

Louisville Metro Board of Zoning Adjustment - June 7, 2021

1<sup>st</sup> Neighborhood Meeting March 4, 2021

2<sup>nd</sup> Neighborhood Meeting - April 21, 2021

## Docket No. 21-CUP-0035

Proposed Conditional Use Permit to allow an environmental management facility in the EZ-1 zoning area on property located at  
4185 Algonquin Parkway

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Attorneys: Bardenwerper Talbott & Roberts, PLLC

Land Planners, Landscape Architects, & Engineers: Willmoth International, PSC



# ENVIRONMENTAL SERVICES

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- 
- A vertical rectangular image on the left side of the slide shows a calm river flowing through a lush green landscape with tall grasses and trees.
- LEADING RECYCLER
  - SAFETY TRAINING PROGRAMS
  - WASTE DISPOSAL
  - SITE REMEDIATION
  - UNDERGROUND STORAGE TANK SERVICES
  - ASPHALT FUEL BLEND
  - EMERGENCY SPILL RESPONSE TEAM



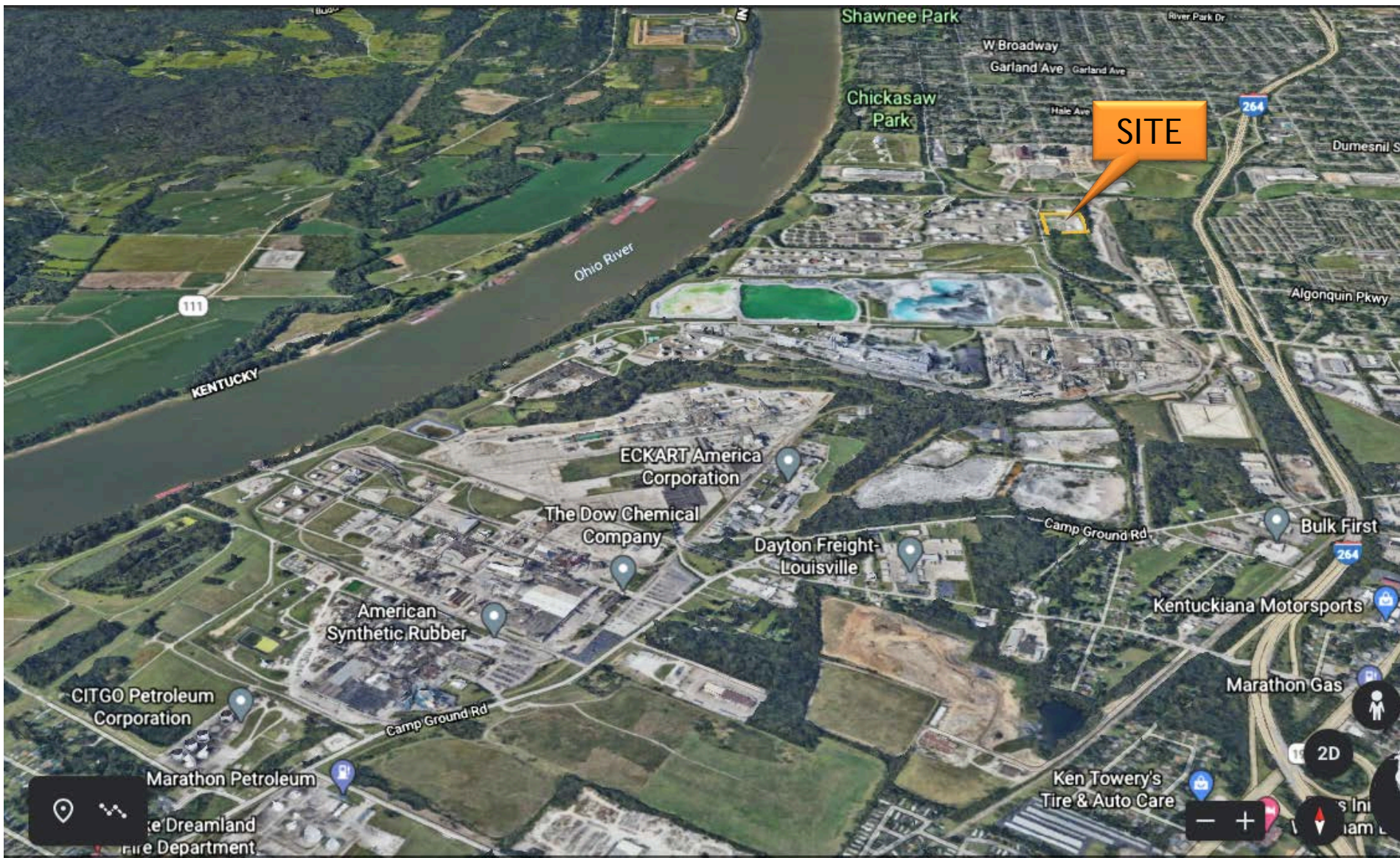
# GOALS

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- 
- A vertical strip on the left side of the slide shows a close-up of green grass and foliage above a body of water.
- Minimize Waste
  - Minimize Landfill
  - Minimize Risk
  - Minimize Pollution
  - Protect Public and Environment



AERIAL VIEW OF ENTIRE AREA LOOKING NORTH







Chickasaw Park

Ashland Refinery

Repak

MSD

Ashland Refinery

Chevron

Ohio River

Carbide Industries

Eckart Corp.

Dow Chemical

SITE

Porta Clean

Wayne Supply

Valero

Zeon Chemicals

PolyOne Corp

Foster Trad. School

Old Dominion Freight Line

Louisville Police

Southwick Comm Ctr.

