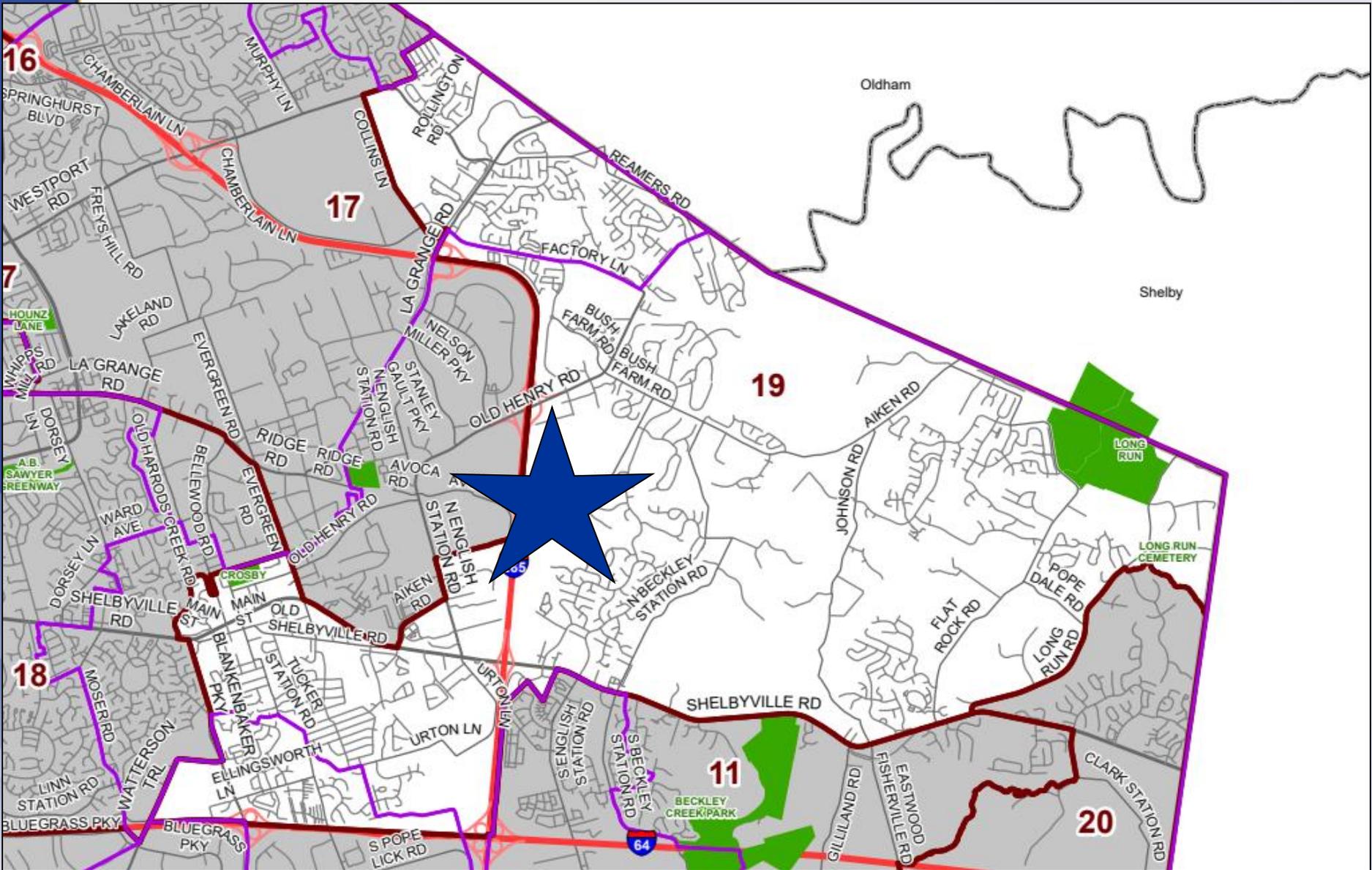


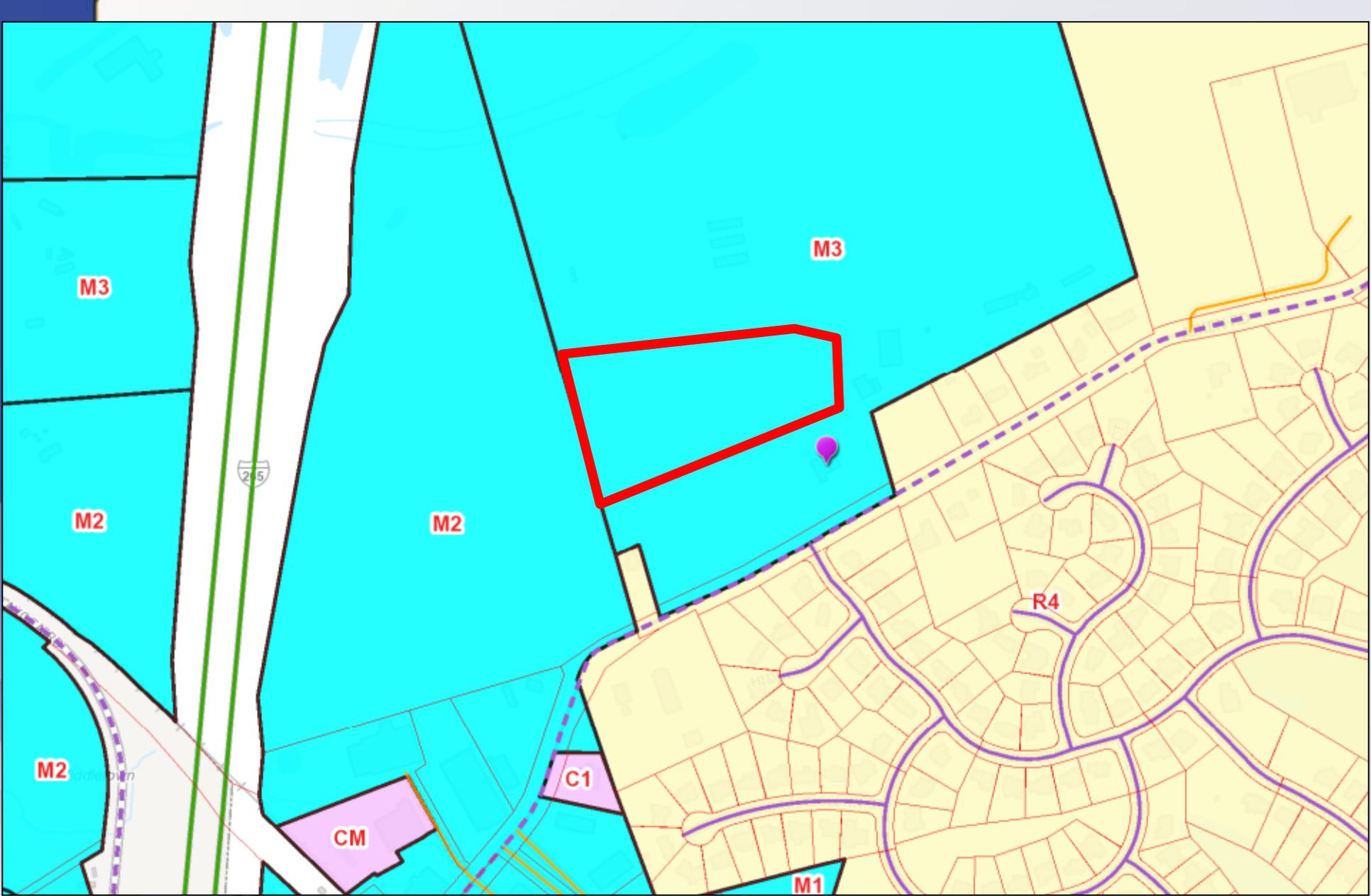
22-DDP-0098
SUNSHINE CONCRETE



Planning & Zoning Committee
December 6, 2022







Requests

- Revised Detailed District Development Plan with Revisions to Binding Elements

Project Summary

- The applicant is proposing to construct a concrete batch/mixing plant on approximately 5.4 acres within the M-3 zoning district.
- The subject site is located in the Suburban Workplace form district in eastern Louisville Metro.
- The proposed tract is a portion of a larger tract that is a quarry site rezoned under 9-62-82.

Project Summary

- The quarry site has an existing Conditional Use Permit to permit filling of the quarry, most recently modified under dockets 15CUP1019 and 15DEVPLAN1051. This proposal does not impact the filling or quarry operations on site.
- A similar plan was approved under docket 21-DDP-0116. The applicant has proposed additional screening and planting and a reduced scale of operations from the previous plan.

