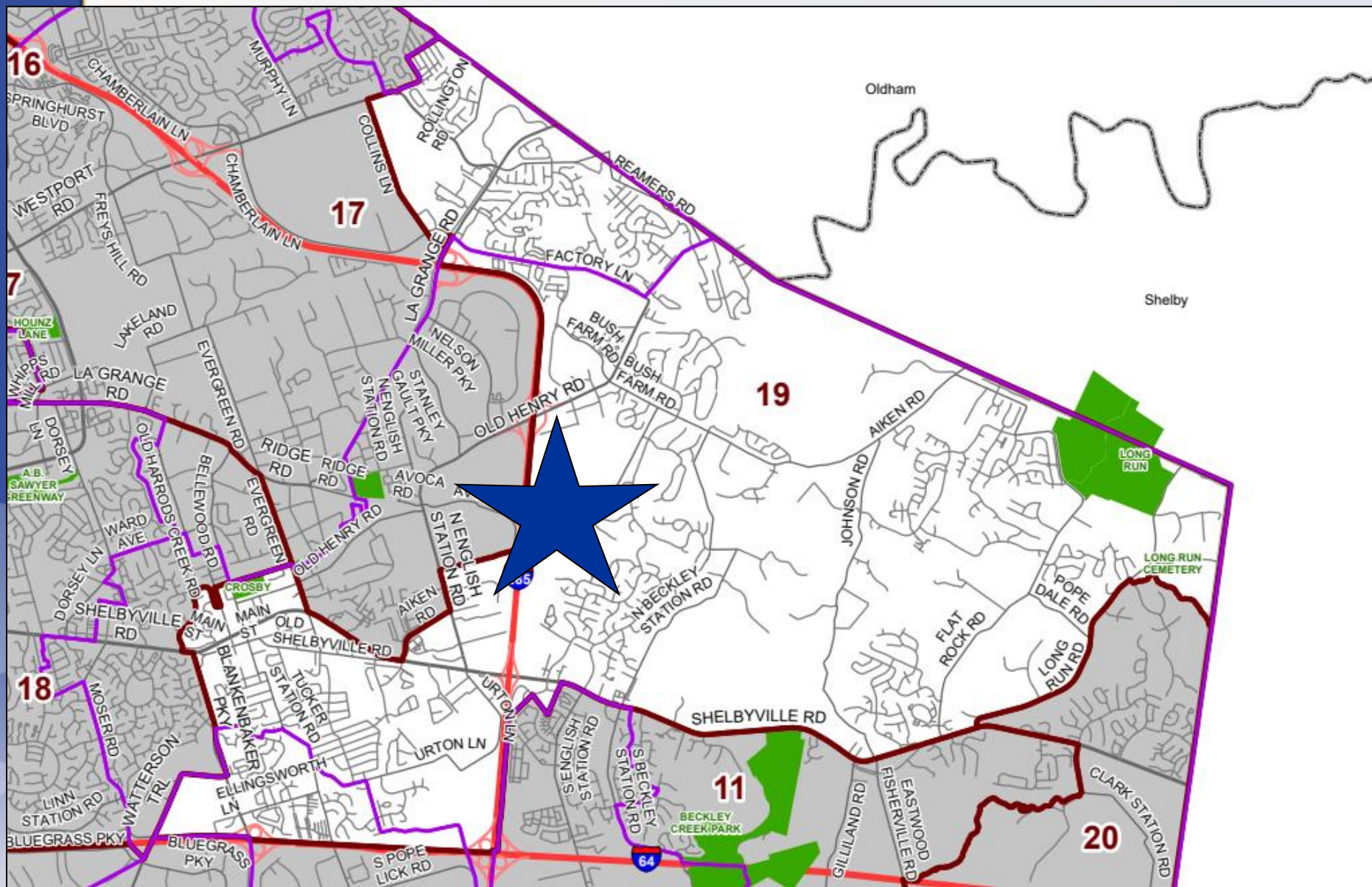


22-DDP-0098

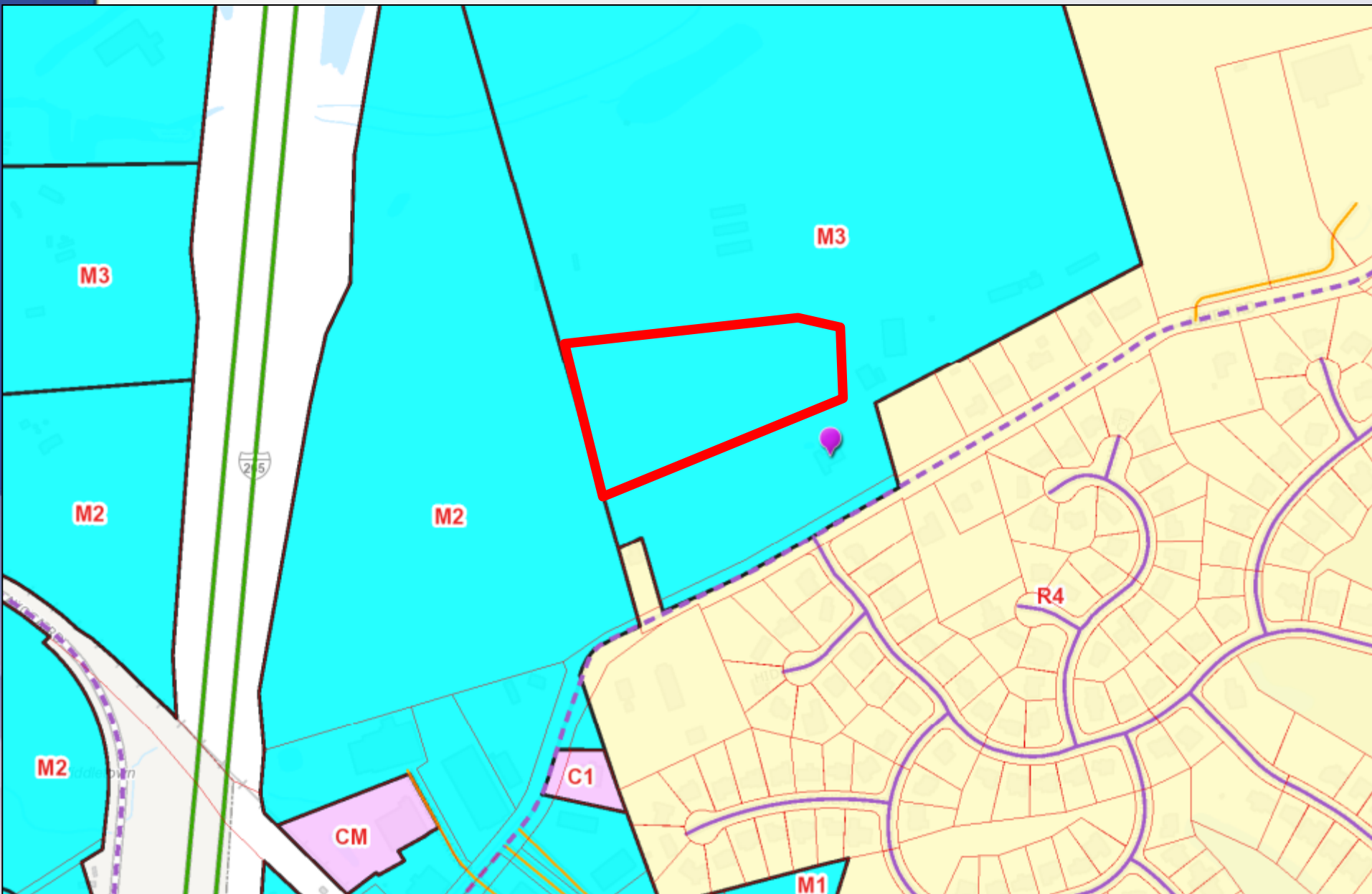
SUNSHINE CONCRETE



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

