

**GENERAL INFORMATION**

**1. ADDRESS INFORMATION (Name, Address, City/State/Zip, & PHONE NO.)**

<b>APPLICANT:</b>	MMA Management, LLC (404) 607-7000 4473 Tilly Mill Road, Atlanta, Georgia 30360
<b>OWNER:</b>	Alexandria Enterprises, LLC (859) 268-1191 3609 Walden Drive, Lexington, Kentucky 40517
<b>ATTORNEY:</b>	Bruce Simpson, Stoll, Keenon & Ogden, PLLC (859) 231-3000 300 West Vine Street, Lexington, Kentucky 40517

**2. ADDRESS OF APPLICANT'S PROPERTY (ATTACH LEGAL DESCRIPTION-SEE ATTACHED SAMPLE.)**

1100 Alexandria Drive (A Portion of)
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**3. ZONING, USE & ACREAGE OF APPLICANT'S PROPERTY (Use attachment, if needed-same format.)**

Existing Use		Requested Use		Acreage	
Zoning		Zoning		Net	Gross
I-1	Vacant	I-2 (with zoning restrictions)	Vehicular Recycling Center	20.00	22.71

**4. SURROUNDING PROPERTY, ZONING & USE**

Property	Use	Zoning
North	Industrial & Rail Road	I-1
East	Industrial & Rail Road	I-1
South	Vacant	I-1
West	Vacant	I-1 & A-U

**5. EXISTING CONDITIONS**

a. Are there any existing dwelling units on this property that will be removed if this application is approved?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Have any such dwelling units been present on the subject property in the past 12 months?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Are these units currently occupied by households earning under <u>40%</u> of the median income? If yes, how many units? If yes, please provide a written statement outlining any efforts to be undertaken to assist those residents in obtaining alternative housing.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No * ____ Units *

**6. URBAN SERVICES STATUS (Indicate whether existing, or how to be provided.)**

Roads	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> To be constructed by	<input checked="" type="checkbox"/> Developer <input type="checkbox"/> Other
Storm Sewers	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> To be constructed by	<input checked="" type="checkbox"/> Developer <input type="checkbox"/> Other
Sanitary Sewers	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> To be constructed by	<input checked="" type="checkbox"/> Developer <input type="checkbox"/> Other
Curb/Gutter/Sidewalks	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> To be constructed by	<input checked="" type="checkbox"/> Developer <input type="checkbox"/> Other
Refuse Collection	<input type="checkbox"/> LFUCG <input checked="" type="checkbox"/> Other	
Utilities	<input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Phone <input checked="" type="checkbox"/> Cable	

**6. DESCRIBE YOUR JUSTIFICATION FOR REQUESTED CHANGE (Please provide attachment.)**

This is in... <input checked="" type="checkbox"/> in agreement with the Comp. Plan <input type="checkbox"/> more appropriate than the existing zoning <input type="checkbox"/> due to unanticipated changes.
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**7. APPLICANT/OWNER SIGNS THIS CERTIFICATION**

I do hereby certify that to the best of my knowledge and belief, all application materials are herewith submitted, and the information they contain is true and accurate. I further certify that I am  OWNER or  HOLDER of an agreement to purchase this property since January 22, 2008.

APPLICANT MMA Management, LLC by T. Bruce Simpson DATE 2/4/13

OWNER [Signature] DATE 2/4/13

LFUCG EMPLOYEE/OFFICER, if applicable \_\_\_\_\_ DATE \_\_\_\_\_





**STOLL  
KEENON  
OGDEN**

300 WEST VINE STREET  
SUITE 2100  
LEXINGTON, KY 40507-1801  
MAIN: (859) 231-3000  
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**T. BRUCE SIMPSON, JR.**  
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bruce.simpson@skofirm.com

February 14, 2013

Michael Owens, Chairperson  
Lexington-Fayette Urban County Government  
Planning Commission  
101 East Vine Street, 7<sup>th</sup> Floor  
Lexington, KY 40507

Re: Zone Map Amendment Request for Property Located  
At 1100 Alexandria Drive (a Portion of), Consisting of  
20 Acres Net and 22.72 Acres Gross, From I-1 (Light  
Industrial) to Very Restricted I-2 (Heavy Industrial)  
With Conditional Zoning Provisions and a Request for  
A Conditional Use Permit

Dear Chairman Owens,

Please be advised that I represent MMA Management, LLC (Pull-A-Part), which is the Applicant for a zone map amendment request for property located at 1100 Alexandria Drive (a portion of) for 20 acres net and 22.72 acres gross from I-1 to I-2 (Very Restricted). Additionally, as part of the zone map amendment request, the Applicant is seeking a Conditional Use Permit to operate a vehicular recycling center.

