

Louisville Metro Planning Commission – August 18, 2016
Louisville Metro Land Development & Transportation Committee – July 14, 2016
Neighborhood Meeting - April 11, 2016

Docket No. 16ZONE1021



Zone change from EZ-1 to M-3 and Conditional Use Permit (CUP) to allow expansion of an existing plastics and metal recycling center to include outdoor recycling and storage located at 7400 & 7402 Grade Lane

Rusty Rooster Recycling

ATTORNEYS: BARDENWERPER TALBOTT & ROBERTS, PLLC
LAND PLANNERS, LANDSCAPE ARCHITECTS & ENGINEERS: MILLER WIHRY

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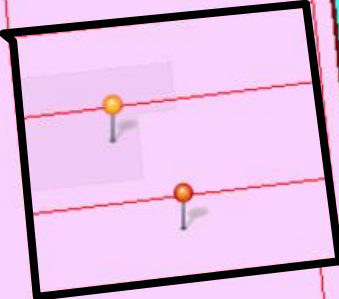
Tab 1
LOJIC Zoning Map

Base

Railroad tracks

EZ1

M3





Tab 2

Aerial photograph of the site and surrounding
area

Railroad tracks



WALTERS LN

GRADE LN



Tab 3
**Ground level photographs of the site and
surrounding area**



View of site from Grade Lane.



View of site from Grade Lane.



View of site from Grade Lane.



View of Grade Lane looking south. Site is to the right.



View of Grade Lane looking north. Site is the left.

Existing customer sign for scale operation



Existing scale to remain



Landscaping recently installed as required.



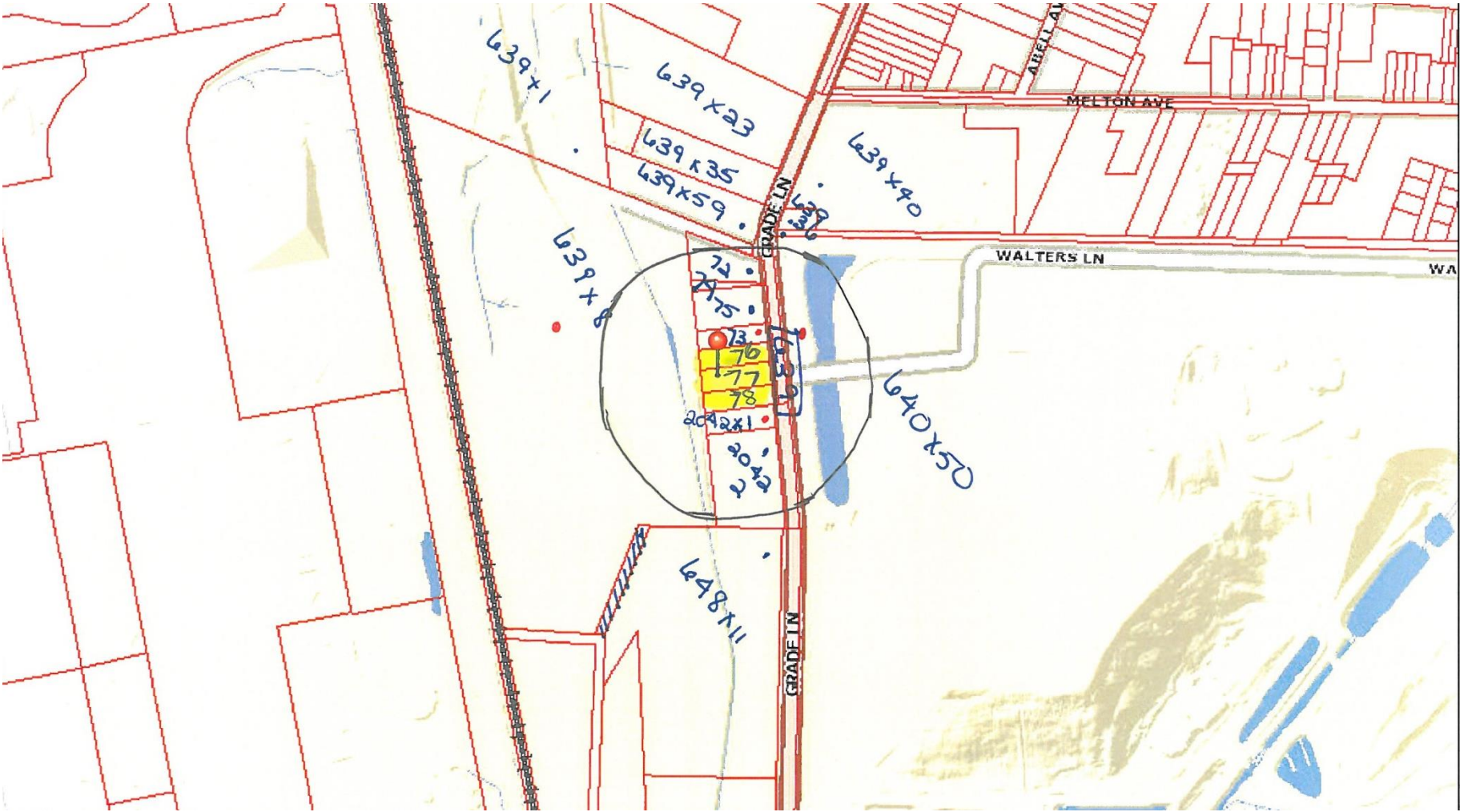
Location of new, to be installed, 8 ft tall opaque metal fence.