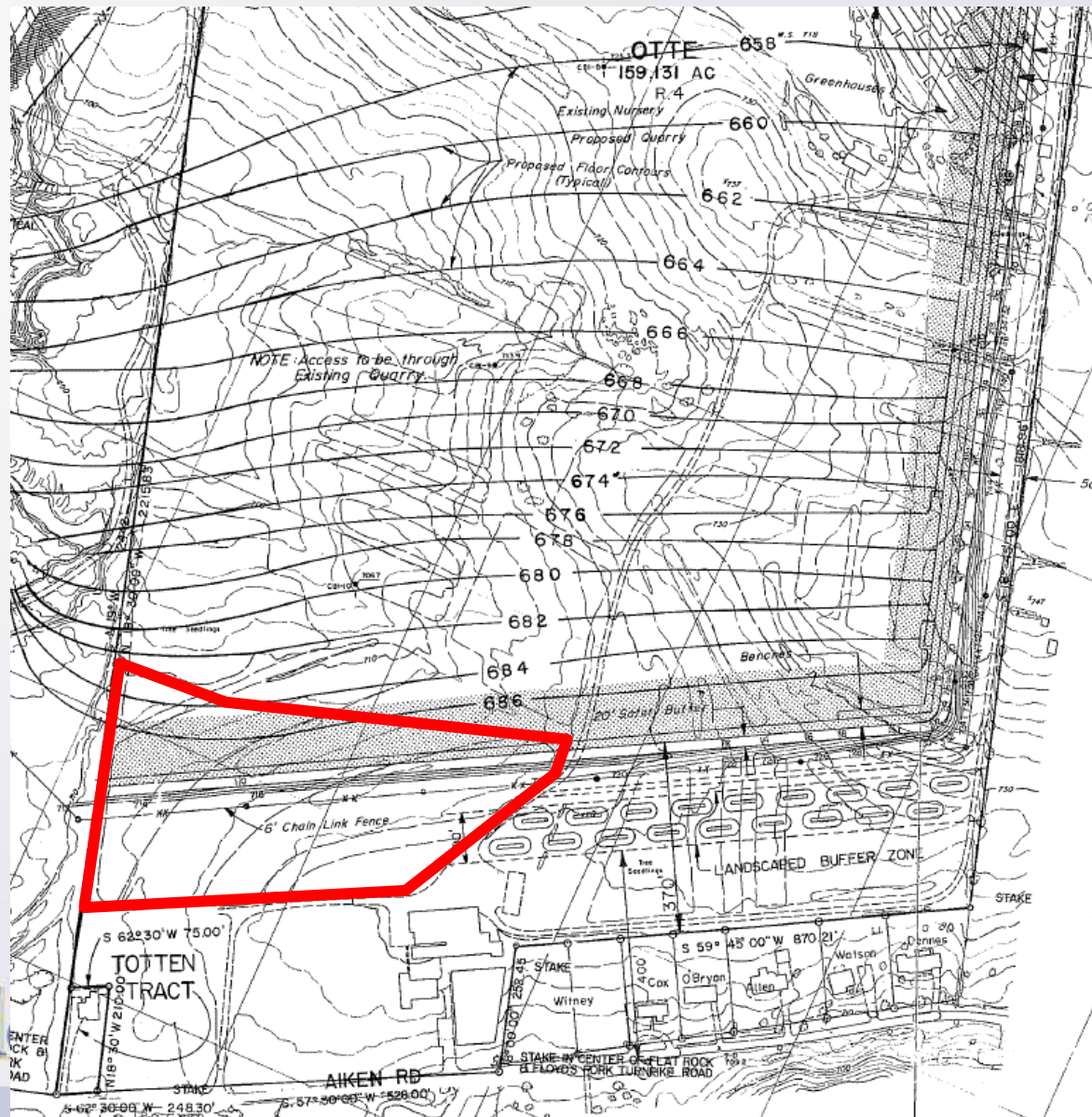
- 2015 - Revised District Development Plan and Modified Conditional Use Permit. Allowed a second access point to the quarry and filling operations from the north via Old Henry/Terra Crossings Blvd. 15DEVPLAN1051 and 15CUP1019.
- 2021-2022 - Revised Detailed District Development Plan to construct Concrete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