The property is currently zoned I-1 and is surrounded on all sides by property which is also zoned I-1 (Light Industrial), except for a small silver of property zoned A-U along the adjoining railroad. The property will be completely screened by industrial-size buildings consistent with the height limitations for the I-1 zone. To the extent that any supplemental landscaping or screening is necessary, it, too, will be installed. The subject property will be completely surrounded by an 8-foot opaque fence.

Pull-A-Part is a "green industry" which is devoted to recycling all components of automobiles which are no longer operable. When a car is first brought into the facility, it is completely drained of all fluids, including anti-freeze, motor oil, power steering fluid,

transmission fluid, and gasoline. These fluids are separated and subsequently recycled. Then, the car is stored on the property for approximately 90 days until its parts are removed by customers in need of spare automobile parts. Next, the automobile is taken off-site to a metal shredding company, where the metal is subsequently shredded and recycled.

There are currently 25 Pull-A-Part locations through the country. The company has been recognized on numerous occasions for its environmental stewardship and community involvement. For example, Pull-A-Part has been recognized by the United States Environmental Protection Agency for its efforts at removing mercury switches from older automobiles. Pull-A-Part won first place in the "Keep Georgia Beautiful" program. The Tennessee Chamber of Commerce has bestowed five environmental awards for Pull-A-Part's initiatives in protecting the environment. Pull-A-Part has worked with neighborhoods, local government officials and charities throughout the United States. More recently, in Louisville, Kentucky, neighborhood leaders and Metro Louisville officials have endorsed Pull-A-Part's recycling commitment and praised its efforts at being a compatible neighbor.

The proposed land use is in substantial conformity with the 2007 Comprehensive Plan, which recommends industrial development. Although the Applicant is seeking a zone change classification to I-2 (restricted), the proposed use is more consistent with the uses in an I-1 or B-4 zone. In fact, the Applicant's proposed use will be much less intense than many of the permitted I-1 and B-4 uses.

It is also significant that there has been no vacant I-2 land in Fayette County to develop since the adoption of the 2001 Comprehensive Plan. Accordingly, we believe that the proposed restricted I-2 zone map amendment application is in keeping with the goals and objectives of the 2007 Comprehensive Plan, which encourages the creation of economic development opportunities which are protective of the environment. The rezoning of this property will also bring 15-20 new jobs to Fayette County.

Finally, the following I-2 uses will be prohibited on the subject property:

1. Abrasives manufacturing.
2. Acid (non-corrosive) manufacturing.
3. Aerosol packaging.
4. Agricultural uses, including hatcheries.
5. Asbestos manufacturing.
6. Bleaching plant.
7. Boiler shops, structural steel fabricating shops, steel car or locomotive shops, railway repair shops, metal working shops, operative reciprocating hammers or chisels or other noise-producing machine operated tools.
8. Bolt or screw thread rolling or cutting.
9. Bottle making.
10. Brewery, winery and distillery.
11. Brick, tile and terra-cotta and other clay products manufacturing.
12. Briquette manufacturing from previously prepared charcoal.
13. Bronze casting.



14. Candle or sperm oil manufacturing.
15. Canvas manufacturing.
16. Carpet or rug manufacturing.
17. Coke manufacturing.
18. Concrete mixing, concrete products.
19. Correctional institutions.
20. Die casting and making.
21. Disinfectant, insecticide, or poison manufacturing.
22. Dye or dyestuff manufacturing and printing ink manufacturing.
23. Electric power generating plant.
24. Excelsior and fiber manufacturing.
25. Fencing, woven wire manufacturing.
26. Fertilizer manufacturing.
27. Forge.
28. Foundry.
29. Glass fiber manufacturing.
30. Glucose manufacturing.
31. Grain drying and poultry feed manufacturing from refuse, mash, or grain.
32. Hair manufacturing.
33. Iron storage, sorting, collecting or baling.
34. Leaf mold and similar plant material processing or manufacturing.
35. Linoleum, oil cloth or oiled goods manufacturing.
36. Match manufacturing.
37. Nitrating processes.
38. Oil, paint, shellac, turpentine, varnish or enamel manufacturing or the grinding of colors by machine.
39. Paper or pulp manufacturing.
40. Paper scrap or waste storage, sorting, collecting or bailing.
41. Perfume manufacturing.
42. Plaster manufacturing and products.
43. Potash manufacturing or refining.
44. Pyroline plastic manufacturing.
45. Railroad roundhouses or yards.
46. Roofing material factory.
47. Rubber manufacturing, treating or reclaiming plant.
48. Sand blasting.
49. Sewage treatment plant.
50. Shoe blacking or polish manufacturing.
51. Soda ash, caustic soda or washing compound, containing chlorine bleaching powder manufacturing or refining.
52. Stadium.
53. Steam power plant.
54. Storage, drying, or cleaning or rags, glass, cloth, paper or clippings, including sorting, refining, baling, wool pulling and scouring.
55. Sugar refining or starch manufacturing.
56. Tar or asphalt roofing or waterproofing manufacturing.