JFK Montessori Elem.

Marathon Chemical

Cement Board Fabricators

264

2054



# AERIAL VIEW OF AREA LOOKING EAST FROM OHIO RIVER





## CLOSER AERIAL VIEW OF AREA LOOKING NORTH





## CLOSE UP AERIAL VIEW OF ADJACENT AND NEARBY USES



Zeon Chemical



Wayne Supply



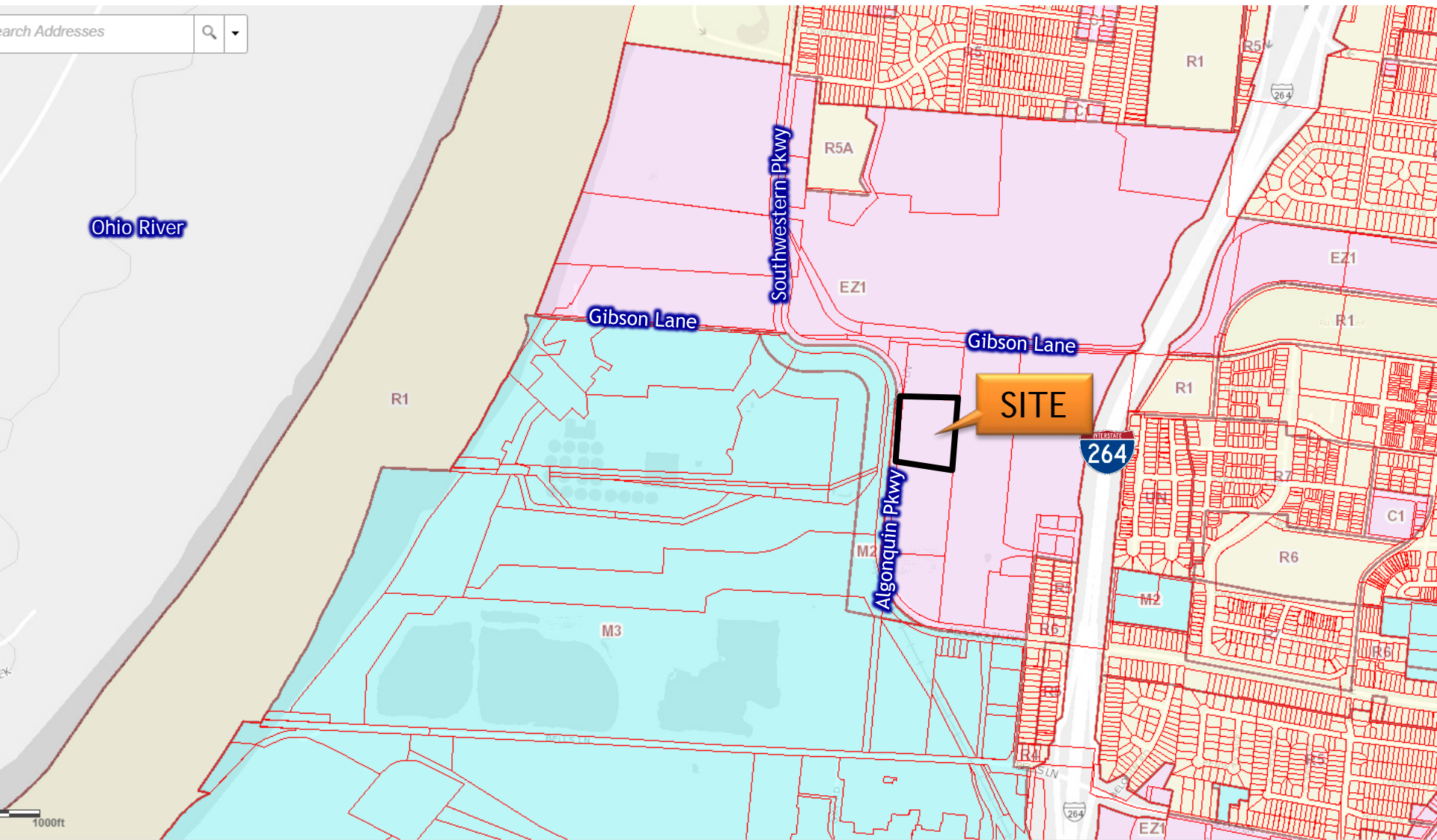
Ashland Refinery



