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To: [Haberman, Joseph](#)
Subject: Alignment with Datacenter Regulations and Recommendation on Square-Foot Cap Adjustment
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Attachments: [image.png](#)

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Members of the Planning Commission,

Thank you for the thoughtful and comprehensive work reflected in the current draft of Louisville's data center zoning recommendations. I want to begin by stating clearly that I **fully support the Commission's goal of establishing responsible, community-focused datacenter regulations.** The tiered system, buffer requirements, noise limits, generator standards, utility impact protections, and environmental safeguards are all appropriate measures that balance innovation with community well-being.

My intent is to align with that direction. Louisville *should* regulate datacenters. Louisville *should* protect neighborhoods, utilities, and environmental quality. Louisville *should* ensure transparency and accountability.

Where I believe a small adjustment is needed is in the **proposed 500,000 sq ft cap** for data centers outside Rubbertown.

After reviewing the full recommendation, this cap is the **only provision** that directly restricts Louisville's ability to participate in modern AI, HPC, and sovereign-compute infrastructure. All other elements are operational safeguards; the square-foot limit is the sole structural constraint that affects Louisville's long-term competitiveness.

With hyperscale campuses already planned in Jeffersonville and another site being developed just an hour upstate—both of which allow facilities well above 1,000,000 sq ft—Louisville is now part of a competitive regional ecosystem. A 500,000 sq ft cap would make Louisville the **least scalable** and **least flexible** node in the region, unintentionally pushing future AI, healthcare, research, and industrial modernization investment across the river or upstate.

Rubbertown's 1.5M sq ft allowance is appropriate and should remain. However, to preserve Louisville's opportunity while maintaining strong regulatory oversight, I respectfully recommend establishing **one additional zone within city limits with a**

minimum cap of 1,000,000 sq ft.

This adjustment:

- aligns with the Commission's regulatory intent
- maintains community protections
- prevents unintended economic displacement
- supports modernization for Norton, UofL, LG&E/KU, MSD, Louisville Water, and Metro Government
- ensures Louisville remains competitive with Jeffersonville and upstate Kentucky
- provides the minimum viable threshold for AI-grade and HPC-grade infrastructure

This is not a request to weaken regulation — it is a request to ensure regulation does not unintentionally restrict opportunity.

Thank you for considering this recommendation. I would be glad to provide additional technical detail or modeling if helpful.

Respectfully, **Dr. Lawrence Williams, AIMCAT**

