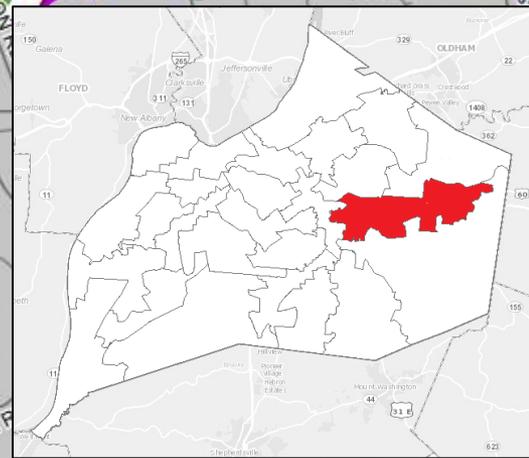
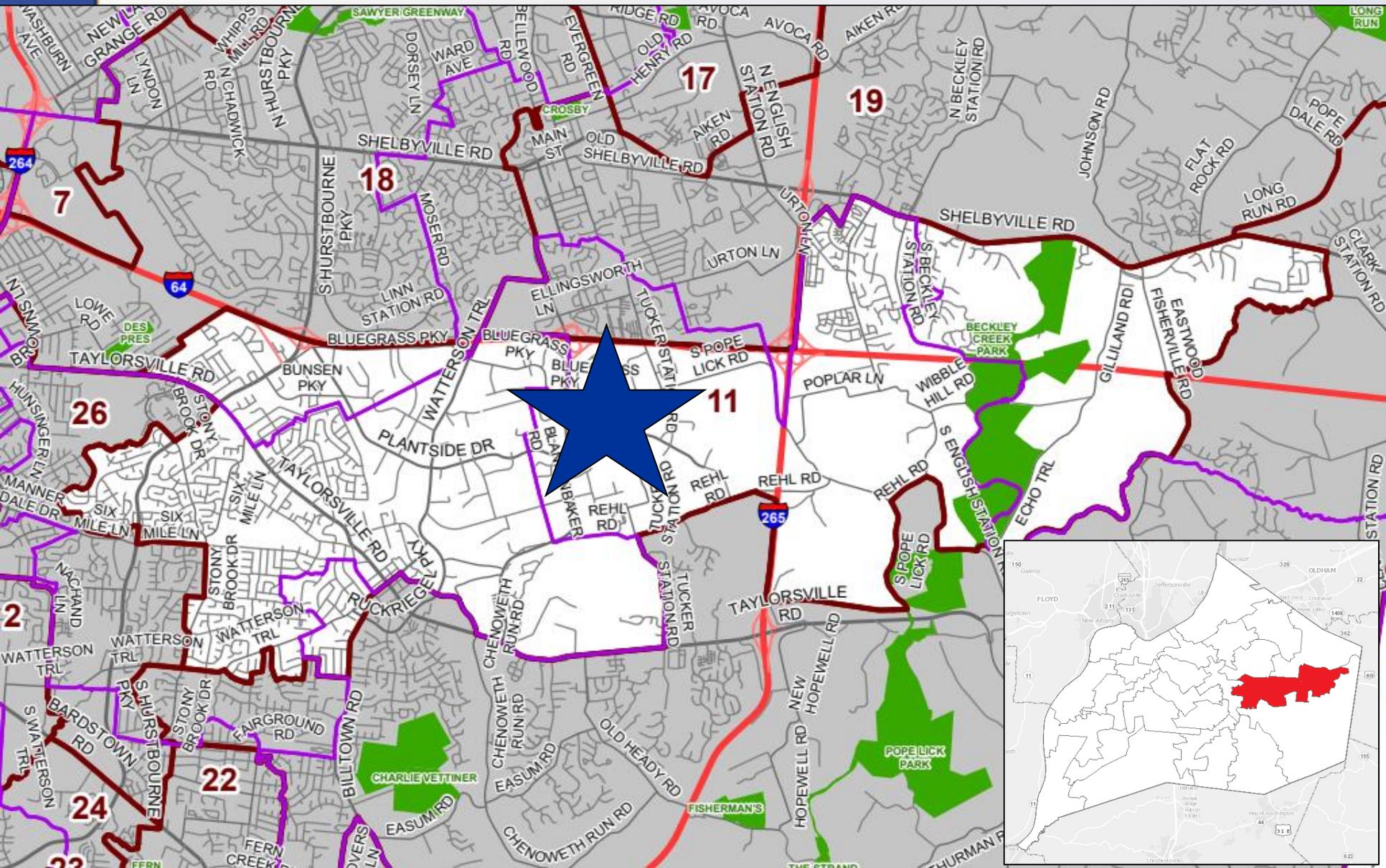