Wayne Supply



# ZONING MAP OF AREA





# VIEW OF SITE

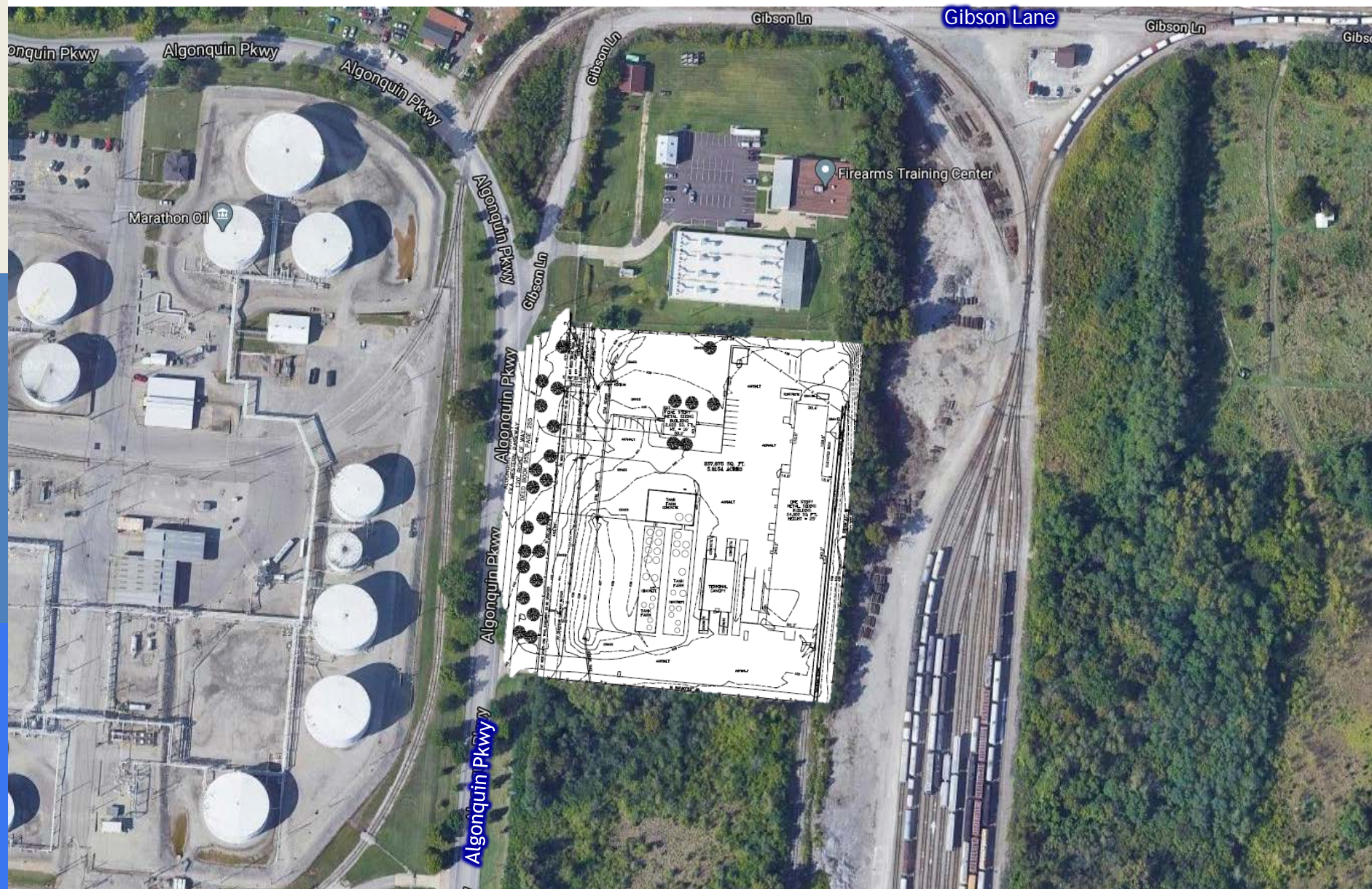






Existing buildings to remain





Existing buildings to remain



AGLAND CO. & ISSUING TRK DISPATCH  
PROP CITY  
DEC 9 2008 20:00 PAGE 03  
PARCEL ID: 0473-0000-0000  
ECL 200808  
SUBURBAN WOODS PLACE FOR A DISTRICT





