

Development Review Committee

Staff Report

April 3rd, 2019



Case No:	19WAIVER1010
Project Name:	FORD LAP Building Addition
Location:	2000 Fern Valley Road
Owner(s):	Michael McSweeney – Ford Motor Company
Applicant:	Brooks Benton – Luckett & Farley
Jurisdiction:	Louisville Metro
Council District:	13 – Mark Fox
Case Manager:	Molly Clark - Associate Planner
Presented By:	Jay Luckett – Planner I, AICP

REQUEST(S)

- Waivers:
 1. Waiver of the Land Development Code section 5.8.1.B to not provide sidewalks in the Fern Valley Road and Grade Lane right-of-way.
 2. Waiver of the Land Development Code section 5.9.2.A.1.b.i to not provide pedestrian access from Fern Valley Road or Grade Lane.

CASE SUMMARY/BACKGROUND

The applicant is proposing to add a 3,300 square foot addition to the existing paint shop at the Ford Louisville Assembly Plant (LAP). The proposed addition will be adding on to the existing 3,102,985 square foot building footprint making it a .01% increase in building footprint. The 2 waivers requested are associated with the Category 2-B development plan being reviewed under docket 19DEVPLAN1026. The site is zoned EZ-1 in the Suburban Workplace form district. It is located in an area with many similar heavy industrial uses as well as the airport.

Related Cases:

- 15291 – Category 2B development plan with an associated sidewalk waiver. Approved at the Development Review Committee on Feb. 23rd 2017.
- 17DEVPLAN1204 – Category 2B development plan with an expansion including three new docks, storage space, and material handling locations being an overall expansion of 2.34% to the existing building footprint.
- 18DEVPLAN1016 – Category 2B development plan for 2 additions with a combined total of 9,500 square feet with associated sidewalk waiver and a bicycle parking waiver.

STAFF FINDING

The requests are adequately justified and meet the standards of review.

TECHNICAL REVIEW

Transportation Planning and MSD have preliminarily approved the proposal. There are no outstanding technical issues associated with this request

INTERESTED PARTY COMMENTS

Staff has not received any comments from interested parties.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER of section 5.8.1.B. to not provide sidewalks.

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

STAFF: The waiver will not adversely affect adjacent property owners as there are no sidewalks along Fern Valley Road or Grade Lane. There are also no residential or commercial uses nearby likely to generate significant pedestrian traffic. The surrounding developments such as UPS and the airport do not have sidewalk systems along the adjacent right of ways.

- (b) The waiver will not violate specific guidelines of the Comprehensive Plan; and

STAFF: The waiver will not violate the guidelines of the Comprehensive Plan. Mobility Goal 3 Policy 5 states that we should evaluate developments for their impact on the transportation network (including the street, pedestrian, transit, freight movement and bike facilities and services) and air quality. Mobility Goal 3, Policy 5 states that we should ensure that those who propose new development bear or share in rough proportionality the costs of transportation facilities and services made necessary by development. Mobility Goal 3, Policy 10 states that we should ensure that necessary improvements occur in accordance with long-range transportation plans and level of mobility criteria for all modes of travel. The proposal is most likely not going to generate any pedestrian traffic, as the site is used exclusively for the production of Ford vehicles and a majority of the site is fenced off with barbed wire and gates. The addition is adding a small amount of square footage to an existing facility for the plant. The site is located in a heavy industrial area, with many secure industrial sites that generate minimal pedestrian traffic. There is no existing pedestrian network in the area to connect to.

- (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 is the minimum necessary to afford relief to the applicant since the installation of sidewalks would equal to over a half mile of sidewalks to meet this requirement in an area with no sidewalks.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER of section 5.9.2.A.1.b.i to not provide pedestrian access from Fern Valley Road or Grade Lane.

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

STAFF: The waiver will not adversely affect adjacent property owners, as most sites in this area are industrial uses with fenced perimeters for security. There are also no sidewalks to provide pedestrian access to. All surrounding developments such as UPS and the airport do not have sidewalks along the right of ways.

- (b) The waiver will not violate specific guidelines of the Comprehensive Plan; and

STAFF: The waiver will not violate the guidelines of the Comprehensive Plan. Mobility Goal 3, Policy 5 states that we should evaluate developments for their impact on the transportation network (including the streets, pedestrian, transit, freight movement and bike facilities and services) and air quality. Mobility Goal 3, Policy 5 states that we should ensure that those who propose new developments bear or share in rough proportionality the costs of transportation facilities and services made necessary by development. Mobility Goal 3, Policy 10 states that we should ensure that necessary improvements occur in accordance with long-range transportation plans and level of mobility criteria for all modes of travel. The proposal is unlikely to generate any pedestrian traffic since it is surrounded by UPS and the airport which both do not have sidewalk systems to connect to. The site is used exclusively to manufacture vehicles and is located on a property that the majority is fenced off with barbed wire fencing and gates which would make the creation of a pedestrian connection difficult.

- (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 is the minimum necessary to afford relief to the applicant because there are no sidewalk networks in the surrounding areas to have a pedestrian connection to connect to.

- (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, as the proposed use has exceptional security needs that necessitate a fenced perimeter and will not generate any pedestrian traffic. A majority of the property is fenced off with barbed wire and gates.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Waivers**

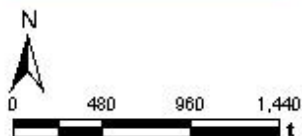
NOTIFICATION

Date	Purpose of Notice	Recipients
3/22/2019	Hearing before DRC	1 st tier adjoining property owners

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



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Tuesday, March 26, 2019 | 4:01:46 PM



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2. Aerial Photograph



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