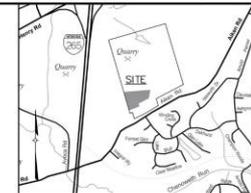
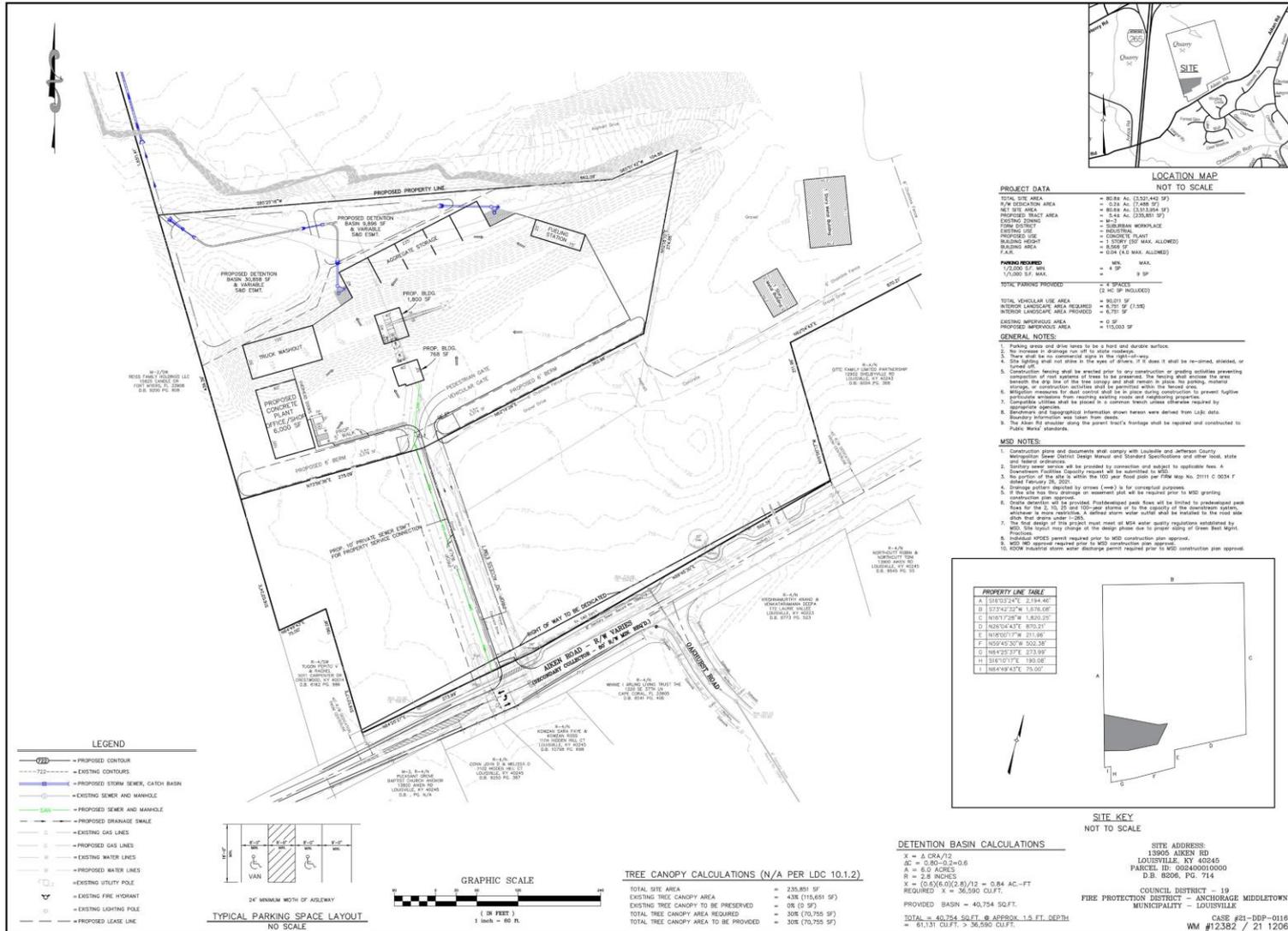
Summary of Site History

- 1983 - Rezoning approved for M-3 zoning 9-62-82.
- 1984 - Conditional Use Permit for Quarry Operations B-15-84
- 2005 - Conditional Use Permit for Mulching and recycling operation within the bounds of the quarry, as well as modification of existing permit relating to fill operations in quarry. Access for quarry operations and fill material specifically restricted to access from Avoca Rd via tunnel. Access to Landscape business explicitly permitted to use Aiken for truck and car access. B-15-84 and B-115-05.

Summary of Site History

- 2015 - Revised District Development Plan and Modified Conditional Use Permit. Allowed a second access point to the quarry and filling operations from the north via Old Henry/Terra Crossings Blvd. 15DEVPLAN1051 and 15CUP1019.
- 2021-2022 - Revised Detailed District Development Plan to construct Concrete Batch plant on subject site. 21-DDP-0116 and 22-DDP-0098.

Proposed Plan



PROJECT DATA

TOTAL SITE AREA	= 80.86 AC (3,330,462 SF)
R/W RESERVATION AREA	= 0.24 AC (10,480 SF)
NET SITE AREA	= 80.62 AC (3,319,982 SF)
PROPOSED TRACT AREA	= 5.44 AC (235,801 SF)
EXISTING ZONING	= R-100 (S.D. 10.1.2)
EXISTING USE	= CONCRETE WORKPLACE
PROPOSED USE	= CONCRETE
BUILDING HEIGHT	= 1 STORY (50' MAX. ALLOWED)
RESERVED AREA	= 0.88 AC (38,160 SF)
PROPOSED RESERVED AREA	= 0.04 AC (1,740 SF)

PARKING PROVIDED

17,000 S.F. MIN.	= 4 SP
17,000 S.F. MAX.	= 9 SP

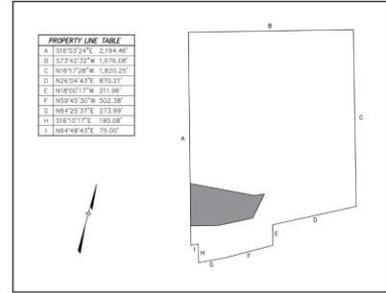
TOTAL PARKING PROVIDED = 4 "B" SPACES (12 AC OF PARKING)

TOTAL VEHICULAR USE AREA = 80,271 SF
INTERIOR LANDSCAPE AREA RESERVED = 6,751 SF (1.5%)
INTERIOR LANDSCAPE AREA PROVIDED = 6,751 SF

EXISTING IMPERVIOUS AREA = 0 SF
PROPOSED IMPERVIOUS AREA = 115,003 SF

- GENERAL NOTES:**
- Existing water and sewer lines to be in a hard and stable condition.
 - No increase in storage on off to other waterways.
 - There shall be no construction signs in the right-of-way.
 - No building shall not exist in the eyes of others if it shall be re-erected, altered, or burned off.
 - Construction activities shall be executed prior to any construction or grading activities, preserving completion of most systems of trees to be preserved. The timing shall ensure the trees survive the duration of the site work and are not damaged by grading activities.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from existing existing roads and neighboring properties.
 - Construction activities shall be planned to avoid sensitive areas, including wetlands, riparian areas, and other environmentally sensitive areas.
 - Boundaries and topographical information shown herein were derived from LIDAR data. Boundary information was taken from deeds.
 - The owner, by submitting this plan, warrants that all required and constructed to meet applicable standards.