Entrance to site





Marathon Oil across Algonquin Parkway from site





Cement Board Contractors





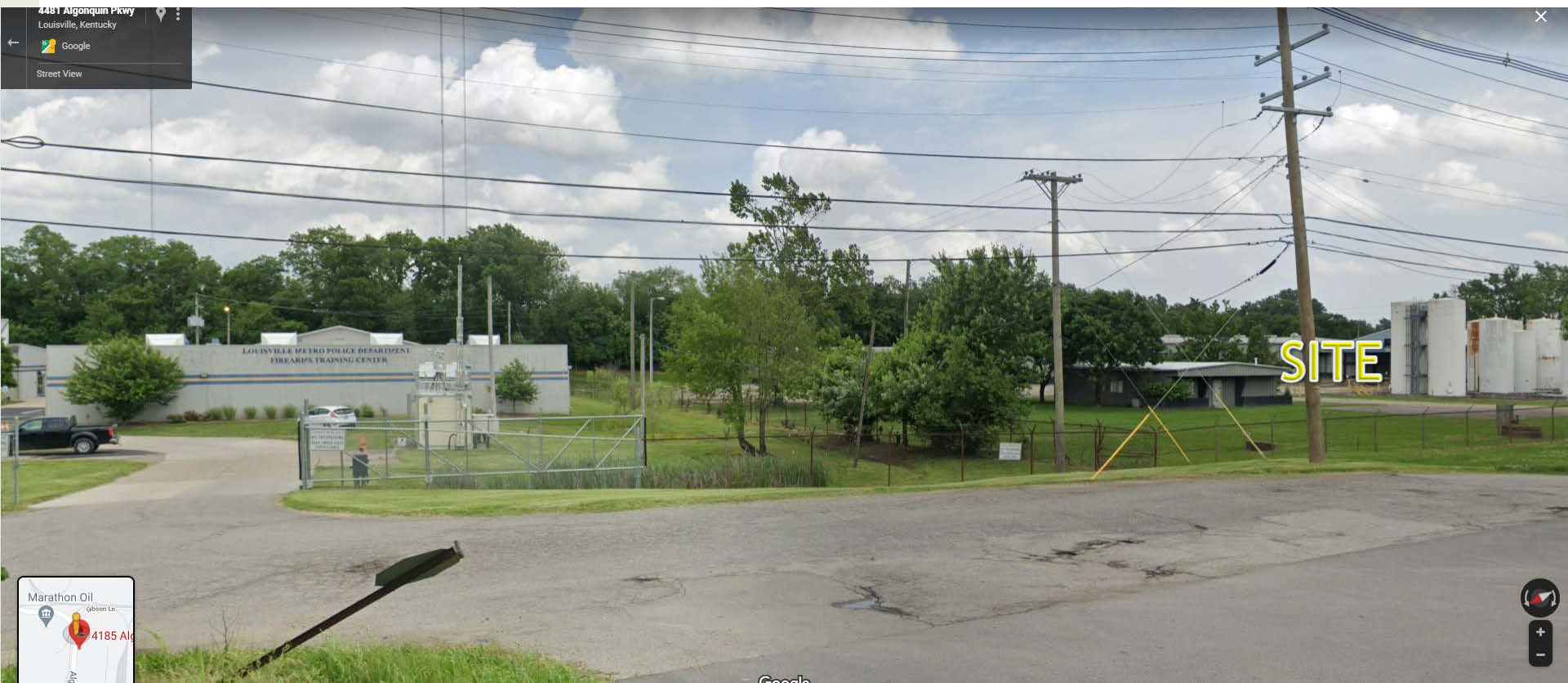
Louisville Metro Police Training Center





MSD





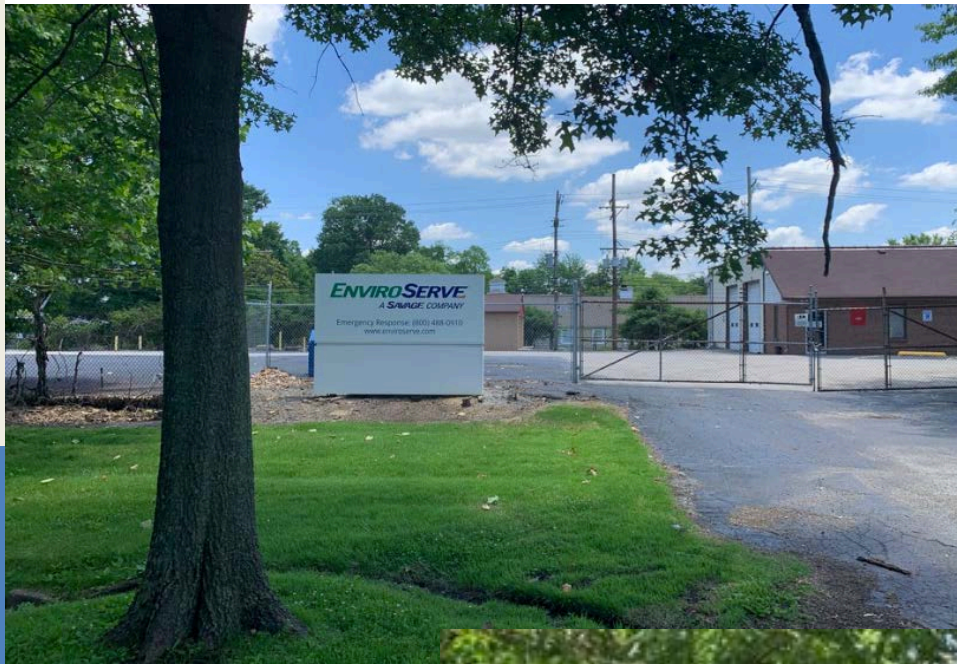
View of adjacent Firearms Training Center





Residences north of site





Porta Clean / EnviroServe





View of Repack site which received CUP approval on 9/28/20.





