

# Land Development and Transportation Committee Staff Report

March 22, 2018



<b>Case No:</b>	18DEVPLAN1016
<b>Project Name:</b>	FORD LAP Building Addition
<b>Location:</b>	2000 Fern Valley Road
<b>Owner(s):</b>	Michael McSweeney – Ford Motor Company
<b>Applicant:</b>	Michael McSweeney – Ford Motor Company
<b>Representative(s):</b>	Brooks Benton – Lockett & Farley
<b>Project Area/Size:</b>	173.46 acres
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	13 – Vicki Aubrey Welch
<b>Case Manager:</b>	Ross Allen – Planner I

## REQUEST(S)

**WAIVER:** A waiver from LDC Section 5.8.1.B/5.9.2.A.b.i to not provide a sidewalk along Fern Valley Road and a sidewalk for a length of 343 from the eastern side of the intersection of Fern Valley Rd. and Grade Lane south from the intersection as associated with the Category 2B Development Plan.

## CASE SUMMARY/BACKGROUND

The subject 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. The waivers are associated with a Category 2B review on the existing Ford Louisville Assembly Plant (LAP). The expansion includes a 1,300 sf. addition to the southern side of the building and an 8,200 sf. addition to the southeastern side of the existing assembly building. The proposed addition/s has a combined total 9,500 sf. on an EZ-1 zoned parcel within a Suburban Workplace Form District. The proposed expansion is approximately 0.31% of the existing structure of 3,084,065 sf. In accordance with the threshold tables for the Suburban Workplace form district, sidewalks are required along Fern Valley Road and for an approximate distance 343 feet along Grade Lane. Due to localized flooding issues in the area, sidewalks along the street frontage would create potential conflicts with the existing storm water drainage infrastructure. Along Grade Lane there is a declination in grade from the edge of pavement to the applicant's the along Fern Valley Road there is also a declination in grade from the edge of pavement to the fence line of the FORD Louisville Assembly Plant with a portion being an MSD drainage channel.

Related cases:

- 15291 – Category 2B development plan with an associated sidewalk waiver. Approved at the Development Review Committee on Feb. 23, 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 structure.

## **STAFF FINDING / RECOMMENDATION**

**Waiver:** Staff finds the sidewalk waiver from LDC Section 5.8.1.B/5.9.2.A.1.b.i to not provide a sidewalk along Fern Valley Road and to not provide a sidewalk for a length of 343 from the eastern side of the intersection of Fern Valley Rd. and Grade Lane south justifiable given the site conditions along both road frontages as associated with the Category 2B Development Plan within a Suburban Workplace Form District.

**LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE**

	<b>Land Use</b>	<b>Zoning</b>	<b>Form District</b>
<b><i>Subject Property</i></b>			
<b>Existing</b>	Automotive Manufacturing	EZ-1	Suburban Workplace
<b>Proposed</b>	Automotive Manufacturing	EZ-1	Suburban Workplace
<b><i>Surrounding Properties</i></b>			
<b>North</b>	Commercial (Parking Lot)	EZ-1	Suburban Workplace
<b>South</b>	Lou. & Nashville RR ROW		
<b>East</b>	I-65 ROW		
<b>West</b>	UPS	EZ-1	Suburban Workplace

## **TECHNICAL REVIEW**

A Bicycle Parking Waiver Form was signed on March 7, 2018 by Planning and Design Services Assistant Director Joe Reverman on behalf of FORD Motor Company as associated with case no. 18DEVPLAN1016 and incorporated into the case file. The waiver administratively waives the long term parking requirement as required by LDC Section 9.2.5.C, table 9.2.1 for 1 bicycle parking space per 50 employees as associated with the Category 2B Development Plan case no. 18DEVPLAN1016.

## **INTERESTED PARTY COMMENTS**

Staff has not received any comments from interested parties.

## **APPLICABLE PLANS AND POLICIES**

Land Development Code (LDC August 2017a)  
Comprehensive Plan (Cornerstone 2020)

**STANDARD OF REVIEW AND STAFF ANALYSIS FOR A WAIVER:** A sidewalk waiver from LDC Section 5.8.1.B/5.9.2.A.1.b.i to not provide a sidewalk along Fern Valley Road and a sidewalk for a length of 343 from the eastern side of the intersection of Fern Valley Rd. and Grade Lane south of the intersection.

- (a.) How does the proposed waiver conform to the Comprehensive Plan and the intent of the Land Development Code?

STAFF: The applicant believes the waiver meets the intent of the Comprehensive Plan and LDC, which calls for the design intent of the suburban workplace form district to “reserve land for large-scale industrial and employment uses in a suburban location.” The design standards regarding pedestrians as listed in LDC Section 5.3.4 are to ensure “adequate access for employees.” Adequate access for employees is provided on site in the existing employee parking lots.

(b.) Why is compliance with the regulations not appropriate, and will granting of the waiver result in a development more in keeping with the Comprehensive Plan and the overall intent of the Land Development Code?

STAFF: The applicant believes that compliance with the regulations in this case is not appropriate based on the relatively small additions that this submission represents in relation to the existing structure. Ford is proposing a building addition that represents less than a 0.31% increase in square footage to the property.

(c.) What impacts will granting of the waiver have on adjacent property owners?