Tab 4

Neighborhood Meeting notice list map, letter to neighbors inviting them to the meeting and summary of meeting

Neighborhood Meeting notice list map wherein 17 neighbors were invited to the meeting



RUSTY ROOSTER RECYCLING
7400 Grade Lane
Louisville, KY 40219

March 28, 2016

Dear Neighbor,

RE: Proposed change in zoning from EZ-1 to M-3 and conditional use permit (CUP) to allow expansion of an existing plastics and metal recycling center to include outdoor recycling and storage on 2.81 +/- acres located on the west side of Grade Lane, north of Outer Loop at 7400 & 7402 Grade Lane

We are writing to invite you to a meeting we have scheduled to present neighbors with our rezoning and CUP plan to allow plastics and metal recycling center as located above.

Accordingly, we have filed a plan for pre-application review on Monday, March 14th with the Division of Planning and Design Services (DPDS) that has been assigned **Case No. 16ZONE1021** and case manager **Julia Williams** (574-6942). We would like to show and explain to neighbors this plan so that we might hear what thoughts, issues and perhaps even concerns you may have.

In that regard, a meeting will be held on **Monday, April 11th at 7:00 p.m.** the Rusty Rooster location located at **7400 Grade Lane**.

If you cannot attend the meeting but have questions or concerns, please call our attorney Nick Pregliasco at 426-6688, or our land planning and engineering firm representative John Miller at 636-5501.

We look forward to seeing you.