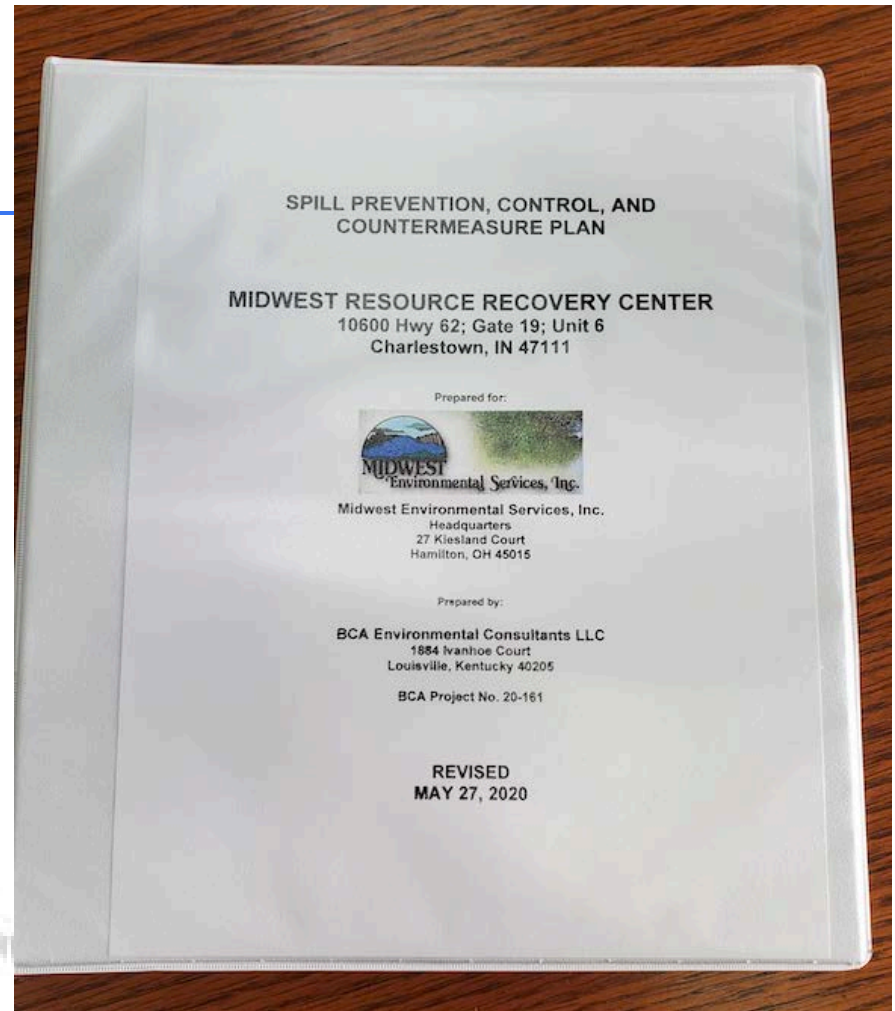
## Sanitation Solutions



# SAFETY IS THE TOP PRIORITY

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Compliance with all state, federal and local environmental and pollution control regulations





# SPECIALIZED TRUCK FLEET TO SAFELY HANDLE MATERIALS

- Midwest Environmental owns and maintains its own truck fleet
- Fully permitted, DOT approved
- Specialized for safely handling wastes
- Vigorously maintained
- Includes Super Suckers, King Vacs, Cusco Turbo Vacs, and others





# SPECIFIC APPROVAL PROCEDURES FOR ALL WASTE MATERIALS

- A waste profile form and representative sample submitted for each job.
- Quality control analysis performed on each sample.
- Results compared to profile form to ensure accuracy.
- Approved by technical manager
- Only then is safe handling and method is determined for waste stream.

**WASTE PROFILE FORM**

Approval Number: \_\_\_\_\_

**PART A: GENERATOR IDENTIFICATION**

Site Address: \_\_\_\_\_ Billing Address: \_\_\_\_\_

Generator Name: \_\_\_\_\_ Customer Name: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Contact Name: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

EPA ID: \_\_\_\_\_ Email Address: \_\_\_\_\_

Forward Return Manifest Copy To: \_\_\_\_\_

**PART B: WASTE CHARACTERISTICS**

Common Name of Waste: \_\_\_\_\_

Process Generating Waste: \_\_\_\_\_

**PART C: PHYSICAL PROPERTIES**

Color: \_\_\_\_\_ pH: \_\_\_\_\_ Flash Point: \_\_\_\_\_ Phenols: \_\_\_\_\_ % Acid: \_\_\_\_\_

Odor: \_\_\_\_\_ ☐ Liquid ☐ Phases ☐ Solid ☐ Single ☐ < 2 ☐ 9 - 12 ☐ BSW ☐ % Alk \_\_\_\_\_

☐ Mild ☐ Strong ☐ Sludge ☐ Double ☐ 2 - 5 ☐ > 12.5 ☐ 140 - 200 F ☐ Cn ☐ Sulfide \_\_\_\_\_

☐ Powder ☐ Multi ☐ 5 - 9 ☐ > 200 ☐ Other \_\_\_\_\_

Specific Gravity: \_\_\_\_\_ Total Solids: \_\_\_\_\_ BTU/# \_\_\_\_\_ % Halogen: \_\_\_\_\_

☐ < 0.8 ☐ 1 - 1.2 ☐ 1.4 - 1.6 ☐ < 0.5 ☐ 2 - 5 ☐ 10 - 20 ☐ None ☐ 5 - 10,000 ☐ < 0.1 ☐ 1 - 3 ☐ 5 - 10

☐ 0.8 - 1 ☐ 1.2 - 1.4 ☐ > 1.6 ☐ 0.5 - 2 ☐ 5 - 10 ☐ > 20 ☐ < 5,000 ☐ > 10,000 ☐ 0.1 - 1 ☐ 3 - 5 ☐ > 10

**PART D: CHEMICAL COMPOSITION**

Component	Actual	Units	Range

**PART E: TOXICITY CHARACTERISTIC**

Metals	Total	TCLP	
Arsenic	ppm	Selenium	ppm
Barium	ppm	Silver	ppm
Cadmium	ppm	Copper	ppm
Chromium	ppm	Nickel	ppm
Lead	ppm	Thallium	ppm
Mercury	ppm	Zinc	ppm
<input type="checkbox"/> All levels below Toxic Limits 40 CFR 261.24		Other	ppm

**PART F: HAZARDOUS CHARACTERISTICS**

☐ EPA Hazardous Waste ☐ TSCA Regulated Waste ☐ Lab pack ☐ Commercial Chemical Product

☐ DOT Hazardous Material ☐ Does Waste Contain UHC's ☐ Universal Waste ☐ Household Hazardous Waste

☐ Land Band Restricted Waste ☐ Used Oil ☐ E-Waste ☐ EPA Form Code: \_\_\_\_\_

☐ Contains Spent Solvents (EPA 500.1) ☐ Contains WAC's > 1000 ppm ☐ Product for Use/Reuse ☐ EPA Source Code: \_\_\_\_\_



# Employment Opportunities

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- Trucking Jobs
- Field and In-House Technicians
- Salaries with bonus: \$50K's to \$80K
- Full Benefits
- Health Care
- 401K
- Vacation





