (see staff report and recording for detailed presentation).

**The following spoke in favor of this request:**

Brooks Benton, Lockett & Farley, 737 South Third Street, Louisville, KY 40202

**Summary of testimony of those in favor:**

00:12:34 Brooks Benton was available on behalf of the applicant to answer questions.

**The following spoke in opposition to this request:**

John Perkins, 3112 N. Winchester Acres Road, Louisville, KY 40245

00:14:13 John Perkins stated it was his understanding initially the sidewalk waiver was for Chamberlain Lane. Mr. Perkins expressed concerns over lack of sidewalks on Chamberlain Lane.

00:15:16 Commissioner Brown explained to Mr. Perkins that as new developments come along, they are required to provide a proportional share of the sidewalks along

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their frontage. He stated that it is piecemeal, but eventually that whole frontage will be done, but it's as they meet that threshold to require the sidewalks.

**00:18:03 Commissioners' deliberation**

00:21:29 On a motion by Commissioner Brown, seconded by Commissioner Peterson, the following resolution was adopted:

**WHEREAS**, the Louisville Metro Development Review Committee finds that based on the proposed road work along this frontage to provide the left turn lane and the existing form district, the suburban workplace form district, and Collins provides that connection between Westport and Chamberlain which are the higher classified roads, now therefore be it

**RESOLVED**, the Louisville Metro Development Review Committee does hereby **DENY** 15WAIVER1020, Waiver #1 to not provide a sidewalk along Collins Lane.

**The vote was as follows:**

**YES: Commissioners Brown, Peterson, and Chairman Tomes.**

**NO: No one.**

**NOT PRESENT AND NOT VOTING: Vice Chair White and Commissioner Kirchdorfer.**

00:22:10 On a motion by Commissioner Brown, seconded by Commissioner Peterson, the following resolution was adopted:

**WHEREAS**, the Louisville Metro Development Review Committee finds that the waiver will not adversely affect adjacent property owners since the required square footage of ILA is being provided on the site along with the required number of interior trees, and

**WHEREAS**, the Committee further finds that Guideline 13, Policy 5 calls for standards to ensure the creation and/or preservation of tree canopy as a valuable community resource. The purpose of interior landscape areas is to break up large impervious areas and allow for a greater distribution of tree canopy coverage. The waiver does not violate the comprehensive plan since the required number of trees are being provided and located throughout the parking lot which provides distribution of the tree canopy coverage. Plus a parking lot locate adjacent to Chamberlain Lane, within this property, was granted a waiver which is similar to this request, and

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**WHEREAS**, the Committee further finds that the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant since both ILA square footage requirement and ILA tree requirements are being met, and

**WHEREAS**, the Committee further finds that the applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirement being waived. The applicant is exceeding the minimum ILA square footage requirement and providing additional trees beyond the minimum interior tree planting requirement. The applicant is also exceeding the required tree canopy for the site, now therefore be it

**RESOLVED**, the Louisville Metro Development Review Committee does hereby **APPROVE** 15WAIVER1020, Waiver #2 to exceed the maximum distance between Interior Landscape Areas (ILAs), based on the staff report and testimony heard today.

**The vote was as follows:**

**YES: Commissioners Brown, Peterson, and Chairman Tomes.**

**NO: No one.**

**NOT PRESENT AND NOT VOTING: Vice Chair White and Commissioner Kirchdorfer.**

