

DRC MINUTES

FEBRUARY 23, 2011

NEW CASES:

CASE NO. 15291

Project Name: Louisville Assembly Plant
Location: 2000 Fern Valley Road
Owner(s): Ford Motor Company
Applicant: Erin Harwell, Ford Motor Company
Representative: Adam Meyer, Lockett and Farley
Jurisdiction: Louisville
Council District: 24 - Madonna Flood
Case Manager: Christopher Brown, Planner I

An audio/visual recording of the Development Review Committee related to this case is available in the Planning and Design Services offices. Please contact the Customer Service staff to view the recording or to obtain a copy. The recording of this meeting will be found on the cd of the February 23, 2011 proceedings.

SUMMARY OF STAFF PRESENTATION:

1:07:40 The applicant requests a sidewalk waiver from Chapter 5.8.1.B of the Land Development Code to not provide required sidewalk along Fern Valley Road frontage:

As part of a Category 2B review on the existing Ford Assembly, the plant will be expanding their overall square footage of buildings by less than 2% to add additional docks, storage space, and material handling locations. These expansions will occur to the east and south of the assembly building adjacent to areas near the railroad ROW and I-65. In accordance with the threshold tables for the Suburban Workplace form district, sidewalks are required along Fern Valley Road. There is an existing 6 foot concrete walk along Grade Lane as well as a 5 foot concrete walk at the intersection of Fern Valley Road and Fern Grade Road. Both existing sidewalk areas allow sufficient pedestrian connectivity to the large industrial site. Due to localized flooding issues in the area, sidewalks along the street frontage would create potential conflicts with the existing storm water drainage infrastructure. To the east, the existing ramps and overpass for I-65 create an area of concern for pedestrian connections and safety.

The following spoke in favor of this request:

Adam Meyer, 737 South Third Street, Louisville, Ky.

The following spoke in opposition:

No one

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SUMMARY OF TESTIMONY OF PROPONENTS:

1:11:02 Mr. Meyer said there is no need for pedestrian access to the existing businesses.

SUMMARY OF TESTIMONY OF OPPONENTS:

None

DISCUSSION:

1:11:47 Commissioner Wahl remarked, "Our office (Metro Public Works) is in support of the waiver given the small amount of addition they're doing in proportion to the requirement and the difficulties with construction."

1:12:00 Commissioner Carlson remarked, "From a practical standpoint, sidewalks really aren't going to accomplish anything because there shouldn't be anyone walking to work as there's no residential in the area. If there are employees interested in walking for exercise on their lunch hour, there's a large parking lot to utilize."

1:12:34 Commissioner Wahl said her main concern is making sure there is TARC access.

REBUTTAL:

None

ACTION

1:13:07 Commissioner Carlson moved to **GRANT** the sidewalk waiver from chapter 5.8.1.B of the Land Development Code to not provide a required sidewalk along Fern Valley Road based on the testimony, staff report and **ADOPT** staff's analysis as the justification for granting the waiver. Commissioner Wahl seconded the motion. Motion carried unanimously.

WHEREAS, the waiver will not adversely affect adjacent property owners since major adjacent property owner, UPS, has pedestrian connectivity provided along their frontage and at the intersection of Fern Valley Rd and Fern Grade Road intersection that serves both uses; and

WHEREAS, the waiver will not violate specific guidelines of Cornerstone 2020 concerning form, compatibility, and mobility since pedestrian connections exist in the vicinity that allow for safe transport without interference with vehicular traffic along adjacent expressway; and

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WHEREAS, the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant to allow for minimization of potential stormwater issues and vehicular/pedestrian conflicts along adjacent expressway ramp areas; and

WHEREAS, 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 by causing issues with existing drainage swales in an area of localized flooding problems.

RESOLVED, that the Development Review Committee does hereby **GRANT** the sidewalk waiver for Case No. 15291, Louisville Assembly Plant.

The vote was as follows:

YES: Commissioners Carlson, Hamilton and Wahl

NO: No one

NOT PRESENT: No one

ABSTAINING: No one