**21-ZONE-0103**  
**BLANKENBAKER STATION**  
**LOTS 11 & 12**



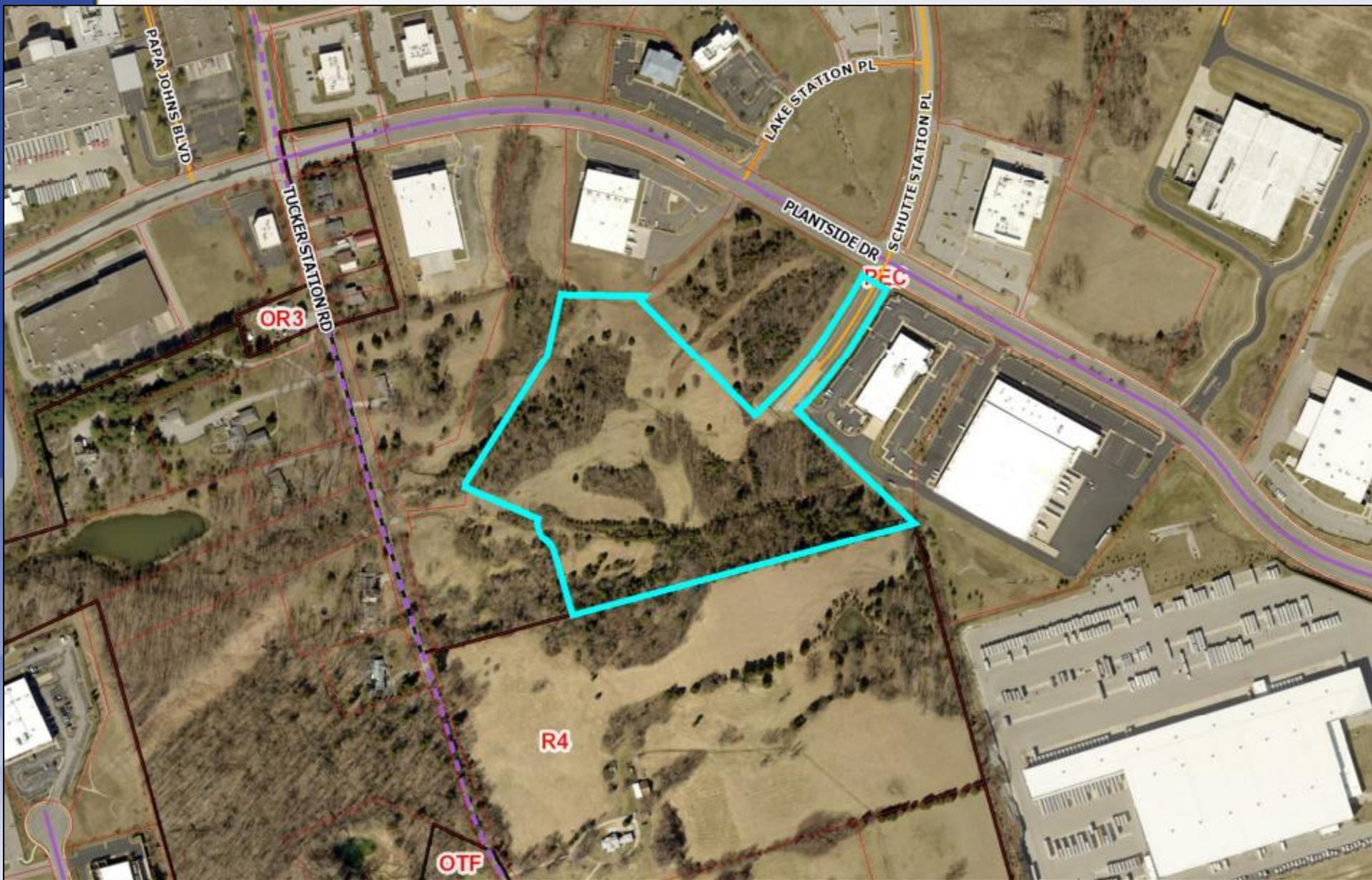
**Planning & Zoning Committee**  
**December 7, 2021**