Sincerely,



Tom Brooks

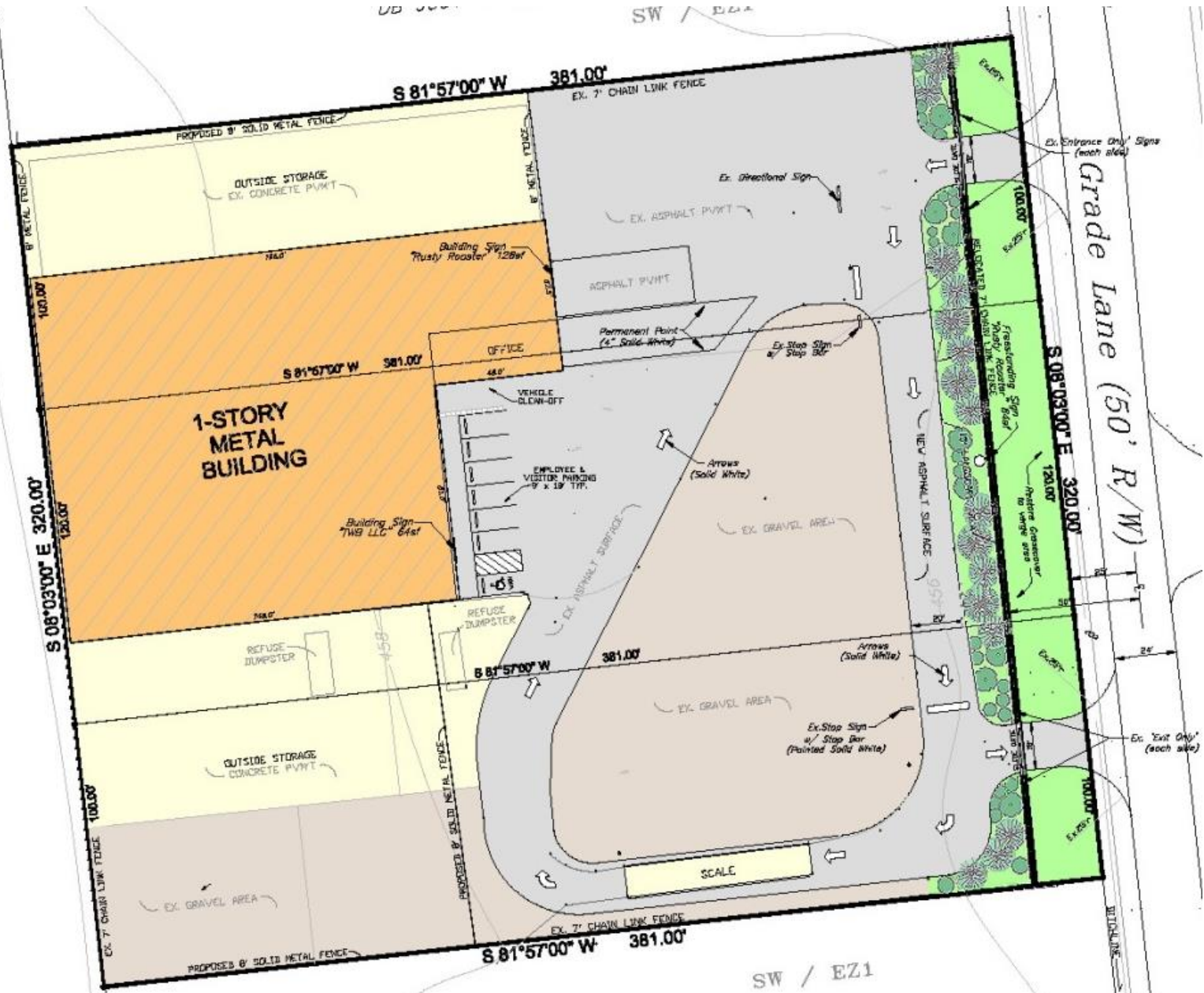
cc: Hon. Vickie Aubrey-Welch, Councilwoman, District 13
Julia Williams, case manager with Division of Planning & Design Services
Bill Bardenwerper, attorney with Bardenwerper, Talbott & Roberts, PLLC
John Miller, engineer and planner with Miller Wihry

Neighborhood Meeting Summary

A neighborhood meeting was held on April 11, 2016, at 7:00 pm at the existing Rusty Rooster location, 7400 Grade Lane. The applicant's representative, Nicholas Pregliasco was present to discuss the plans with the neighbors, however only one interested neighbor came to the meeting. The neighbor has essentially the same type of operation and did not object to the proposed rezoning or CUP other than the applicant should have to address the same issues it did in its rezoning. Nick Pregliasco explained the requirements and the measures being taken to address same.



