

Development Review Committee

Staff Report

June 30, 2021



Case No:	21-CAT2-0007
Project Name:	Ford Lap Expansion
Location:	2000 Fern Valley Road
Owner(s):	Ford Motor Co. World Headquarters
Applicant:	Emily Estes
Jurisdiction:	Louisville Metro
Council District:	13- Mark Fox
Case Manager:	Julia Williams, Planning Supervisor, AICP

REQUEST(S)

- Waivers:
 1. 21-WAIVER-0071 from 5.5.2.A.1 and 5.6.1.B to not provide windows affording views into the business and to allow a blank wall to face a public roadway.

CASE SUMMARY/BACKGROUND

The applicant is proposing a 9,000 square feet (SF) addition to the existing 3,106,285 SF manufacturing facility. The subject site is 173.74 acres, it is zoned EZ-1 and is in the Suburban Workplace form district.

STAFF FINDING / RECOMMENDATION

The requests are adequately justified and meet the standards of review. This site is adjacent to other industrial uses. The proposed use for this addition is support of the manufacturing function of the existing facility. The applicant is planning for this to be a low occupancy portion of the facility where windows would cause a safety risk due to possible breakage.

TECHNICAL REVIEW

The proposal has received preliminary approvals from MSD, and KYTC. Transportation Planning has concerns about the lack of sidewalks along Grade Ln. and Fern Valley Rd.

INTERESTED PARTY COMMENTS

Staff has not received any interested party comments.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER of section 5.5.2.A.1 and 5.6.1.B to allow a proposed building facing public right of way to not provide clear windows or doors affording into the business.

- (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, the proposed addition represents an increase of 0.2% of the existing manufacturing facility. The addition will be visible from Grade Ln. but will be a continuation of the existing design.

(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 not meant to provide visual interest as it is a continuation of the existing blank wall facing Grade Ln. Windows would provide a safety risk for fork lift drivers and storage operations. The projected use is consistent with the existing industrial use on this and adjacent sites. The proposed development is a continuation to the main operations of the existing manufacturing facility. It is intended to have low occupancy of workers and no public access.

Guideline 1, Policy 4 calls for the compatibility of all new development and redevelopment with the scale and site design of nearby existing development and with the pattern of development within the form district. The type of building materials may be considered as a mitigation measure and may also be considered in circumstances specified in the Land Development Code. The Land Development Code provides building design standards for non-residential and mixed use buildings. The purpose of the regulation is to provide visual interest and a human scale that are representative of the form district through the use of windows, columns, pilasters, piers, variation of material, entrances, storefront windows, and other animating features along no less than 60% of their length.

Guideline 4, Policy 8. Encourage industries to locate in workplace Form Districts or in areas readily served by infrastructure and transportation facilities, including transit, rather than isolated industrial sites.

Guideline 20, Policy 2.1 Proposed uses, density and design are compatible with adjacent uses and meets form district guidelines.

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 the proposed development is intended for low occupancy of workers and will not provide access to the public. Additionally, glass windows and doors would pose a safety risk to fork lift drivers and racking storage operations.

(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: Providing windows affording views into the business would deprive the applicant of the reasonable use of the land, it would decrease the safety of the workers as frequent brakeage would likely occur. The proposed use of this addition is the expansion of Ford vehicle

production, there will be no public access and low occupancy of employees. The design of the addition is a continuation of the existing wall visible from Grade Ln.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** waiver from section from 5.5.2.A.1 and 5.6.1.B to not provide windows affording views into the business and to allow a blank wall to face a public roadway

NOTIFICATION

Date	Purpose of Notice	Recipients
06/18/21	Hearing before Development Review Committee	1 st 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