- MWD NOTES:**
- Construction plans and documents shall comply with Louisville and Jefferson County Ordinances. Stormwater management shall comply with applicable codes, rules, and standards and federal and state laws.
 - Stormwater management shall be provided by detention and subject to applicable laws.
 - The portion of the site to be developed shall be submitted to the MWD for review under the authority of the MWD, which has the final approval authority for the MWD. The MWD may require the MWD to provide additional information.
 - Drainage shall be provided by means (a) to be determined by MWD.
 - If the site has been changed on a recent date, it will be required prior to MWD granting.
 - Drainage information will be provided. Postulated storm flows will be limited to downstream peak flows for 2, 5, 10, 25, and 100-year storms or to the capacity of the downstream system, whichever is more restrictive. A defined storm water outlet shall be provided to the road side ditch that drains under the site.
 - The stormwater management plan must meet all state water quality requirements established by MWD. Site layout may change if the design phase due to greater understanding of stream bed Mgnt.
 - Final design shall be provided to MWD for review.
 - MWD approval required prior to MWD construction plan approval.
 - NOOR hazardous storm water discharge permit required prior to MWD construction plan approval.



SITE ADDRESS:
13905 AKEN RD
LOUISVILLE, KY 40245
PARCEL ID: 002400100000
D.B. 8006, PG. 714

COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN MUNICIPALITY - LOUISVILLE

WM #12382 / 21 1206

NO.	DATE	REVISIONS	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 2121B-000P
 DATE: 7/20/21
 SCALE: AS SHOWN
 SHEET NO.: 1
 TOTAL SHEETS: 1

SUNSHINE CONCRETE
 LAND DESIGN & DEVELOPMENT, INC.
 OTTE FAMILY LTD PARTNERSHIP
 12902 SHELBYVILLE RD
 LOUISVILLE, KY 40243

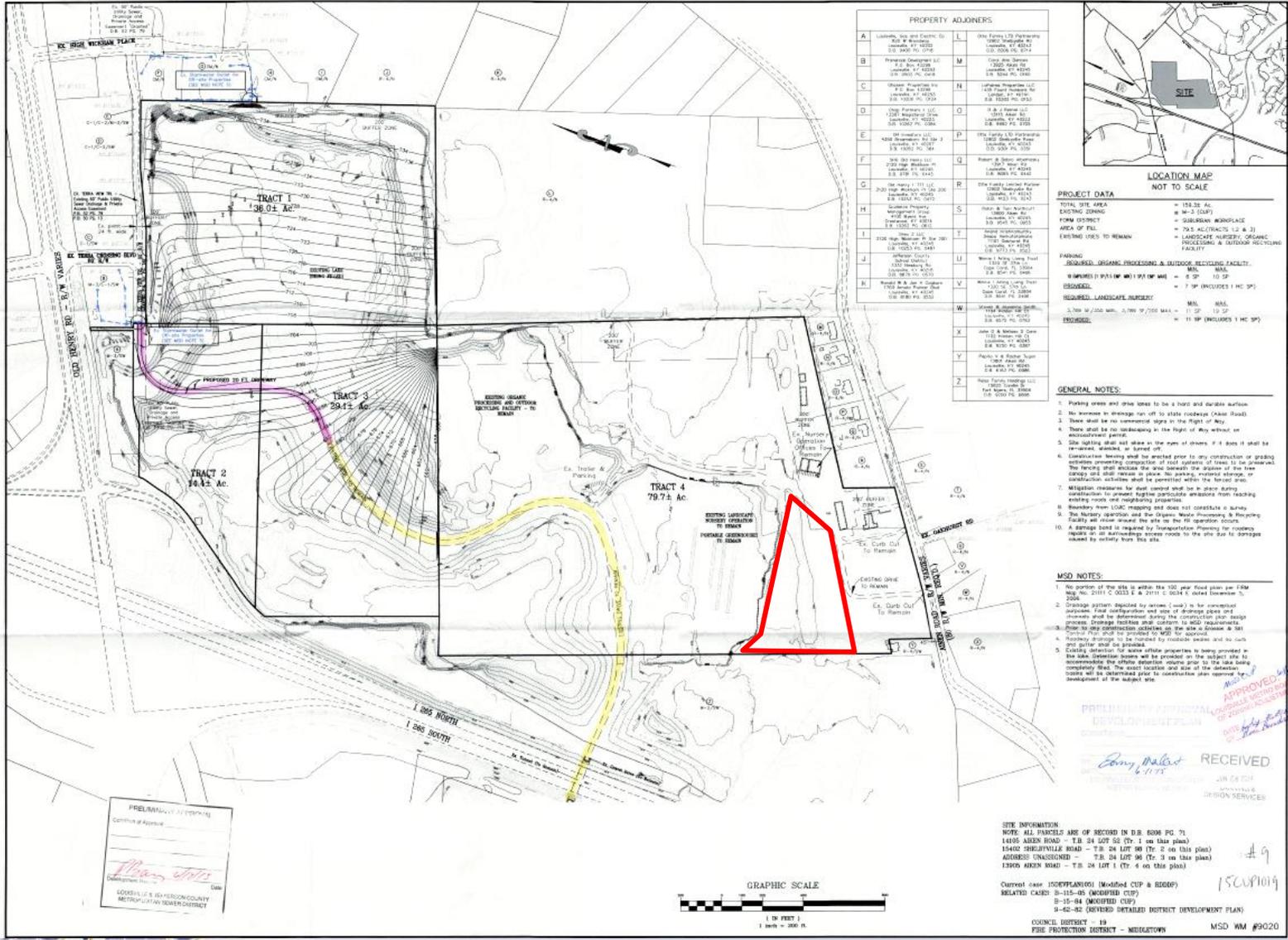
SITE LAYOUT PLAN: 2121B
 SHEET: 1
 OF: 1