Tab 5 Development Plan



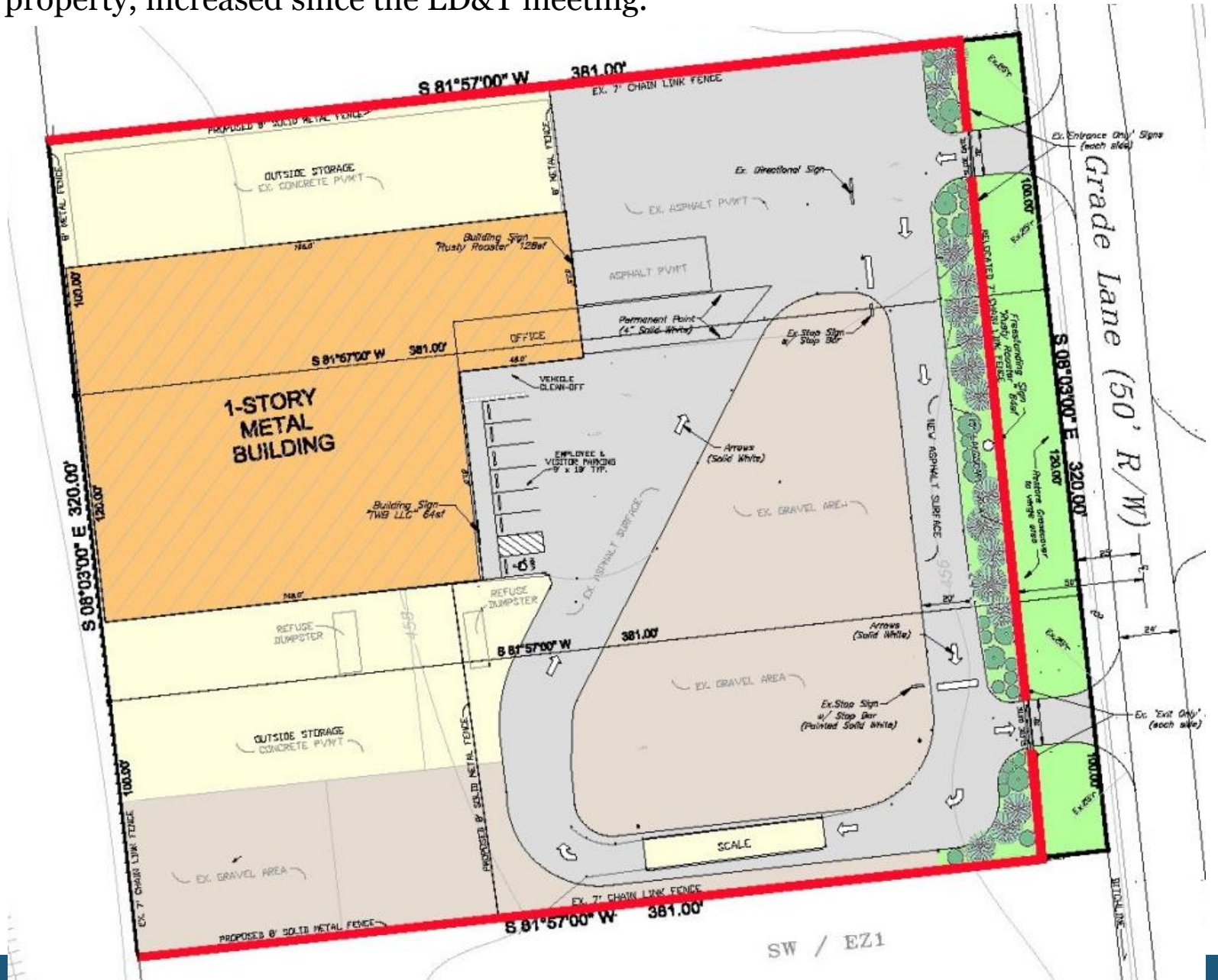
SW / EZ1



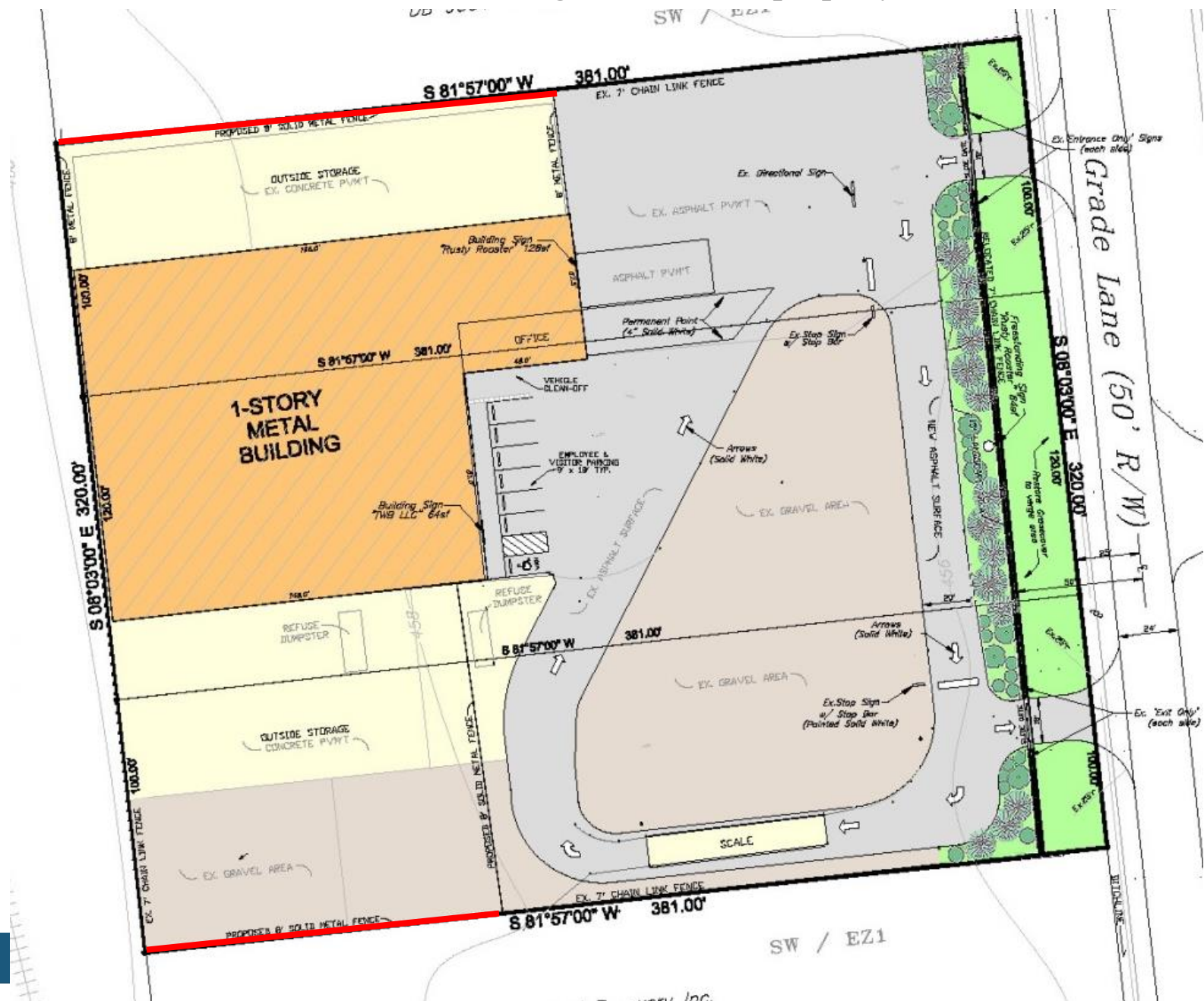
Tab 6

Proposed Fencing

Red line indicates location of proposed new 8 ft tall metal fence surrounding 3 sides of the property, increased since the LD&T meeting.



Red line indicates location of previously proposed new 8 ft tall metal fence, prior to LD&T meeting, which has been increased as shown above surrounding 3 sides of the property.



Picture of proposed new 8 ft tall metal fence.