- 57. Textile manufacturing.
- 58. Tire manufacturing.

Additionally, as part of the zone map amendment application, this is also to request a conditional use permit. The proposed vehicle recycling center is substantially similar to the following conditional uses in the I-2 zone: “yard for storage of dismantled or partially dismantled automobiles” and “junk yard.”

The conditional use requested is justified on the basis that such use is more like the permitted uses in the I-1 (Light Industrial) zone. Additionally, the proposed vehicle recycling center will be completely surrounded by other light industrial users and buildings.

There are currently storm sewers, sanitary sewers, and refuse collection available to serve the proposed location. Also, an additional public road will be constructed and dedicated to the Lexington-Fayette Urban County Government. There is currently a public road stub street to the subject property. This road connection will provide an opportunity for the adjacent property to be developed as Light Industrial. This road will be constructed by the Applicant.

There is an existing but vacant house on the property which, along with a barn and storage sheds, will be removed when construction begins.

The conditional use as described herein will not have any adverse influence on existing or future development of the subject property or other property in the neighborhood because of its comparative low intense use. All public facilities and services are currently being provided to the other industrial users in the area and will be available for the Applicant’s proposed use. The conditional uses which are being sought are specifically enumerated in the Zoning Ordinance. The Applicant will also be required to secure an NPDES stormwater permit and approval from the State as a restricted automobile recycling dealer. Pull-A-Part secured both of these permits for their Louisville office.

However, the proposed conditional use requested by Pull-A-Part is significantly better designed, landscaped, maintained and more environmentally compatible than the businesses frequently associated with these conditional uses. In order to better appreciate these distinguishable differences, please review Pull-A-Part’s website at [www.pullapart.com](http://www.pullapart.com). The website provides an illuminating history of Pull-A-Part’s accomplishments throughout the United States. The website includes video interviews with a variety of public officials, community leaders and neighborhood representatives, all of whom have endorsed the company’s operations.

Finally, this is to invite the Planning Commission and its staff to visit Pull-A-Part’s Louisville facility. I very much believe that such a visit would provide valuable insight and appreciation of our request. We can arrange the transportation. Please let me know if there is interest in touring the Louisville facility.

I look forward to presenting this unique opportunity for Lexington at the March zoning meeting of the Planning Commission.

Very truly yours,

A handwritten signature in black ink, appearing to read "T. Bruce Simpson, Jr.", written in a cursive style.

T. Bruce Simpson, Jr.

TBS/emr



ALEXANDRIA ENTERPRISE, LLC PROPERTY  
Zone Change from I-1 to I-2  
(with Zoning Restrictions)  
1100 Alexandria Drive (a portion of)  
Lexington, Fayette County, Kentucky

A TRACT OF LAND SITUATED AT THE NORTHEASTERLY QUADRANT OF THE NEW CIRCLE ROAD AND ALEXANDRIA DRIVE INTERSECTION IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