# Advancing Equity

*Removing Barriers to Equitable Development  
in Louisville Metro*



*Develop Louisville*

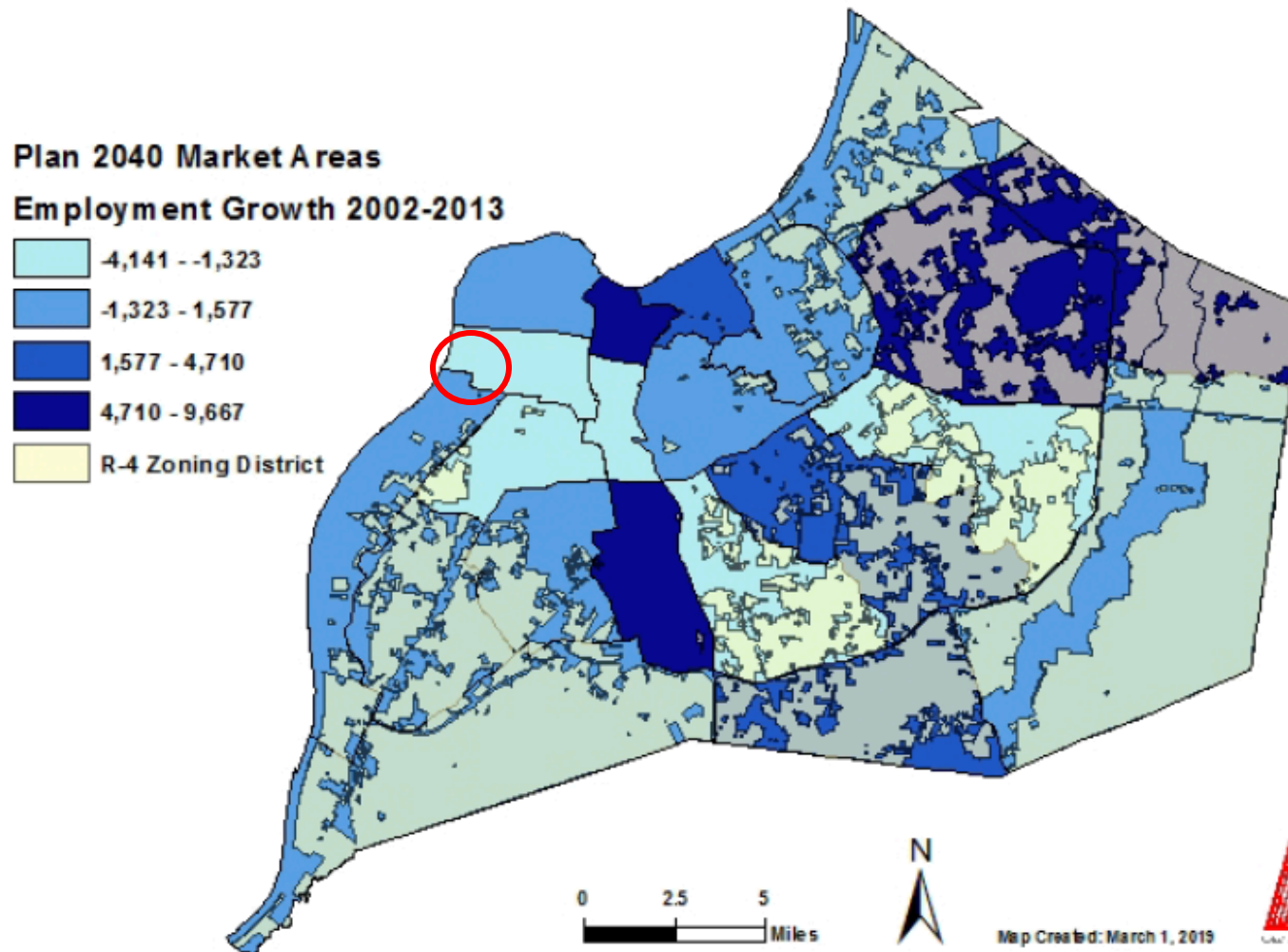
*April 2019*

“Research continues to tell us that our community suffers from geographic disparities between blacks and whites: wealthy and impoverished; employed and unemployed.”

“Plan 2040 further solidifies the need to grow equitably and reduce barriers to the attainment of wealth.”



# SIGNIFICANT EMPLOYMENT GROWTH



## Advancing Equity

Removing Barriers to Equitable Development  
in Louisville Metro



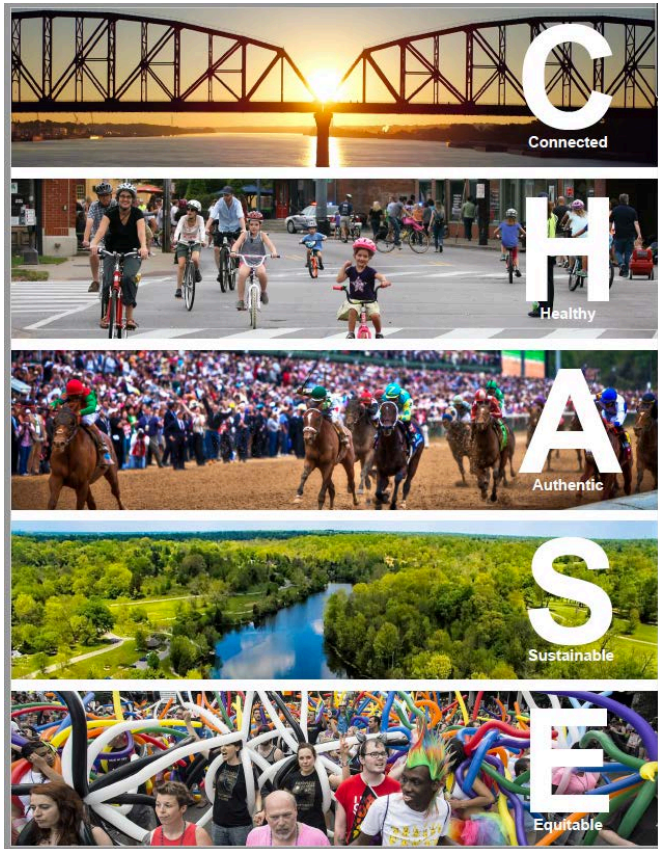
Develop Louisville  
April 2019



**Figure 4.** The map shows the employment growth from 2002-2013 relative to the R-4, single-family zoning district. The map also serves as a supplement to Table 2 above.