STAFF: Granting a waiver of the installation of sidewalks along Fern Valley Road and a portion of Grade Lane should have no effect upon adjacent property owners because it would be a continuation of the existing condition that has existed in the area since the plant was developed. The area is not frequented by pedestrians as it is located adjacent to I-65 and approximately 2 miles from I-264 and approximately 2 miles from I-265. The property is also adjacent to large industrial properties with heavy vehicular traffic. These properties do not have existing sidewalks they would dead end at the edge of the Ford's property.

(d.) Why would strict application of the provision of the regulations deprive you of reasonable use of the land or create an unnecessary hardship for you?

STAFF: Strict application of the provision would create an unnecessary hardship in that the installation of over a ½ mile of sidewalks would be necessary to meet the requirement, in relation to a building addition project that represents less than a 0.31%% increase in the square footage of the existing structure square footage. A ½ mile sidewalks and modifications to the existing drainage systems between the applicant's property and the existing roadway would add considerable cost implications in relation to the scale of the project.

**REQUIRED ACTIONS**

**Approve/Deny WAIVER:** A sidewalk waiver from LDC Section 5.8.1.B/5.9.2.A.1.b.i to not provide a sidewalk along Fern Valley Road and a sidewalk for a length of 343 from the eastern side of the intersection of Fern Valley Rd. and Grade Lane south of the intersection as associated with the Category 2B Development Plan.

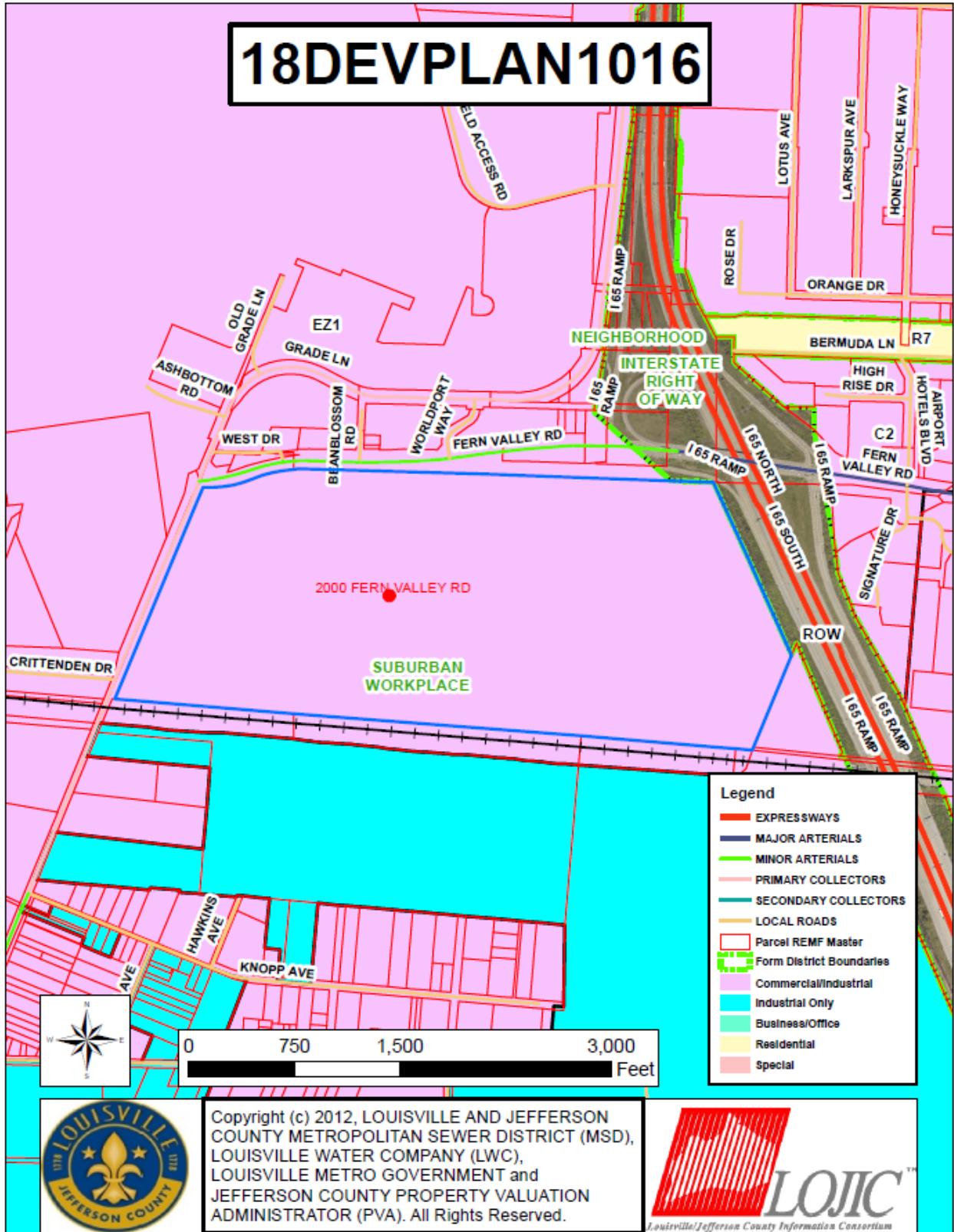
**NOTIFICATION**

Date	Purpose of Notice	Recipients
March 22, 2018	Hearing before LD&T	1 <sup>st</sup> tier adjoining property owners 10 days prior (Notices sent out on March 09, 2017) Subscribers of Council District 13 Notification of Development Proposals

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. Aerial Photograph