ENGINEER'S SEAL
 SURVEYOR'S SEAL

Approved 1983 Plan



2015 CUP Plan



PROPERTY ADJACERS	
A	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



PROJECT DATA

TOTAL SITE AREA = 138.32 AC
 EXISTING ZONING = M-2 (CUP)
 FORM DISTRICT = SUBURBAN WORKPLACE
 AREA OF FILL = 745 AC (APPROX. 1/2 IN. IN 3)
 EXISTING USES TO REMAIN = LANDSCAPE NURSERY, ORGANIC PROCESSIONAL & OUTDOOR RECREATION FACILITY

FINANCING

REQUIRED ORGANIC PROCESSING & OUTDOOR RECYCLING FACILITY:

- 5' MINIMUM DRAINAGE SWALE WITH 1% SLOPE = 5 SP 10 SP
- PROPOSED = 7 SP (INCLUDES 1 HC SP)

REQUIRED LANDSCAPE SURVEY: MSL, MSL

- 3.769 AC/200 YDS. = 3.769 SP/200 YDS. = 11 SP 10 SP
- PROPOSED = 11 SP (INCLUDES 1 HC SP)

- GENERAL NOTES:**
- Planting trees and other trees to be a hard and durable surface.
 - No attempt to drainage run off to adjacent existing (existing Road) Road.
 - There shall be no commercial signs in the Right of Way.
 - There shall be no landscaping in the Right of Way without an architectural review.
 - Site lighting shall not shine in the eyes of others if it does it shall be screened, shielded, or turned off.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of soil systems of trees to be preserved. The fencing shall enclose the area beneath the canopy of trees to be preserved. The canopy shall extend at least 100 feet from the trunk of the tree. Landscaping shall be provided to preserve, protect, and enhance the existing trees and surrounding properties.
 - Mitigation measures for dust control shall be in place during construction. The primary dust control measures shall include watering roads and surrounding properties.
 - Remediation from L&D mapping and does not constitute a warranty.
 - The Survey operation and the design, design drawings, & engineering liability will occur around the site on the 10 operation occurs.
 - A spring bond is required by transportation financing for roadway construction. It will be provided for by the contractor upon completion of all auto-landscaping access roads to the site due to damages caused by activity from this site.

- MSD NOTES:**
- No portion of the site is within the 100 year flood plain per FEMA Map No. 22111 C 0022 E & 22111 C 0024 E dated December 5, 2004.
 - Drainage pattern depicted by arrows (used) is for conceptual purposes. Final configuration and size of drainage pipes and inlets shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements. Prior to any construction activities on the site a license & lot control plan shall be provided for MSD for record.
 - Anybody drainage to be handled by roadside ditches and not curbs and gutters shall be provided.
 - Any drainage program to be implemented on the site shall be provided to the MSD. Design drawings will be provided on the subject site to demonstrate the final drainage design prior to the final design completion. The MSD shall determine the size of the detention basins and the MSD shall determine the size of the detention basins. The MSD shall determine the size of the detention basins. The MSD shall determine the size of the detention basins.

SITE INFORMATION

NOTE: ALL PARCELS ARE OF RECORD IN D.B. BOOK PG 71

14105 AIKEN ROAD - T.B. 34 LOT 5E (Tr. 1 on this plan)

14102 SHELVILLE ROAD - T.B. 24 LOT 5E (Tr. 2 on this plan)

ADDRESS UNASSIGNED - T.B. 24 LOT 4E (Tr. 3 on this plan)

13905 AIKEN ROAD - T.B. 24 LOT 1 (Tr. 4 on this plan)

Current case: ISOPREPLAND (Modified CUP & REDEP)
 RELATED CASES: IS-115-04 (MODIFIED CUP)
 IS-62-04 (UNTERED DISTRICT DEVELOPMENT PLAN)

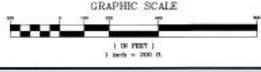
COUNCIL DISTRICT - 19
 FIRE PROTECTION DISTRICT - MIDDLETOWN

