

# Development Review Committee

## Staff Report

August 04, 2021



<b>Case No:</b>	21-WAIVER-0070
<b>Project Name:</b>	Ford Lap Expansion
<b>Location:</b>	2000 Fern Valley Road
<b>Owner(s):</b>	Ford Motor Co. World Headquarters
<b>Applicant:</b>	Emily Estes
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	13- Mark Fox
<b>Case Manager:</b>	Heather Pollock, Planner I

### REQUEST(S)

- Waivers:
  1. Waiver from 5.8.1.B to not provide sidewalks in the Fern Valley Road and Grade Lane right-of-way.

### CASE SUMMARY/BACKGROUND

The applicant is proposing a 9,000 square feet (SF) addition to the existing 3,106,285 SF manufacturing facility. This addition is increasing the building footprint by about 0.2%. this waiver is associated with the Category 2B development plan under docket 21-CAT2-0007. The subject site is 173.74 acres, it is zoned EZ-1 and is in the Suburban Workplace form district.

### Related Cases:

- 15291: Category 2B with an associated sidewalk waiver. Approved on 2/23/2017 by the Development Review Committee (DRC).
- 17DEVPLAN1204: Category 2B development plan with an expansion including three new docks, storage space, and material handling locations being an overall expansion of 2.34% to the existing building footprint.
- 18DEVPLAN1016 - Category 2B development plan for 2 additions with a combined total of 9,500 square feet with associated sidewalk waiver and a bicycle parking waiver.
- 19DEVPLAN1049: Category 2B with an associated sidewalk waiver (19WAIVER1010), approved on 4/3/2019 by DRC.

### STAFF FINDING / RECOMMENDATION

The requests are adequately justified and meet the standards of review. This site is adjacent to other industrial uses with no commercial or residential uses in the proximity. This addition represents a very small increase to the existing facility, 0.2%, and the amount of sidewalk required would be excessive for the size of the proposed addition.

## **TECHNICAL REVIEW**

The proposal has received preliminary approvals from MSD, and KYTC. Transportation Planning required the applicant apply for a sidewalk waiver or choose to pay the sidewalk fee in lieu or construct a portion or all of the sidewalks along Grade Lane and Fern Valley Road.

## **INTERESTED PARTY COMMENTS**

Staff has not received any interested party comments.

### **STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER of section 5.8.1.B to not provide sidewalks in the Fern Valley Road and Grade Lane right-of-way.**

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

STAFF: The requested waiver will not adversely affect adjacent property owners as this site is adjacent to other industrial uses and there are no residential or commercial uses nearby likely to generate significant pedestrian traffic. Currently there are no sidewalks along Fern Valley Road and Grade Lane in this area.

- (b) The waiver will not violate specific guidelines of Plan 2040.

STAFF: This proposed use is an expansion of the existing manufacturing operations and the addition is unlikely to generate any pedestrian traffic. The projected use is consistent with the existing heavy industrial use on this and adjacent sites and there is currently no sidewalk network to connect to in the area.

Land Use & Development Goal 3: Mobility, Guideline 67, Policy 5. Evaluate developments for their impact on the transportation network (including the street, pedestrian, transit, freight movement and bike facilities and services) and air quality.

Guideline 68, Policy 6. Ensure that those who propose new developments bear or share in rough proportionality the costs of transportation facilities and services made necessary by development.

Land Use & Development Goal 2: Community Form, Guideline 20, Policy 2.1 Proposed uses, density and design are compatible with adjacent uses and meets form district guidelines.

Land Use & Development Goal 1: Economic Development, Guideline 83, Policy 1. Limit land uses in workplace Form Districts to compatible uses that meet the needs of the industrial subdivision or workplace district and their employees.

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

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant since installation of sidewalks would equal to over a half mile of sidewalks (approximately 3,000 linear feet), to meet this requirement in an area with no sidewalks.

- (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, as the length of the sidewalk requirement is disproportionate for such a small addition. Additionally, building sidewalks would be difficult due to the existing drainage infrastructure along Grade Lane and Fern Valley Road.

