

**Development Review Committee
Staff Report**
February 23, 2011



Case:	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, Luckett & Farley
Jurisdiction:	Louisville
Council District:	24 - Madonna Flood
Case Manager:	Christopher Brown, Planner I

REQUEST

- Sidewalk waiver from Chapter 5.8.1.B of the Land Development Code to not provide required sidewalk along Fern Valley Road frontage

CASE SUMMARY/BACKGROUND

The site is located at the intersection of Fern Valley Road and Grade Lane to the west of I-65 and north of Louisville & Nashville railroad ROW.

Zoning District: EZ-1, Enterprise Zone
Form District: SW, Suburban Workplace
Existing Use: Automotive Manufacturing
Proposed Use: Automotive Manufacturing
Minimum Parking Spaces Required: 2434
Maximum Spaces Allowed: 3650
Parking Spaces Proposed: 2648
Plan Certain Docket #: None

As part of a Category 2B review on the existing Ford Assembly, the plant will be existing there 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 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' concrete walk along Grade Lane as well as a 5' 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 stormwater drainage infrastructure. To the east, the ramps and overpass for I-65 exist creating an area of concern for pedestrian connections and safety.

BACKGROUND/PREVIOUS CASES ON SITE

No related zoning cases or code enforcement issues.

Current Category 2B plan under review for expansion of the existing assembly plant.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Automotive Manufacturing	EZ-1	SW
Proposed	Automotive Manufacturing	EZ-1	SW
<i>Surrounding Properties</i>			
North	UPS	EZ-1	SW
South	Railroad ROW		
East	I-65		
West	UPS	EZ-1	SW

INTERESTED PARTY COMMENTS

No interested party comments have been received by staff.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVERS

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

STAFF: 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.

(b) The waiver will not violate specific guidelines of Cornerstone 2020.

STAFF: 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.

(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 to allow for minimization of potential stormwater issues and vehicular/pedestrian conflicts along adjacent expressway ramp areas.

(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 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.

TECHNICAL REVIEW

No outstanding technical review issues need to be addressed.

STAFF CONCLUSIONS

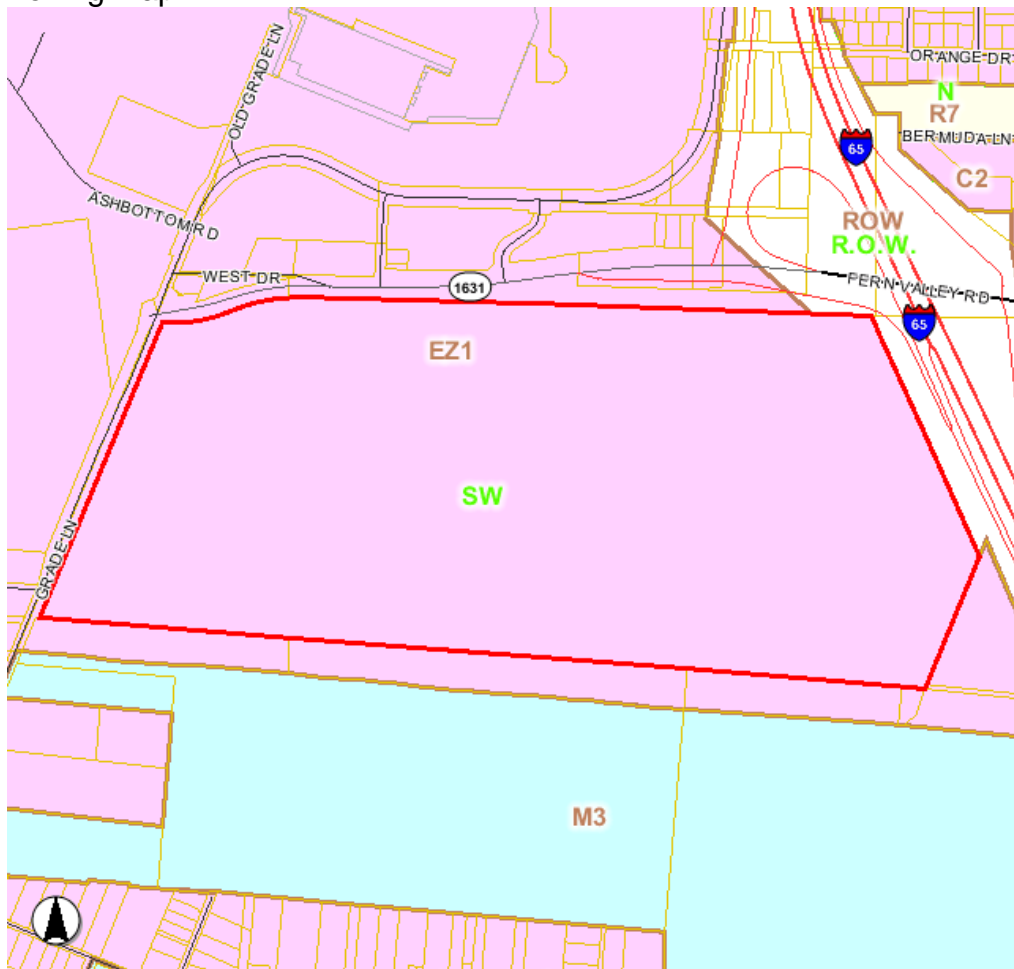
The appropriate relief has been requested by the applicant due to the issues in the area of the existing manufacturing facility. The applicant is proposing a less than 2% to the overall site and there are existing sidewalks along Grade Lane where less traffic conflicts would occur. The Committee needs to consider the issues involved with the existing drainage swales and the adjacent expressway and how the sidewalk construction would affect these factors.

