



# Sidewalk Waiver Application

Louisville Metro Planning & Design Services

Case No.: 17DEVPLAN1204 Intake Staff: NH

Date: 12/4/17 Fee: Ø

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 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

### Project Information:

Explanation of Waiver: Waiver of sidewalk requirement for property edge along Fern Valley Road and Grade Lane.

Primary Project Address: 2000 Fern Valley Rd.

Additional Address(es): -

Primary Parcel ID: 063102000000

Additional Parcel ID(s): -

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Proposed Use: Manufacturing Existing Use: Manufacturing

Existing Zoning District: EZ1 Existing Form District: Suburban Workplace

Deed Book(s) / Page Numbers<sup>2</sup>: 3025, 0371

The subject property contains 173.46 acres. Number of Adjoining Property Owners: 8

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)* <sup>1</sup>  Yes  No

If yes, please list the docket/case numbers:

Docket/Case #: \_\_\_\_\_ Docket/Case #: \_\_\_\_\_

Docket/Case #: \_\_\_\_\_ Docket/Case #: \_\_\_\_\_

17 DEVPLAN 1204

**Sidewalk Waiver Justification:**

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers the following 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. How does the proposed waiver conform to the Comprehensive Plan and the intent of the Land Development Code?

The applicant believes that the waiver meets the intent of the LDC, which calls for the design intent of the suburban workplace form district to "reserve land for large-scale industrial and employment uses in suburban location." The design standards regarding pedestrians as listed in LDC 5.3.4 are to ensure adequate access for employees." Adequate access for employees is provided on site in the existing employee parking lots.

2. Why is compliance with the regulations not appropriate, and will granting of the waiver result in a development more in keeping with the Comprehensive Plan and the overall intent of the Land Development Code?

The applicant believes that compliance with the regulations in this case is not appropriate based on the relatively small additions that this application represents in relation to the overall property. Ford is proposing a building addition the represents a less than 2.5% increase in building square footage to the property.

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3. What impacts will granting of the waiver have on adjacent property owners?

Granting a waiver of the installation of sidewalks along Fern Valley Road should have little to no effect on adjacent property owners, because it would be a continuation of the existing condition that has existed in the area since the plant was developed. The area is not frequented by pedestrians, as it is located adjacent to I-65 and approximately 2 miles from I-264 and approximately 2 miles from I-265. The property is also adjacent to large industrial properties with heavy truck traffic. These properties do not have existing sidewalks installed, so if Ford were to be required to install sidewalks, they would dead end at the edge of Ford's property.

4. Why would strict application of the provision of the regulations deprive you of reasonable use of the land or create an unnecessary hardship for you?

Strict application of the provision would create an unnecessary hardship, in that the installation of over a 1/2 mile of sidewalks would be necessary to meet the requirement, in relation to a building addition project that represents a less than 2.5% increase in square footage to their existing building square footage. A 1/2 mile of sidewalks and modifications to the existing drainage systems between the applicant's property and the existing roadway would add considerable cost implications in relation to the scale of the project.

**Contact Information:**

Owner:  Check if primary contact

Applicant:  Check if primary contact

Name: Michael J M Sweeney

Name: \_\_\_\_\_

Company: Ford Motor Company

Company: \_\_\_\_\_

Address: 2000 Fern Valley Road

Address: \_\_\_\_\_

City: Louisville State: KY Zip: 40213

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Phone: 502 357 5942

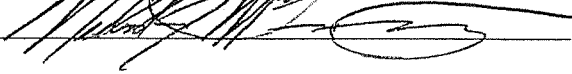
Primary Phone: \_\_\_\_\_

Alternate Phone: 302 802 0823

Alternate Phone: \_\_\_\_\_

Email: mmcsween@ford.com

Email: \_\_\_\_\_

Owner Signature (required): 

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Attorney:  Check if primary contact

Plan prepared by:  Check if primary contact

Name: \_\_\_\_\_

Name: Brooks Benton

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: bbenton@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, Michael J M Sweeney, in my capacity as Facility Manager, 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: 11/28/17

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.