

Development Review Committee

Staff Report

December 2nd, 2015



Request:	Category 3 Development Plan with Land Development Code Waivers
Project Name:	Ford Kentucky Truck Plant
Location:	3001 Chamberlain Lane
Owner:	Ford Motor Land Development Corp
Applicant:	Rob Armstrong
Representative:	Lockett & Farley
Jurisdiction:	Louisville Metro
Council District:	17 – Glen Stuckel
Case Manager:	Christopher Brown, Planner II

REQUEST

- Waiver #1: Partial sidewalk waiver from Chapter 5.8.1 of the Land Development Code to not provide a sidewalk along Chamberlain Lane and Westport Road
- Waiver #2: Waiver from Chapter 9.2 of the Land Development Code to not provide the required long term bicycle parking
- Category 3 Plan

CASE SUMMARY/BACKGROUND/SITE CONTEXT

Existing Zoning District: PEC, Planned Employment Center
Existing Form District: SW, Suburban Workplace
Existing Use: Ford Kentucky Truck Plant
Proposed Use: Ford Kentucky Truck Plant
Minimum Parking Spaces Required: 147
Maximum Parking Spaces Allowed: 220

The applicant is proposing to construct 288,715 SF of expansion on the site between several different buildings. The proposed expansion is a 4.9% increase to the existing Ford Truck Plant facility. The proposal follows all previously granted variances and waivers. The applicant is requesting two Land Development Code waivers with the current proposal. The applicant previously constructed sidewalks from the intersection of Chamberlain Lane and Westport Road to Gate 0. They are requesting to waive all sidewalk requirements along Westport Road and a partial sidewalk waiver along Chamberlain Lane with the current proposal. The applicant is proposing to construct an extension of the sidewalk along Chamberlain Lane to the east of the site to Winchester Road. It will provide access for pedestrians along the residential areas to La Grange Road businesses. The second waiver request is to not provide the required long term bicycle parking within the buildings on the site. There are no facilities besides the heavily truck traveled roadways that accommodate bicycle traffic to the site. All other Land Development Code requirements are being met on the subject site.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Manufacturing	PEC	SW
Proposed	Manufacturing	PEC	SW
Surrounding Properties			
North	Industrial Commercial Multi-Family Residential	PEC C-1/C-2 R-7	SW RC
South	I-265 ROW		
East	Industrial Single Family Residential	PEC R-4	SW
West	Industrial	PEC	SW

PREVIOUS CASES ON SITE

- 15WAIVER1020: Wavers to not provide a sidewalk and pedestrian connections along the Collins Lane frontage and landscape waiver. The sidewalk waiver was denied and has been appealed to the full Planning Commission to be heard on November 19th, 2015.

- 14VARIANCE1046: Variance to allow an attached banner/sign to exceed the maximum size, approved by BOZA Committee June 16, 2014

- 14WAIVER1016: Landscape waiver to eliminate the 3 foot continuous screen between the parking lot and Chamberlain Lane; and landscape waiver to eliminate the 120' between interior landscape areas, approved by Planning Commission May 14, 2014.

- 14DEVPLAN1097: Category 3 Development Plan for additional vehicle use area, revision the truck routes, and relocated the cyclone building, approved November 20, 2014.

- 13DEVPLAN1004: Category 3 Development Plan for construction of a new 40,500sf manufacturing building, approved June 05, 2013.

- 13DEVPLAN1031: Category 3 Development Plan for expansion of the facility approved 2013.

- 13 DEVPLAN1061: Category 3 Development Plan for expansion of the facility approved 2013.

- B-17628-12: Variance to allow an attached banner/sign to exceed the maximum size, approved by BOZA Committee May 7, 2012

- 3-2-06: Category 3 Development Plan to relocate Gate 10, approved by Staff March 2006.

- B-182-94: Variance to allow a freestanding sign to encroach into the required Westport Road street side yard, approved by BOZA Committee October 3, 1994

- 9-36-92: Change in zoning from R-4 to PEC, approved by the Planning Commission August 6, 1992 for a portion of the site.

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 (Sidewalk Waiver)

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

STAFF: The waiver will not adversely affect adjacent property owners since pedestrian connections will be provided along the residential portions of Chamberlain Lane to the east of the site.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: Guideline 7, Policy 1 states that developments should be evaluated for their impact on the street and roadway system and to ensure that those who propose new developments bear or reasonably share in the costs of the public facilities and services made necessary by development. Guideline 9, Policy 1 states that new development should provide, where appropriate, for the movement of pedestrians, bicyclists and transit users with sidewalks along the streets of all developments where appropriate. Sidewalks will be provided in an area that is appropriate and provides a meaningful connection for residents; therefore, the waiver will not violate specific guidelines of Cornerstone 2020.

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

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant since sidewalks are being proposed in correlation to the current expansion along Chamberlain Lane.

