

19-ZONE-0044

Powerscreen Crushing and Screening



Louisville Metro Planning Commission

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June 18, 2020

Requests

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

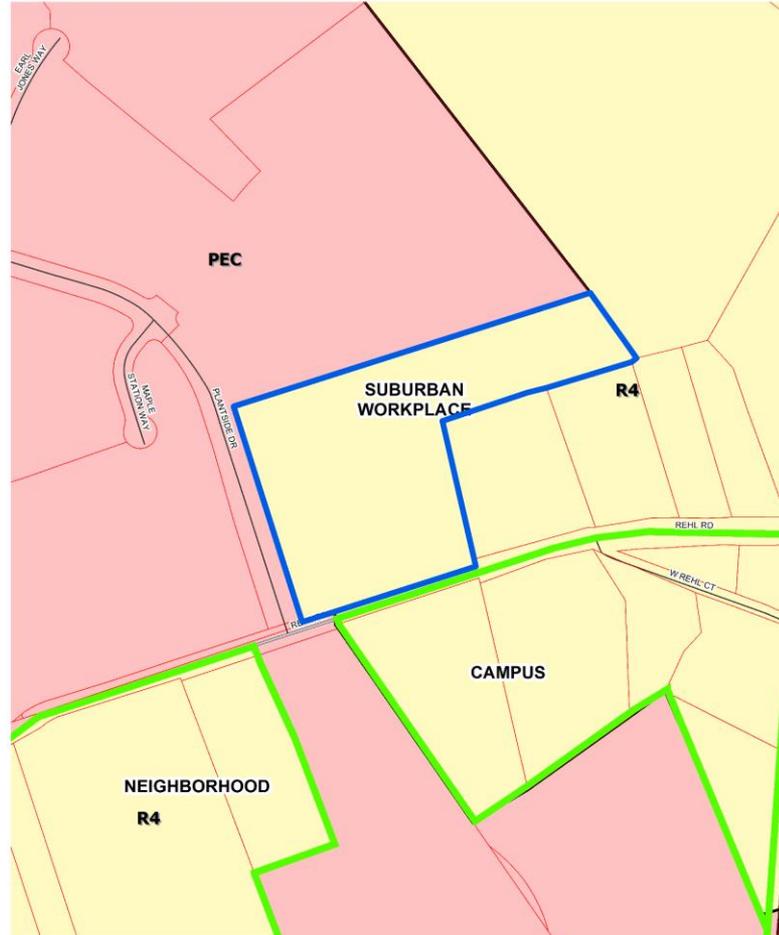
Site Context



Case Summary

- Currently developed with a single family residence
- Residence proposed to be relocated
- Plantside Drive access is now proposed (previously access was proposed from Rehl Road)

Zoning/Form Districts



13207 Rehl Road
feet

370

Map Created: 8/2/2019

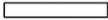


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Aerial Photo



13207 Rehl Road
feet



370

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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 METRO Louisville, featuring a stylized yellow and blue fleur-de-lis symbol to the left of the text "METRO Louisville".



Elevations



Elevations



Elevations



Staff Finding

- Rezoning is generally compliant with Plan 2040
- Site is adjacent to existing PEC and represents a logical extension of the PEC zoning district
- Access problems have been resolved
- Waiver no longer requested
- Issues raised at LD&T = access to Rehl Road/Plantside Drive

Required Actions

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from R-4 to PEC
- **APPROVE** or **DENY** the **Detailed District Development Plan with Binding Elements**