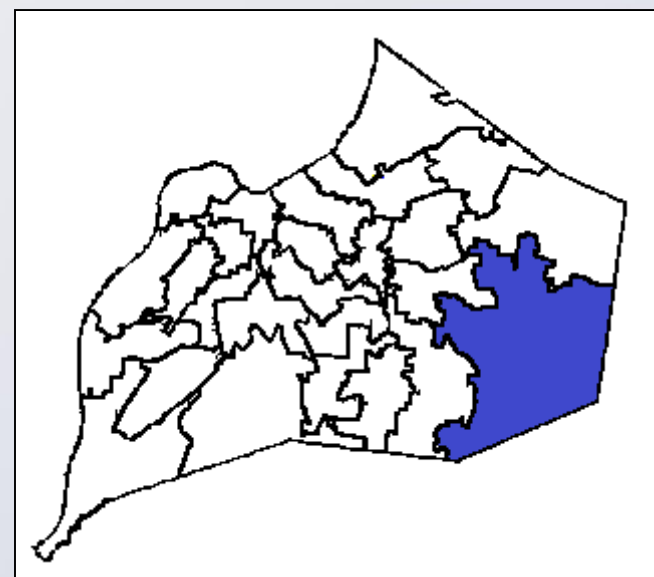
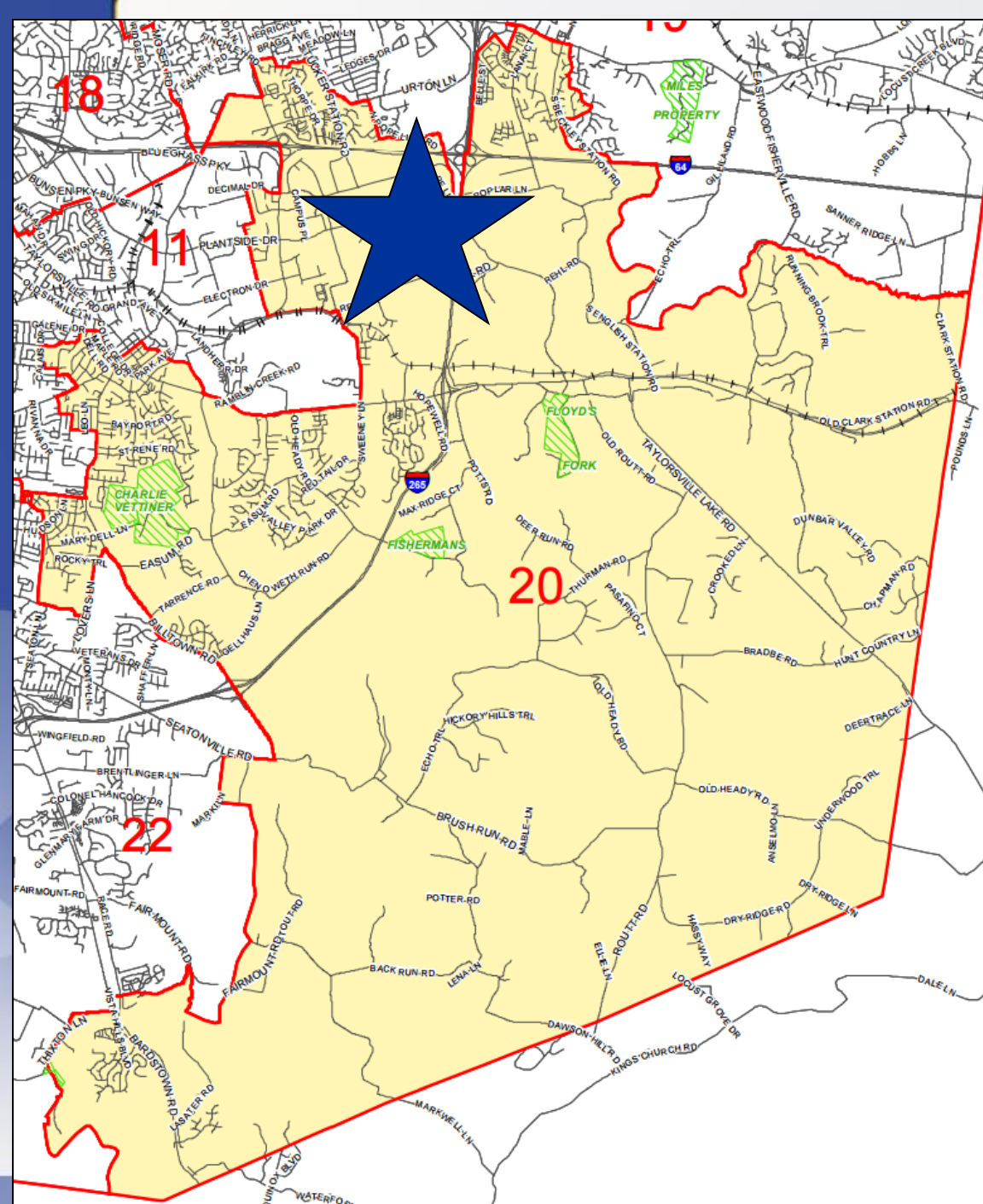