- (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 not create an unnecessary hardship on the applicant by requiring an excessive amount of sidewalk construction in relation to the percentage increase of building footprint on the site. The applicant will be providing a partial sidewalk construction to the correlate with the proposed expansion.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVERS (Long Term Bicycle Parking)

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

STAFF: The waiver will not adversely affect adjacent property owners since long term bicycle parking will only affect the subject property users.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: The waiver will not violate specific guidelines of Cornerstone 2020 since facilities do not exist to safely bicycle to the subject site in an appropriate manner.

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

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant since all other parking requirements for employees are being met on the site.

- (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 since the long term bicycle parking has been deemed unnecessary for the use.

TECHNICAL REVIEW

- No outstanding technical review issues need to be addressed.

STAFF CONCLUSIONS

The standard of review has been met for the requested partial sidewalk waiver and long term bicycles parking waiver. The sidewalk construction being proposed by the applicant would serve residences to the east of the property. Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Development Review must determine if the proposal meets the standards for granting the requested waivers as established in the Land Development Code.

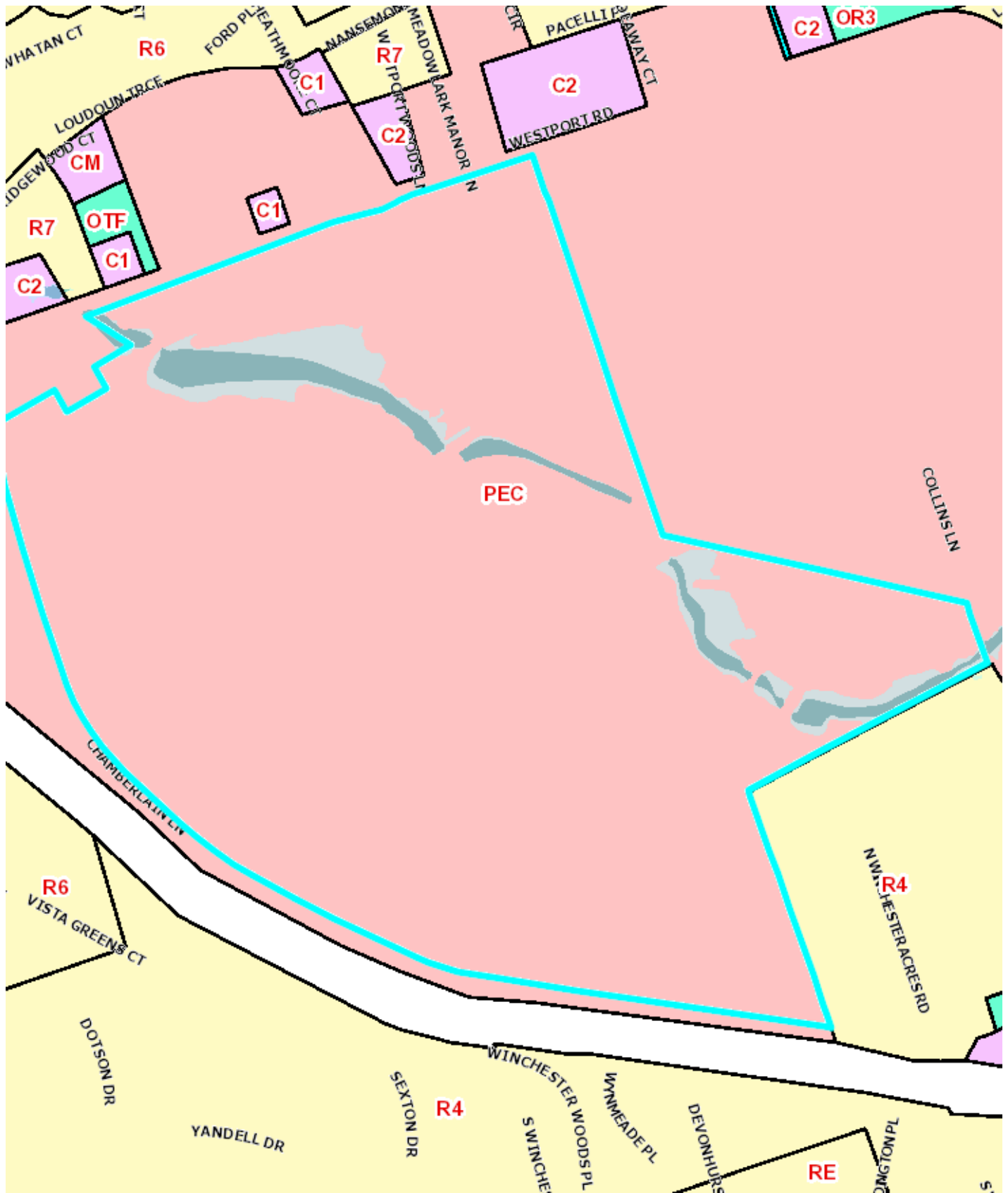
NOTIFICATION

Date	Purpose of Notice	Recipients
11/4/15	Hearing before DRC	1 st and 2 nd tier adjoining property owners Speakers at Planning Commission public hearing Subscribers of Council District 17 Notification of Development Proposals

ATTACHMENTS

- Zoning Map
- Aerial Photograph

1. Zoning Map



2. Aerial Photograph