NOTIFICATION

Date	Purpose of Notice	Recipients
2/4/11	Hearing before DRC	1 st tier adjoining property owners Speakers at Planning Commission public hearing Registered Neighborhood Groups

ATTACHMENTS

1. Zoning Map



2. Aerial Photograph



3. Applicant Justification



Louisville Metro Planning & Design Services
LAND DEVELOPMENT CODE WAIVER SUBMITTAL REQUIREMENTS

SUPPLEMENTAL INFORMATION SHEET

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

- Waiver of Chapter 10, Part 2 Landscaping Design
- Waiver of Chapter 10, Part 1, Tree Canopy
- Sidewalk Waiver
- Other Waiver of the Land Development Code, briefly explain below:
Waiver of Section _____, to waive _____

Reason for Request:

- 1) No existing connection at I-65 interchange and overpass.
- 2) Pedestrian access to the plant along Fern Valley Road is provided at the Fern Valley Road - Fern Grade Road intersection and crosswalk.
- 3) Existing drainage issues do not allow for existing swale to be modified and/or reduced for pedestrian sidewalk.
- 4) Existing road shoulder is 10'-0" wide, providing sufficient emergency pedestrian access.

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502-574-6230 Fax 502-574-8129

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LAND DEVELOPMENT CODE WAIVER SUBMITTAL REQUIREMENTS

In order to justify approval of any waiver or modifications of standards, the Planning Commission considers four criteria. Please answer all of the following four items. (Use additional sheets, if needed.)

A. The waiver will not adversely affect adjacent property owners; and,

existing infrastructure will not be compromised (drainage swales). There is no pedestrian
access necessary between the owner and the adjoining commercial businesses.

B. The waiver will not violate the Comprehensive Plan; and,

there are no additional sidewalk connections proposed for the area.

C. The extent of waiver of the regulation is the minimum necessary to afford relief to the applicant; and,

sidewalks along the frontage would require costly stormwater infrastructure currently
being handled by the existing drainage swales.

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LAND DEVELOPMENT CODE WAIVER SUBMITTAL REQUIREMENTS

D. Either:

1. 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

2. 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.

Sidewalks along the frontage would require costly stormwater infrastructure currently
being handled by the existing drainage swales. Sidewalks would not provide beneficial
connectivity to the owner and other commercial businesses in the area, as they do not
require access to one another.

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