**REQUIRED ACTIONS:**

- **APPROVE** or **DENY** waiver from section from 5.8.1.B to not provide sidewalks in the Fern Valley Road and Grade Lane right-of-way.
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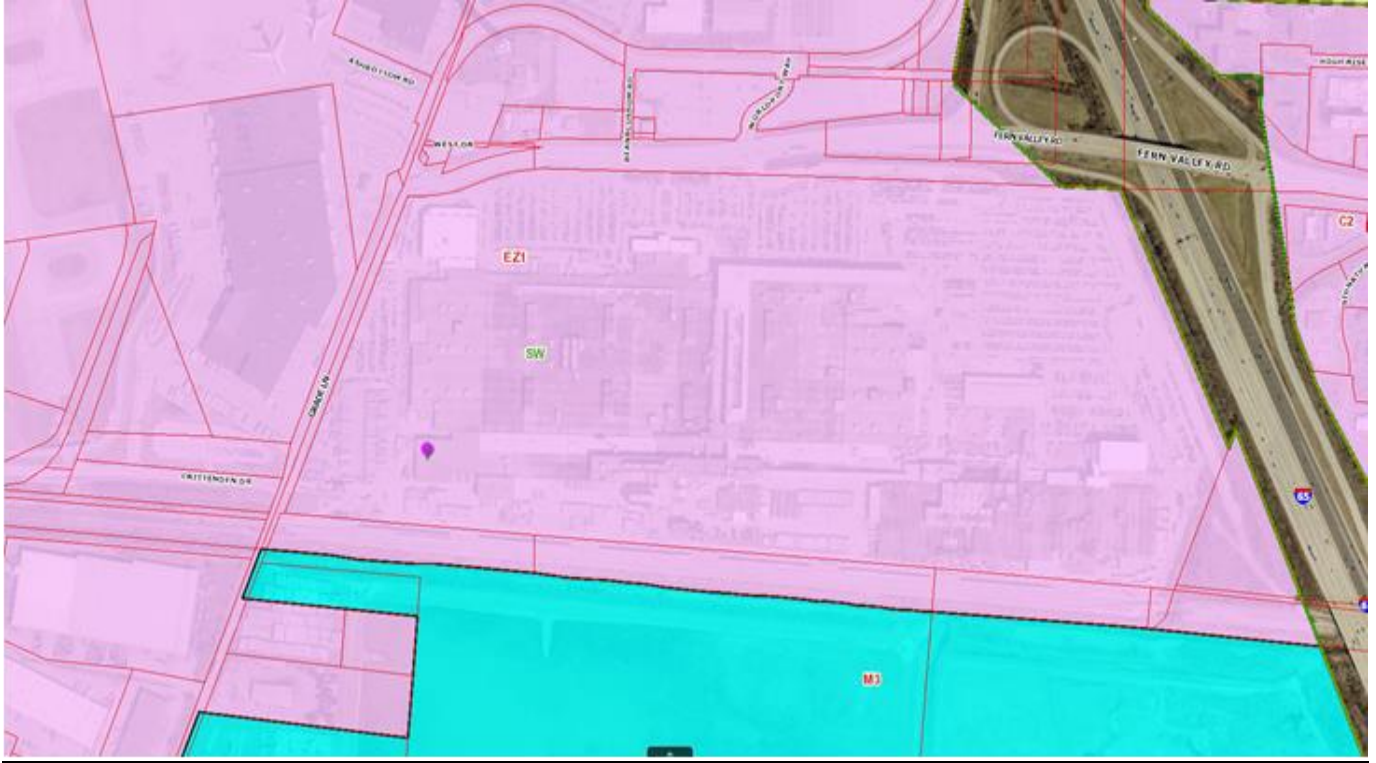
**NOTIFICATION**

Date	Purpose of Notice	Recipients
07/26/21	Hearing before Development Review Committee	1 <sup>st</sup> tier adjoining property owners And Registered Neighborhood Groups in Council District 13.

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



## 2. Aerial Photograph