MSD WM #9020

PRELIMINARY APPROVAL
 Certificate of Approval

Alan J. Smith
 Commissioner

LOUISVILLE & SEVERNDEN COUNTY
 METROPOLITAN GOVERNMENT



NO.	DATE	DESCRIPTION	BY	CHK

PROJECT DATA

DATE: 11/14/2014
 TIME: 10:00 AM
 DRAWN BY: J. SMITH
 CHECKED BY: J. SMITH
 SCALE: AS SHOWN

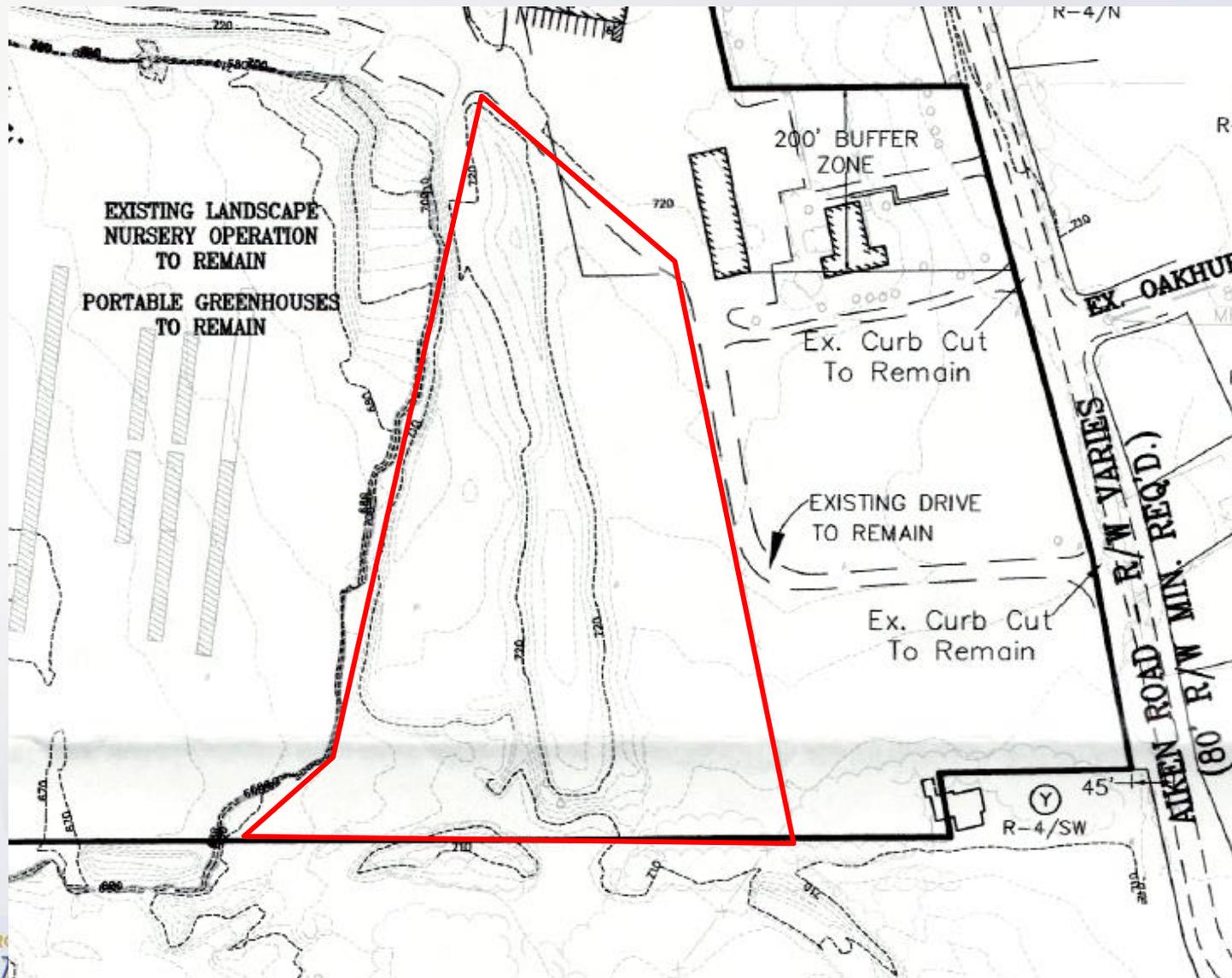
APPROVED BY: [Signature]