**COMMENCING** at a point in the common line of 1070 and 1100 Alexandria Drive; thence North 21 degrees 23 minutes 44 seconds East, 832.41 feet to a point 12.20 south of the centerline of R.J. Corman Railroad, said point being the **TRUE POINT OF BEGINNING**; thence North 21 degrees 23 minutes 44 seconds East, 43.65 feet to a point in the centerline of R.J. Corman Railroad; thence with said railroad for the following thirteen (13) calls: North 37 degrees 20 minutes 11 seconds East, 249.64 feet to a point; thence North 37 degrees 15 minutes 22 seconds East, 267.35 feet to a point; thence North 38 degrees 04 minutes 42 seconds East, 127.28 feet to a point; thence North 43 degrees 04 minutes 40 seconds East, 134.96 feet to a point; thence North 50 degrees 51 minutes 11 seconds East, 134.80 feet to a point; thence North 58 degrees 46 minutes 42 seconds East, 129.27 feet to a point; thence North 66 degrees 40 minutes 43 seconds East, 138.82 feet to a point; thence North 75 degrees 10 minutes 42 seconds East, 142.68 feet to a point; thence North 83 degrees 22 minutes 24 seconds East, 133.10 feet to a point; thence North 89 degrees 59 minutes 19 seconds East, 88.60 feet to a point; thence South 83 degrees 34 minutes 58 seconds East, 116.47 feet to a point; thence South 76 degrees 02 minutes 48 seconds East, 134.27 feet to a point; thence South 67 degrees 12 minutes 17 seconds East, 144.43 feet to a point; thence leaving said railroad South 22 degrees 47 minutes 43 seconds West, 62.99 feet to a point in the future centerline of Enterprise Court; thence with said centerline for the following four (4) calls: 351.39 feet along a curve to the left, having radius of 225.00 feet and a chord which bears South 68 degrees 03 minutes 14 seconds West, 316.76 feet to a point; thence South 23 degrees 18 minutes 46 seconds West, 521.86 feet to a point; thence 216.86 feet along a curve to the right, having radius of 500.00 feet and a chord which bears South 35 degrees 44 minutes 16 seconds West, 215.16 feet to a point; thence South 48 degrees 09 minutes 46 seconds West, 678.13 feet to a point; thence leaving said centerline North 41 degrees 50 minutes 14 seconds West, 636.96 feet to the **POINT OF BEGINNING** and containing 22.71 acres (gross) and 20.00 acres (net).

**HOUGHAM PROPERTY**

ADDRESSES: 1100 ALEXANDRIA DRIVE  
(A PORTION OF)

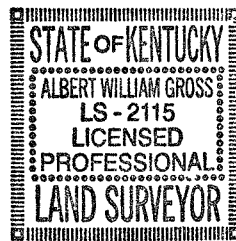
APPLICANT: MMA MANAGEMENT, LLC  
4473 TILLY MILL ROAD  
ATLANTA, GA 30360

OWNER: ALEXANDRIA ENTERPRISES, LLC.  
3609 WALDEN DRIVE  
LEXINGTON, KY 40517

PREPARED BY: EA PARTNERS, PLC

DATE FILED: FEBRUARY 4, 2013

ZONE CHANGE REQUEST.  
FROM LIGHT INDUSTRIAL (I-1) ZONE  
TO: HEAVY INDUSTRIAL (I-2) ZONE  
(WITH CONDITIONAL ZONING)  
20.00 ACRES NET AND 22.71 GROSS



3285

FROM I-1 ZONE TO I-2 ZONE  
20.00 NET & 22.71 GROSS ACRES

3295-3305 VERSAILLES ROAD



**NOTIFICATION MAP**

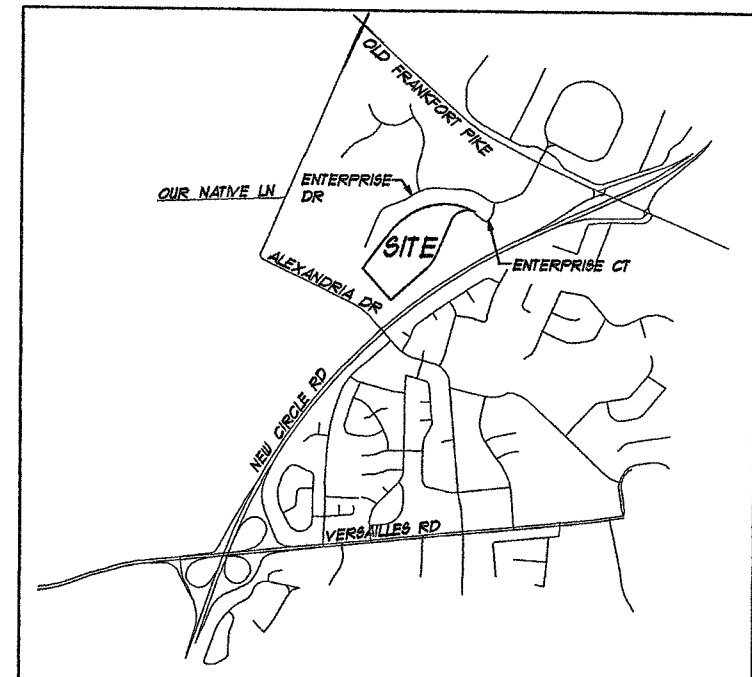
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200 100 0 200 Feet

1 inch = 200 feet



VICINITY MAP  
(NOT TO SCALE)