**Louisville**  
METRO

**Parcel ID: 0039-0551-0000**  
**District 11 - Kevin Kramer**

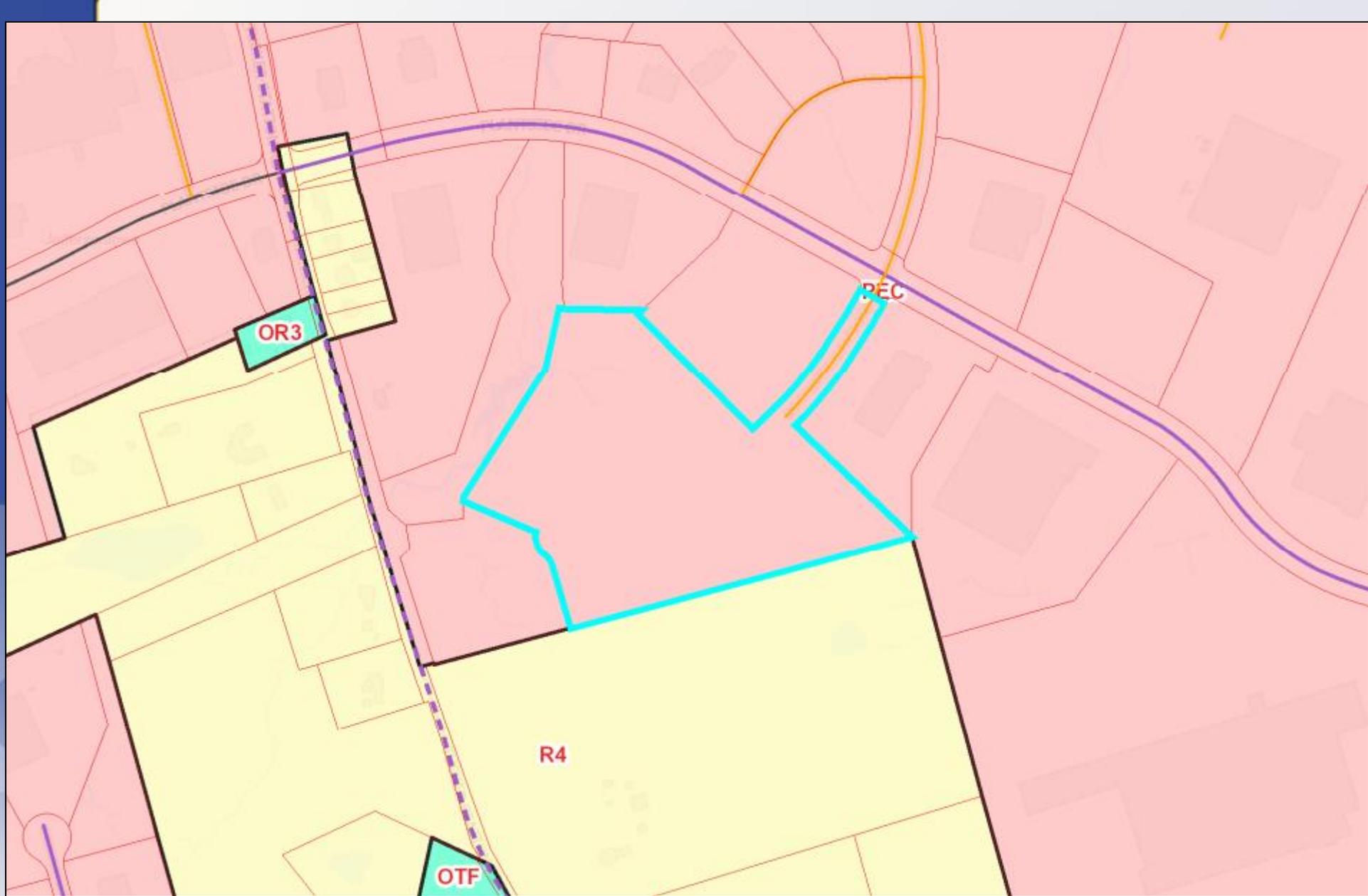
**21-ZONE-0103**



Louisville

Existing: Vacant  
Proposed: Industrial

21-ZONE-0103



OR3

PEC

R4

OTF

# Requests

- Change-in-Zoning from PEC Planned Employment Center to M-3
- Variance from LDC Section 5.3.4 to allow the building to exceed the maximum height of 50 feet (67 feet proposed)
- Detailed District Development Plan with Binding Elements

# Case Summary

- Proposing a 171,000 facility for the manufacturing and assembly of magnet
- Binding element to restrict future use to only PEC permitted uses with the exception of the magnet facility



# Proposed Rendering



# Public Meetings

- Neighborhood Meeting held 7/22/2021
- LD&T meeting on 10/14/2021
- Planning Commission public hearing on 11/4 & 11/18/2021
  - No one spoke in opposition.
  - Motion to recommend approval of the change in zoning from PEC to M-3 by a vote of 8-0.