L&D
 LAND DESIGN & DEVELOPMENT, INC.
 12502 SHELVILLE ROAD
 LOUISVILLE, KY 40243

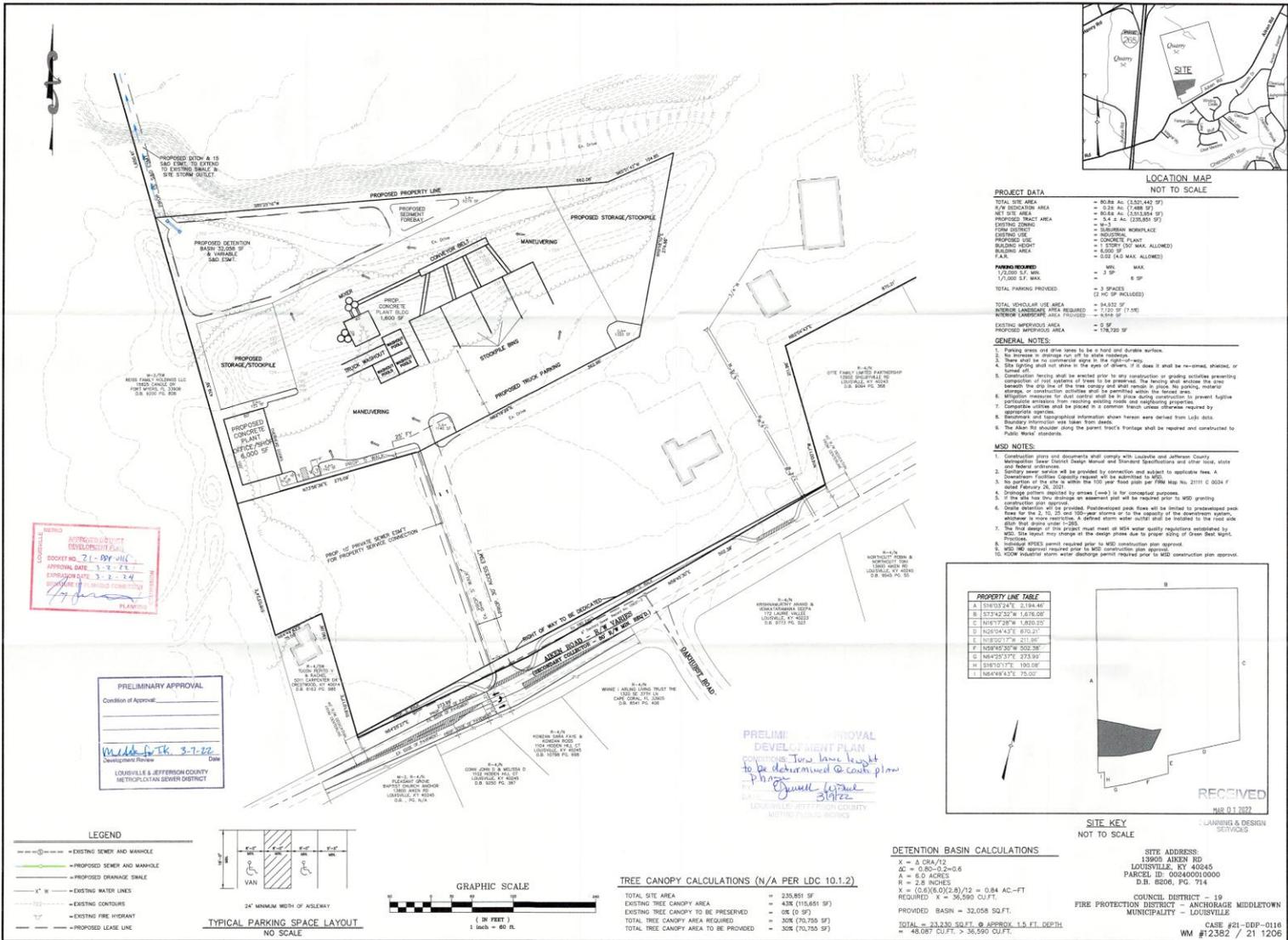
14105 AIKEN ROAD
 OWNER/DEVELOPER
 OTTE FAMILY LTD PARTNERSHIP
 12502 SHELVILLE ROAD
 LOUISVILLE, KY 40243

NO. 14108
 SHEET 1 OF 1

2015 CUP Plan Detail



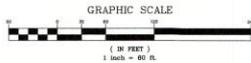
Approved Plan 3-2-22



RECEIVED
 APPROVED DEVELOPMENT
 DEVELOPMENT PLAN
 BOOKET NO. 21-20-001
 APPROVAL DATE 3-7-22
 EXPIRES DATE 3-7-24
 DEVELOPMENT DISTRICT
 PLANNING

PRELIMINARY APPROVAL
 Condition of Approval:
 Middlefork 3-7-22
 DEVELOPMENT DISTRICT
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

- LEGEND**
- EXISTING SEWER AND MANHOLE
 - PROPOSED SEWER AND MANHOLE
 - PROPOSED DRAINAGE SWALE
 - EXISTING WATER LINES
 - EXISTING CONTOURS
 - EXISTING FIRE HYDRANT
 - PROPOSED LEASE LINE



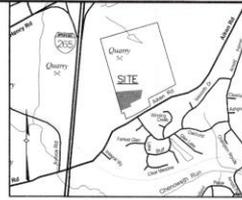
TREE CANOPY CALCULATIONS (N/A PER LDC 10.1.2)

TOTAL SITE AREA	= 80.88 AC (3,507,442 SF)
EXISTING TREE CANOPY AREA	= 335,851 SF
TOTAL TREE CANOPY AREA REQUIRED	= 438 (115,651 SF)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 308 (70,755 SF)

DETENTION BASIN CALCULATIONS

X = A CRA/12
 X2 = 0.85-1.25+0.6
 A = 8.0 ACRES
 R = 2.5 INCHES
 X = (0.65(8.0)(2.5))/2 = 0.84 AC-FT
 REQUIRED X = 36,590 CU.FT.