# PLAN 2040: COMPREHENSIVE PLAN CHASE PRINCIPLES



**Connected:** Takes advantage of location on industrial side of Algonquin Pkwy.

**Healthy:** Provides safety services close to residential areas impacted by industry.

**Authentic:** Promotes adaptive reuse of structure and encourages business to follow parkway guidelines.

**Sustainable:** Plan complies with the parkway guidelines.

**Equitable:** Provides employment opportunities in underserved community of color where job opportunities are needed to build wealth and support families.



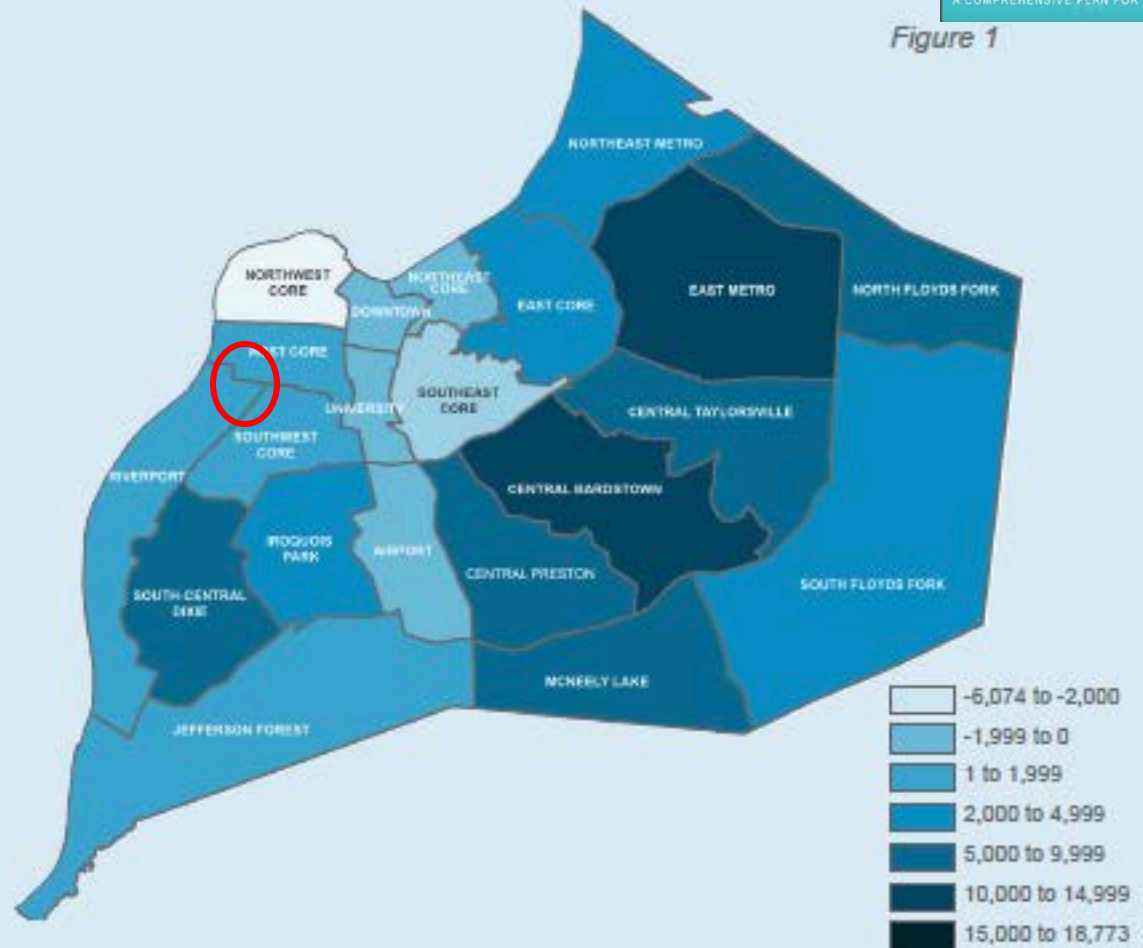
# SIGNIFICANT POPULATION GROWTH PREDICTED IN PLAN 2040