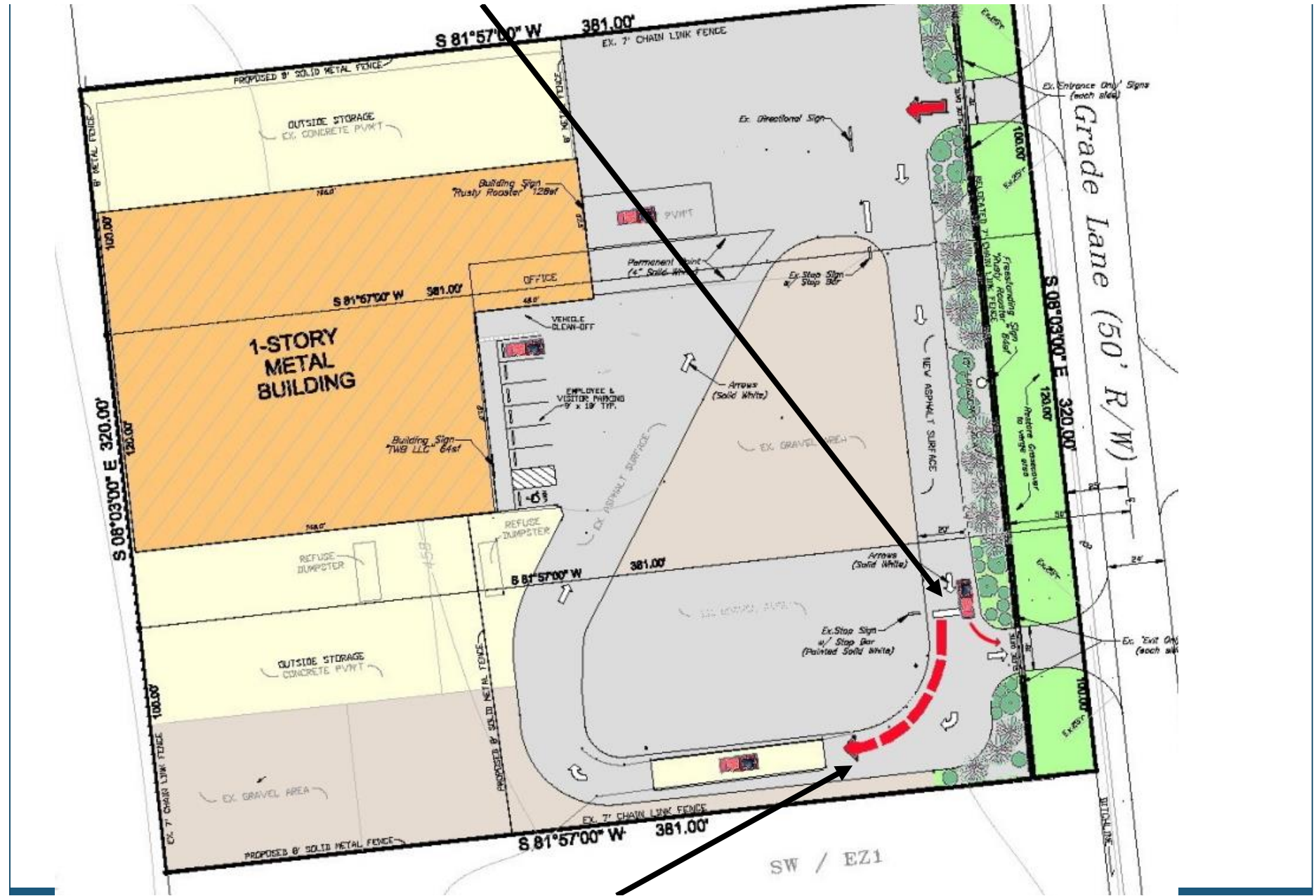




Tab 7

Internal traffic movement and stacking

20 ft width sufficient for 2 side by side customer lanes, so as to not impede exit traffic.



Space for stacking of 5 customer vehicles before the site exit.



THE HONEST SCRAPPERS BEST FRIEND!
7400 GRADE LANE, LOUISVILLE, KY 40219

DATE	HOURS	CUSTOMER COUNT	# OF EMPLOYEES	VENDORS
5.30.2016 – MONDAY	8AM-5PM	51	3	1
5.31.2016 – TUESDAY	8AM-5PM	99	4	1
6.1.2016 – WEDNESDAY	8AM-5PM	63	3	1
6.2.2016 – THURSDAY	8AM-5PM	42	4	2
6.3.2016 – FRIDAY	8AM-5PM	67	3	1
6.4.2016 – SATURDAY	8AM-2PM	71	4	1
6.6.2016 – MONDAY	8AM-5PM	101	4	1
6.7.2016 – TUESDAY	8AM-5PM	76	4	1
6.8.2016 – WEDNESDAY	8AM-5PM	62	4	1
6.9.2016 – THURSDAY	8AM-5PM	56	4	1
6.10.2016 - FRIDAY	8AM-5PM	72	3	2
6.11.2016 - SATURDAY	8AM-2PM	61	4	1
6.13.2016 - MONDAY	8AM-5PM	87	4	1

Weekday: Average number of customers per hour = 8

Saturday: Average number of customers per hour = 11

Average time customer on lot = 15 minutes

Average number of customer vehicles on lot at any one time:

- Weekday = 2
- Saturday = 3

The only semi-trucks on site are vendors picking up material which are 1 to 2 per day per the above.



Tab 8

Statement of Compliance filed with the original
zone change application with all applicable
Guidelines and Policies of the Cornerstone
2020 Comprehensive Plan



Tab 9
**Proposed findings of fact pertaining to
compliance with the Comprehensive Plan**