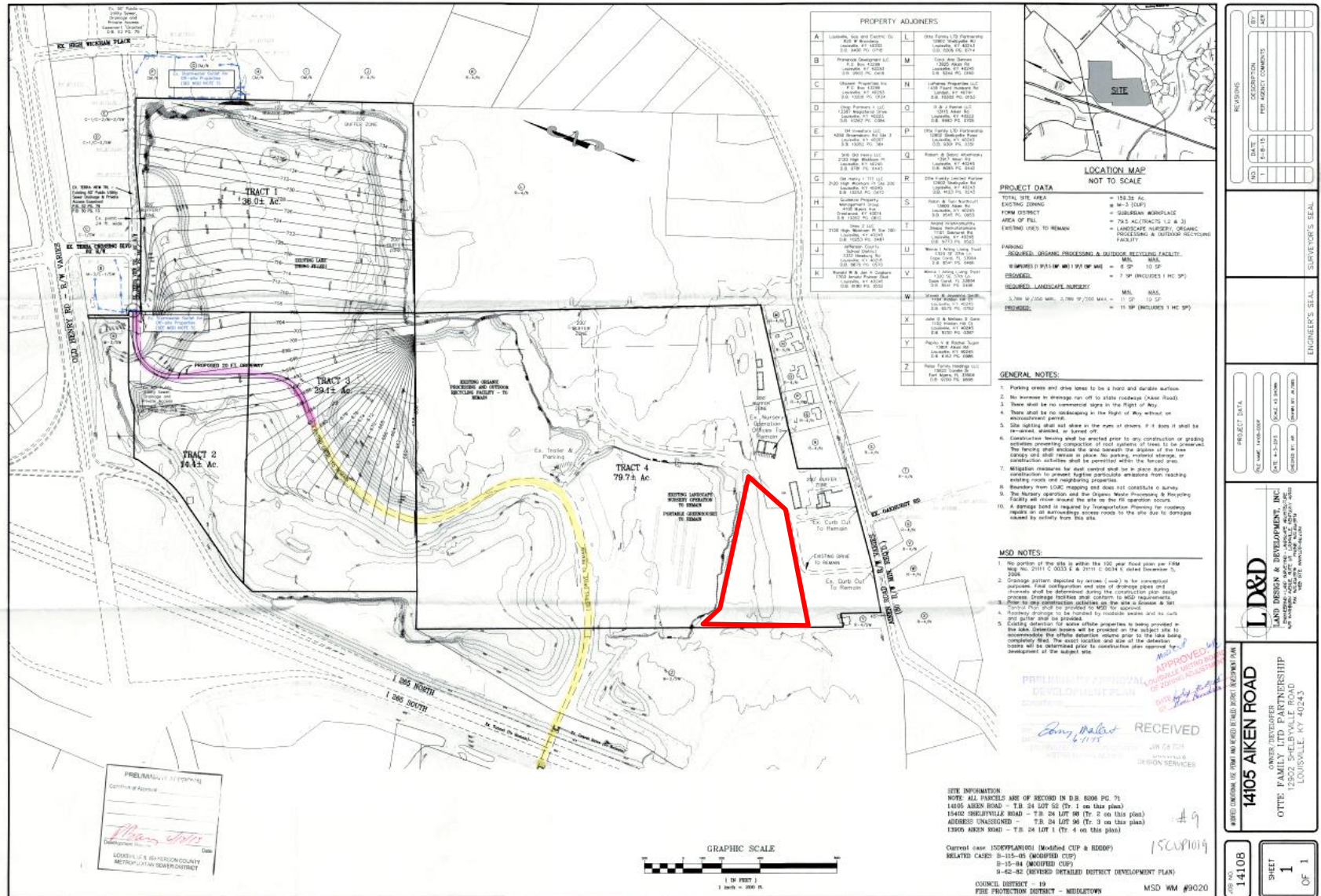
Approved 1983 Plan



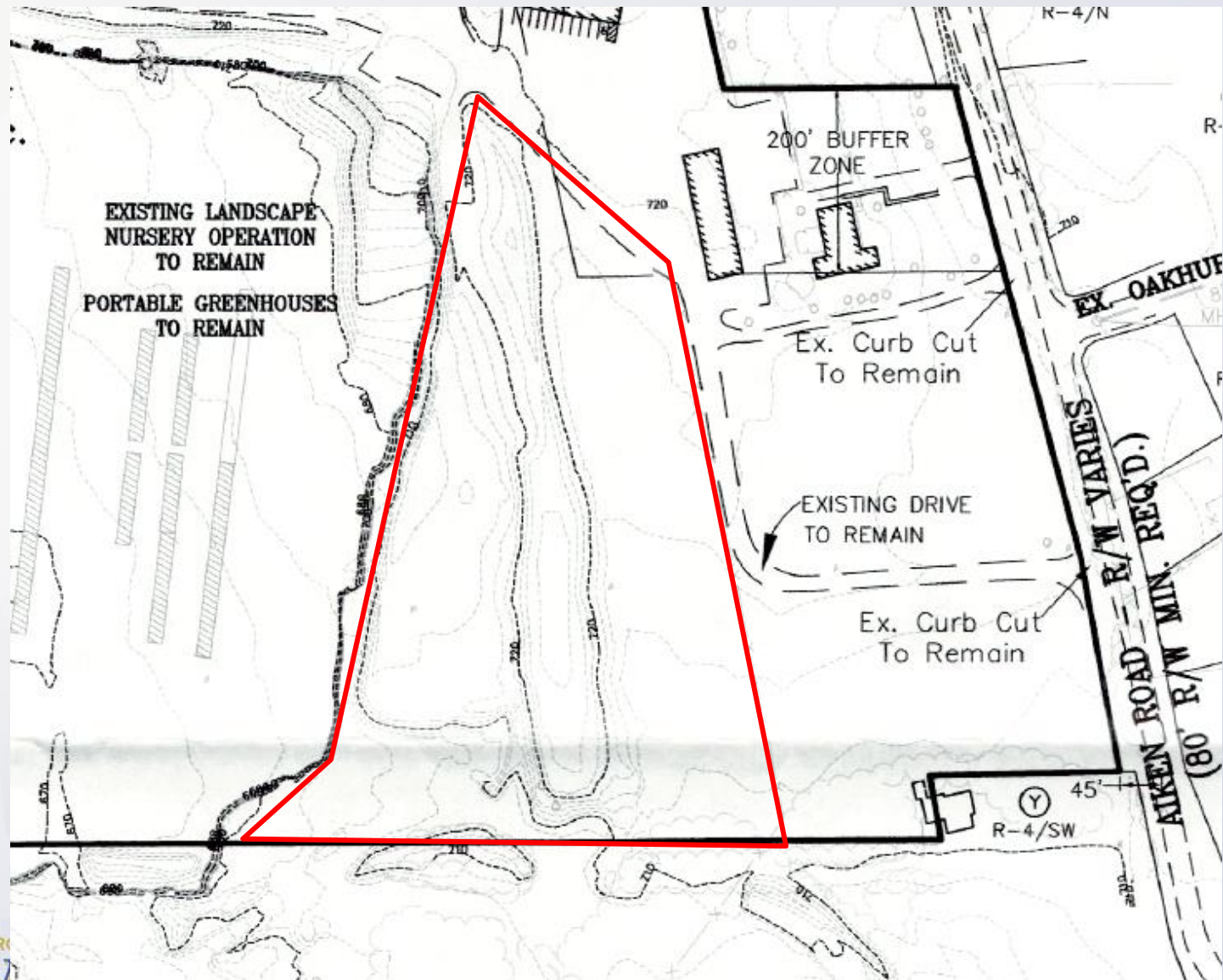
1983 Plan Detail



2015 CUP Plan



2015 CUP Plan Detail



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21-DDP-0116

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^o 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