

Planning Commission Staff Report

June 7, 2018



Case No:	18DEVPLAN1041
Project Name:	CGB Roller Mill
Location:	1047 South 15 th Street
Owner(s):	Nathan Brunner – Consolidated Grain and Barge
Applicant:	Mike Rubino – GPD Group
Representative(s):	Mike Rubino – GPD Group
Project Area/Size:	9.74 Acres or 424,274.4 sf.
Zoning:	EZ-1
Form District:	Traditional Workplace
Jurisdiction:	Louisville Metro
Council District:	3 – Mary C. Woolridge
Case Manager:	Ross Allen – Planner I

REQUEST(S)

- Approval of a Category 2B Development Plan per LDC 2.6.1.A.1 to allow an M-3 use to be within the 200 foot setback from a residential use not zoned EZ-1.

CASE SUMMARY/BACKGROUND

The subject site is a large existing industrial parcel bounded by West Kentucky Street to the north, West Oak Street to the south, Paducah/Louisville Rail Road Lines to the east, and South 15th Street to the west. However, the subject site is bounded to the west of South 15th Street by R-7 zoned parcels which are residentially zoned with at least one parcel residentially occupied within 200 feet of the proposed structure and being within a Traditional Neighborhood Form District. LDC 2.6.1.A.1 is quoted below verbatim:

“The following provisions shall apply in the EZ-1 Enterprise Zone unless otherwise provided in these regulations.

A. Permitted Uses:

All uses permitted in the C-2 Commercial and M-3 Industrial Districts except as follows:

1. All uses other than uses permitted in the C-2 and M-1 districts shall observe a 200-foot setback from any residential use not zoned EZ-1 or to the first street intersection, whichever is less. The Planning Commission may amend this restriction if it finds, following a public hearing with notice to residential property owners within said distance, that the proposed use will conform to a general district development plan with binding elements and conforms to the Comprehensive Plan.”

The applicant, Consolidated Grain and Barge Company, is proposing to construct and operate a grain mill system for the purpose of milling and bagging whole grain flour including rye, corn, wheat, and malt. The products would serve the distillery, brewing, and livestock markets.

The proposed mill system is designed with an operating capacity of 7 tons per hour. The current production will be milling rye into whole grain rye flour. The initial facility annual volume is 9 semi-truck loads or 180 tons or 6,428 bushel units (bu.) of finished product annually. The proposed milling system (structure) will be operational for 26 hours annually. The company expects the volume to grow to 18,000 bushels or 504 tons or 25 semi-truck loads annually in the next three years.

The Consolidated Grain and Barge Company is proposing to construct a 80 ft. x 80 ft. x 55.4 ft. building to house the new mill system and serve as a warehouse for finished products which will be fully automated, totally enclosed with a dust collection on all receiving, milling, and bag line equipment including discharge/transfer points. The proposed structure will be an all metal with lined interior walls and concrete floor. The applicant intends to transport the whole grain from the existing grain elevators on site to the new mill system by truck using the existing facility traffic lanes with all traffic between the existing elevators and the mill being kept on the existing facility grounds and driveways. The grain would be unloaded via a receiving drag conveyor and bucket elevator leg to be stored in a 2,000 bu. storage hopper bin. The whole grain is conveyed from the hopper bin to a surge bin inside the proposed building via a pneumatic conveyance system. The surge bin will serve to hold whole grain prior to milling system to provide a consistent "feed" to the mill system. Whole grain will be metered from the surge bin via a flow controller into a De-stoner to separate out higher and lower density weight material (stones, metal, weed seeds, etc.) from the whole grain. The grain will discharge from the de-stoner and pass through a bar grate magnet to catch any tramp metal the passes thru the de-stoner. At this point the whole grain can be directed to the roller mill for grinding or to the finished holding hopper bin for bagging. Whole grain directed to the roller mill will pass through 4 roll roller mill to be ground into whole grain flour. Ground product is conveyed from the roller mill via a pneumatic lift system to sifter system to segregate flour by granulation size. Oversized product will be returned to the roller mill via a gravity spout for further grinding. Finished product will be discharged by gravity into a pneumatic conveyance system to the finished holding hopper bin. The finished holding hopper bin will discharge either finished flour or whole grain into a screw auger to be conveyed to the bag line system surge bin. At this point the product (either finished flour or whole grain) will be weighed and discharged into 5, 10, 25, 50 & 2,000 pound bags.

Related Cases: None

STAFF FINDING / RECOMMENDATION

- Adoption of the Category 2B Development Plan permitting an M-3 use to be within the 200 foot setback from a residential use not zoned EZ-1 as found west of South 15th Street. The existing parcel is a large industrial parcel used for storage of grain having existing grain silos on the parcel. The existing use has been present for an unknown amount of time and the residentially zoned area found west of the proposed site has been in close proximity to the existing industrial uses.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Industrial – Consolidated Grain and Barge Co.	EZ-1	Traditional Workplace
Proposed	Industrial – Consolidated Grain and Barge Co.	EZ-1	Traditional Workplace
Surrounding Properties			
North	Industrial – BJK Industries, plastic manufacturing and Public/Semi-public – a parking area as leased by St. Stephen Baptist Church	EZ-1	Traditional Workplace
South	Single and Multi-family residential dwellings, Vacant, and Industrial – Freedom Metals Inc.	EZ-1	Traditional Workplace
East	Public/Semi-Public – Greater Free Born Baptist Church and Single Family Residential	R-7	Traditional Neighborhood
West	Paducah/Louisville Railroad (Chicago, St. Louis & NO RR franchise) ROW	EZ-1/ROW	Railroad - ROW

TECHNICAL REVIEW

MSD and Transportation Planning have preliminarily approved 18DEVPLAN1041.