PROVIDED BASIN = 32,058 SQ.FT.
 TOTAL = 33,740 SQ.FT. @ APPROX. 1.5 FT. DEPTH
 = 40,607 CU.FT. > 36,590 CU.FT.



PROJECT DATA

TOTAL SITE AREA	= 80.88 AC (3,507,442 SF)
NET SITE AREA	= 62.8 AC (2,748 SF)
PROPOSED TRACT AREA	= 80.88 AC (3,507,442 SF)
EXISTING ZONING	= S-4-A AC (22,850 SF)
FORM CODE	= M-2
EXISTING USE	= SUBMERSED WORKPLACE
PROPOSED USE	= CONCRETE PLANT
BUILDING HEIGHT	= 8 STORY (80' MAX. ALLOWED)
F.A.R.	= 6.000 SF
	= 5.00 (4.5 MAX. ALLOWED)

PARKING REQUIRED:
 17,000 S.F. MIN.
 17,000 S.F. MAX.

TOTAL PARKING PROVIDED:
 3 SPACES
 (2 HC SP PROVIDED)

TOTAL VEHICLE USE AREA:
 = 84,022 SF

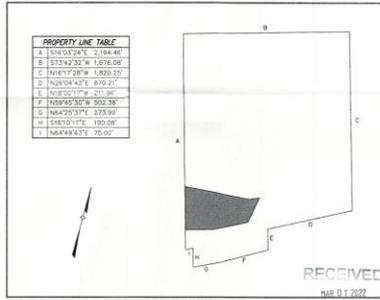
INTERIOR LANDSCAPE AREA REQUIRED:
 = 2,125 SF (1.1%)

EXISTING IMPERVIOUS AREA:
 = 0 SF

PROPOSED IMPERVIOUS AREA:
 = 178,722 SF

- GENERAL NOTES:**
- Parking areas on other sheets to be a hard and durable surface.
 - For maximum information on site grading, see separate site plan.
 - There shall be no commercial signs on the right-of-way.
 - Site lighting shall not shine in the eyes of drivers. If it does it will be removed, shielded, or turned off.
 - Construction fencing shall be erected prior to any construction or grading activities preventing completion of tree removal or preservation. The fencing shall enclose the area beneath the site line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Signage required by code shall be provided in accordance with the requirements of the applicable ordinance (tree-removal, grading, and landscaping provisions).
 - Complete utility and site plan to a common basis shall be required by the applicable ordinance.
 - Dimensions and topographic information shown herein were derived from LIDAR data. Boundary information was taken from deeds.
 - The plan shall be approved by the Planning and Zoning Commission and the Board of Commissioners.

- MSD NOTES:**
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District (MSD) Sewer Manual and Standard Specifications and other local, state and federal ordinances.
 - Sanitary sewer manholes will be provided by the applicant to MSD.
 - Sanitary sewer manholes shall be installed within the 100 year flood plain per FIRM Map No. 21111 C 0034 F.
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 - Sanitary sewer manholes shall be installed within the 100 year flood plain per FIRM Map No. 21111 C 0034 F.



PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS YOU HAVE TO GET TO BE DETERMINED @ COUNCIL PLANNING COMMISSION
 DATE 3/17/22
 LOUISVILLE, JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

REVISIONS	
NO.	DATE
1	12/6/21
2	1/27/22
3	2/10/22
4	3/7/22
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Approved General Plan Binding Elements

1. The Louisville and Jefferson County Planning Commission will immediately contract with a qualified engineering firm or individual, independent of the Commission and the applicant, for a study to determine if the rock near the boundaries of the subject property can be fractured or pre-split to afford additional protection or buffering to the homes and structures in that area. The applicant will pay for this study up to a maximum of \$1,000.00. The applicant and the opposition will have a reasonable time to respond to this study. The Commission shall thereafter determine if such a fracturing or pre-splitting process is or is not feasible; and if it is, the best way of accomplishing it which shall be done before any operations begin on the subject property. This binding element shall be amended to reflect the final determination of this issue, and shall also become an express condition of the conditional use permit should same be issued by the Louisville and Jefferson County Board of Zoning Adjustment.
2. A Conditional Use Permit must be obtained from the Board of Zoning Adjustment to allow the quarry operation.
3. The development plan must be reapproved by the Water Management, Transportation Engineering and Fire Safety Sections of the Jefferson County Department of Public Works and Transportation.
4. These binding elements may be amended as provided for in the Zoning District Regulations.

Technical Review

- The original rezoning plan approved under docket 9-62-82 had a note indicating that “access to be through the existing quarry” for the expanded quarry area.
- There was no binding element adopted to limit general access to the site, although it was discussed at the Planning Commission and mentioned in the “whereas” statements justifying the map amendment that the expanded quarry would utilize existing access from the west.

Technical Review

- The quarry operations on site have followed this requirement throughout the life of that use. The existing access point on Aiken Rd remained to serve the landscaping and nursery business on the subject site. Public works has approved the proposed access to the subject site, including roadway improvements within the Aiken Rd right-of-way.
- Public Works and MSD have approved the preliminary development plan.

Public Meetings

- Planning Commission hearing on 11/3/2022
 - Fourteen people spoke in opposition to the request
 - Motion to approve the Revised Detailed District Development Plan passed by a vote of 7-1