## Population Change 2010-2040

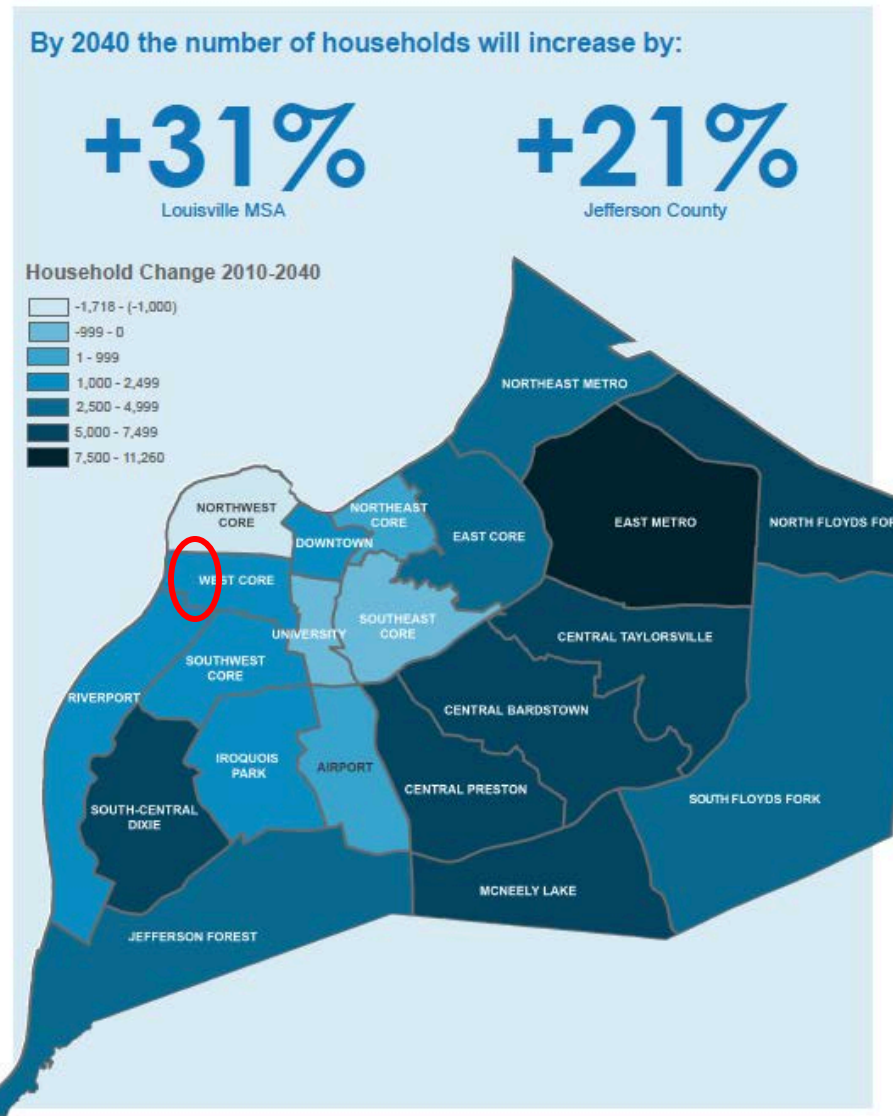
The Population Change Map (Figure 1) shows the total projected in population in specific areas of Jefferson County. For example, Central Bardstown and East Metro are expected to grow by 15,000 and 18,773 people by 2040. Population growth in the study areas located outside of the Watterson Expressway are projected to continue at a faster pace than growth inside. The largest numeric growth is expected to be in areas outside the Watterson Expressway and inside the Gene Snyder Freeway, in East Metro and Central Bardstown. The largest population decline is projected in the Northwest Core.

## Population Percent





# SIGNIFICANT HOUSEHOLD GROWTH PREDICTED IN PLAN 2040





# Complies with the Comprehensive Plan

## COMMUNITY FORM

- Located in the Suburban Workplace Form District characterized by predominantly industrial and office use
- Compatible in scale to the surrounding area
- Compatible with the scale and design of nearby existing development
- Situated with setbacks, scale, height and lot dimensions compatible with surrounding development
- Will not create nuisance factors (limited traffic, odors, lighting, noise)
- Proximate to activity centers, workplaces and road network

# Complies with the Comprehensive Plan

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## MOBILITY

- Area has adequate road network
- Traffic will not exceed capacity of nearby streets
- Situated on a minor arterial with nearby access to expressway system.



# Complies with the Comprehensive Plan

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## COMMUNITY FACILITIES

- Adequate sewer capacity
- Adequate water capacity
- Adequate electrical capacity
- Road capacity exists
- Fire protection exist

# Complies with the Comprehensive Plan

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## ECONOMIC DEVELOPMENT

- Located where significant employment and population growth is expected and already occurring
- Strengthens economic base near population area needing good jobs
- Increases tax base
- Generates quality jobs
- Enhances economic activity



# Complies with the Comprehensive Plan

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## LIVABILITY

- Satisfies MSD regulations and requirements
- No nuisances that are out of place with the area or nearby residences
- Multi-use path added to complement parkway, Louisville Loop, and sidewalks
- Air quality impacts minimized because vehicle miles travelled are reduced for employment of nearby residents.

# Satisfies CUP 4.2.42

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## A. Complies with Comprehensive Plan

## B. Environmental and health related impacts reduced or mitigated

- Specific approval procedures for all waste materials
- Compliance with all state, federal and local environmental and pollution control regulations
- Specialized trucks
- Containment systems on all tanks

## C. Site design, buffering and security measures mitigate adverse affect to public's health, safety and general welfare.

- Provides needed environmental safety services in intense industrial area
- Will not create any odor, pollution, or noise nuisances of appreciable amounts and mitigated by the natural and man-made buffering
- Situated with setbacks, scale, height and lot dimensions compatible with surrounding development



# Summary of Particulars of Plan

- ❑ Very Little Noise or Odors
- ❑ Stringent Safety Protocols
- ❑ No smelting or burning
- ❑ Generally 3 trucks/hour
- ❑ Hours generally (some exceptions):
  - Monday-Friday, 7:00 am - 5:00 pm
  - Saturday 9:00 am - 2:00 pm
- ❑ Parkway beautified
- ❑ Multi-use path for Louisville Loop
- ❑ Local workforce increased
- ❑ SAFETY IS OUR PRIORITY

Questions?