INTERESTED PARTY COMMENTS

Staff received a phone call on May 24, 2018 at approximately 3:18 pm from a recipient of the 1st tier notifications stating that the area has rodent problems and in an effort to remedy the rodent problem the individual is paying for rat poisoning.

APPLICABLE PLANS AND POLICIES

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

REQUIRED ACTIONS

- **Approve/Deny** the Category 2B Development Plan to provide relief from LDC 2.6.1.A.1 to allow an M-3 use to be within the 200 foot setback from a residential use not zoned EZ-1, as found along the western side of South 15th Street.

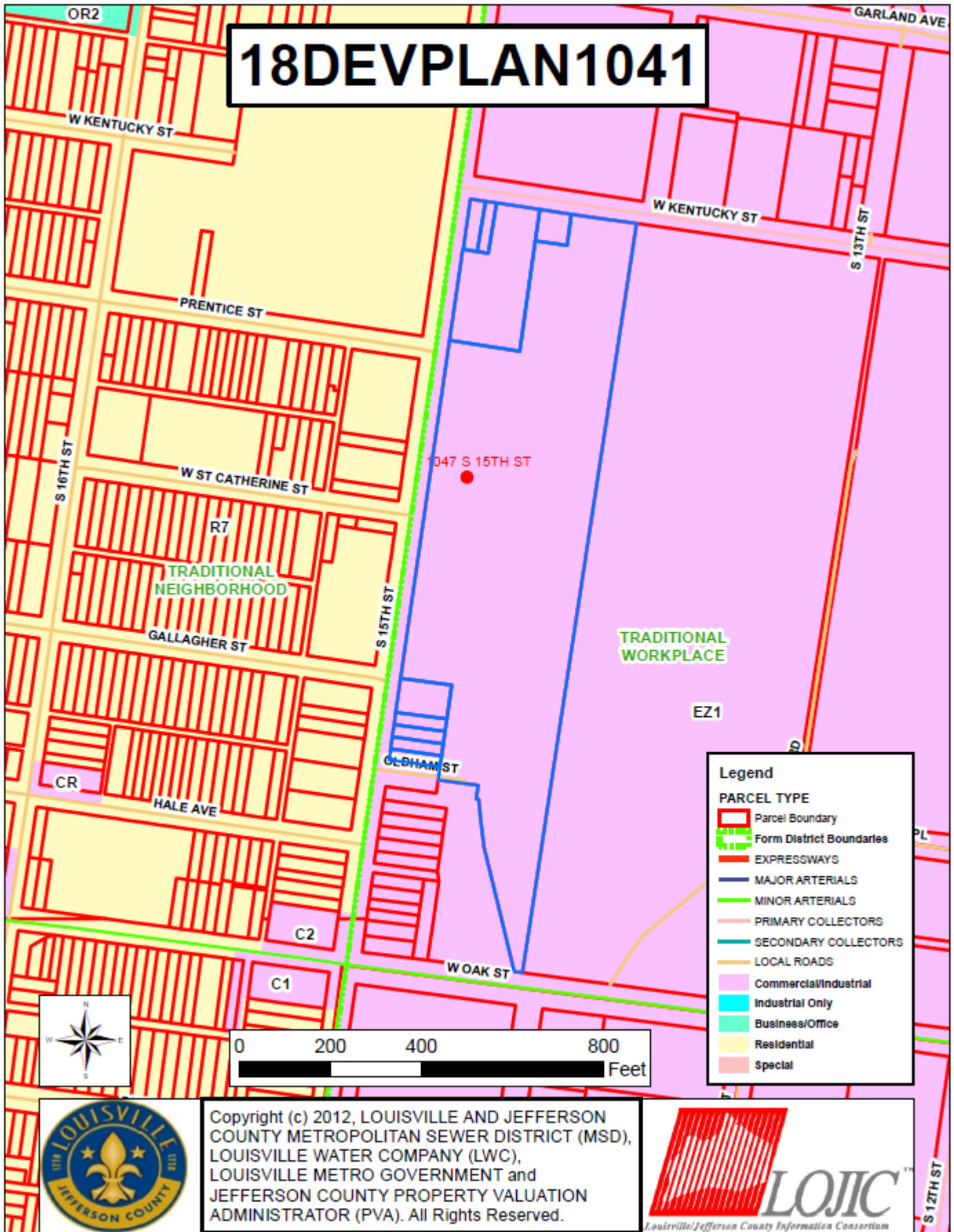
NOTIFICATION

Date	Purpose of Notice	Recipients
June 7, 2018	Hearing before Planning Commission	1 st tier adjoining property owners Subscribers of Council District 3 Notification of Development Proposals

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

