

PRE
Dec 20



General Waiver Application

Louisville Metro Planning & Design Services

Case No.: 17DEVPLAN1204 Intake Staff: NH

Date: 12/4/17 Fee: 215

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

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

- Landscape Waiver of Chapter 10, Part 2
- Other: Waiver of Section 9.2.5 – Long Term Bicycle Parking

A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation of Waiver: A waiver to not provide long term bicycle parking for the proposed expansion of an existing manufacturing facility.

Primary Project Address: 2000 Fern Valley RD., Louisville, KY 40213

Additional Address(es): -

Primary Parcel ID: 063102000000

Additional Parcel ID(s): -

RECEIVED
DEC 04 2017
PLANNING &
DESIGN SERVICES

Proposed Use: Manufacturing Existing Use: Manufacturing

Existing Zoning District: EZ1 Existing Form District: Suburban Workplace

Deed Book(s) / Page Numbers²: 3025 0371

The subject property contains 173.46 acres. Number of Adjoining Property Owners: 8

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: _____ Docket/Case #: _____

Docket/Case #: _____ Docket/Case #: _____

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer all of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. Will the waiver adversely affect adjacent property owners?

No, the waiver will not adversely affect adjacent property owners. No increase in traffic volume is expected as a result of waiving the long term bike parking. With the proposed warehouse addition, only a minimal increase in employee count is expected. Based on the expected employee increase only 1 long term bicycle parking space would be required per the LDC. Waiving the requirement for 1 long term bicycle parking space will not adversely affect the adjacent property owners.

2. Will the waiver violate the Comprehensive Plan?

No, the waiver would not violate the comprehensive plan. The comprehensive plan discusses providing appropriate safe modes of transportation throughout the form district. Bicycling for the plant employees along Fern Valley road is a less than desirable mode of transportation due to the significant tractor trailer traffic in the area. The applicant does not believe it is the intent of the comprehensive plan to promote bicycle traffic in areas with heavy tractor trailer use.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

Yes, the extent of the waiver is the minimum necessary to afford relief of the applicant. Short term bicycle parking is not required, and the applicant is requesting that long-term bicycle parking be waived.

RECEIVED
DEC 04 2017
PLANNING &
DESIGN SERVICES

4. Has either (a) the applicant 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 would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

The strict application of the provisions of the regulation would provide an unnecessary hardship on the applicant. Short term bike racks are not required by the LDC, and similarly the applicant is requesting that long term bike parking be waived. Providing long term bike parking encourages to commingling of bicycle traffic with heavy traffic trailer traffic, creating the unnecessary hardship of continual safety concerns.

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Michael T McSweeney

Name: _____

Company: Ford Motor Co

Company: _____

Address: 2000 Fern Valley Road

Address: _____

City: Louisville State: KY Zip: 40213

City: _____ State: _____ Zip: _____

Primary Phone: 502-357-5942


Primary Phone: _____

Alternate Phone: 502-802-0823

Alternate Phone: _____

Email: MMCSWEENE@Ford.com

Email: _____

Owner Signature (required): 

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Brooks Benton

Company: _____

Company: Luckett & Farley

Address: _____

Address: 737 S. Third St.

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40202

Primary Phone: _____

Primary Phone: 502-585-4181

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: bbenton@luckett-farley.com

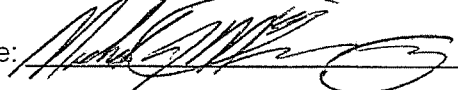
PLANNING & DESIGN SERVICES

Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Michael T McSweeney, in my capacity as FACILITY MANAGER, hereby representative/authorized agent/other

certify that Ford Motor Company is (are) the owner(s) of the property which name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature:  Date: 11/28/2017

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.