# 19-ZONE-0044 POWERSCREEN CRUSHING AND SCREENING



Planning & Zoning Committee  
July 28, 2020



**13207 Rehl Road  
District 20 - Stuart Benson**



Existing: R-4/SW  
Proposed: PEC/SW



**Existing: Single Family/Vacant  
Proposed: Industrial**

# Requests

- Zoning change from R-4 Single Family Residential to PEC Planned Employment Center on 17.6 acres
- Detailed District Development Plan with Binding Elements

# Case Summary

- Currently developed with a single-family residence (to be relocated)
- Plantside Drive access is now proposed (previously access was proposed from Rehl Road)
- 40,000 sf building proposed Tract 1
- Tract 2 not being developed at this time

# Site Photos - Site Context

View of site  
from Plantside  
Drive terminus



View from  
Rehl Road



# Site Photos - Surrounding Areas

Property across  
Rehl Road



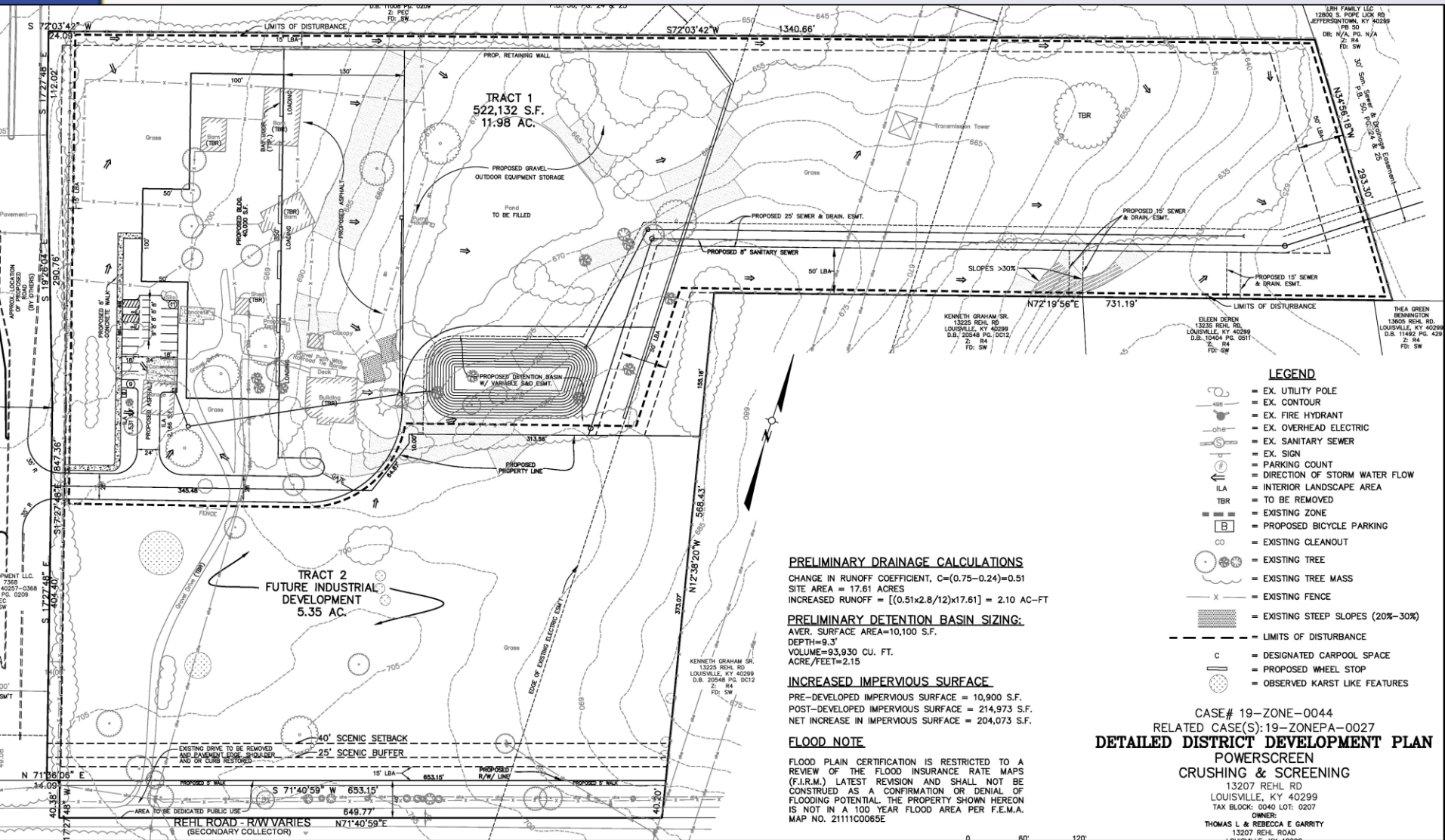
Approx. site  
of future  
Plantside  
Drive  
connection

The logo for Louisville METRO, featuring a stylized fleur-de-lis symbol to the left of the text "Louisville METRO".





# Applicant's Development Plan



# Elevations



# Elevations



# Elevations



# Public Meetings

- Neighborhood Meeting held on 7/1/2019
  - 11 people attended the meeting.
- LD&T meeting on 12/12/2019
- Planning Commission public hearings on 2/6/2020, 3/5/2020, and 6/18/2020
  - One person spoke in opposition, two as other.
  - Motion to recommend approval of the change in zoning from R-4 to PEC passed by a vote of 6-0-1 (two members were not present).