

21-ZONE-0103



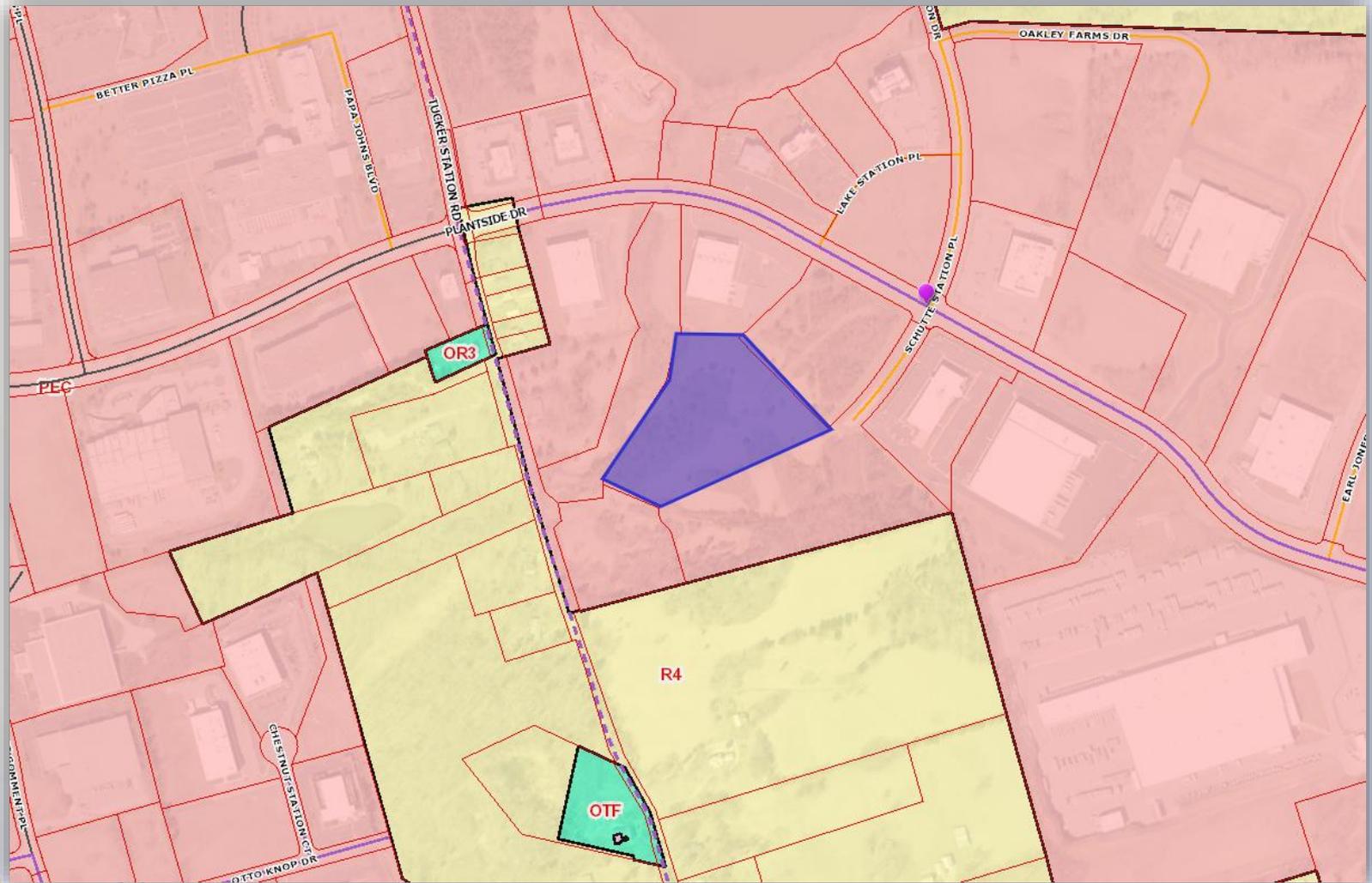
Louisville Metro Planning Commission

Joel Dock, AICP, Planning Coordinator
November 4, 2021

Requests

- **Change-in-Zoning** from PEC, Planned Employment Center to M-3, Industrial
- **Variance** from Land Development Code, section 5.3.4 to allow for the building to exceed the maximum height of 50' and be 67' in height.
- **Detailed District Development Plan**

Zoning and Form



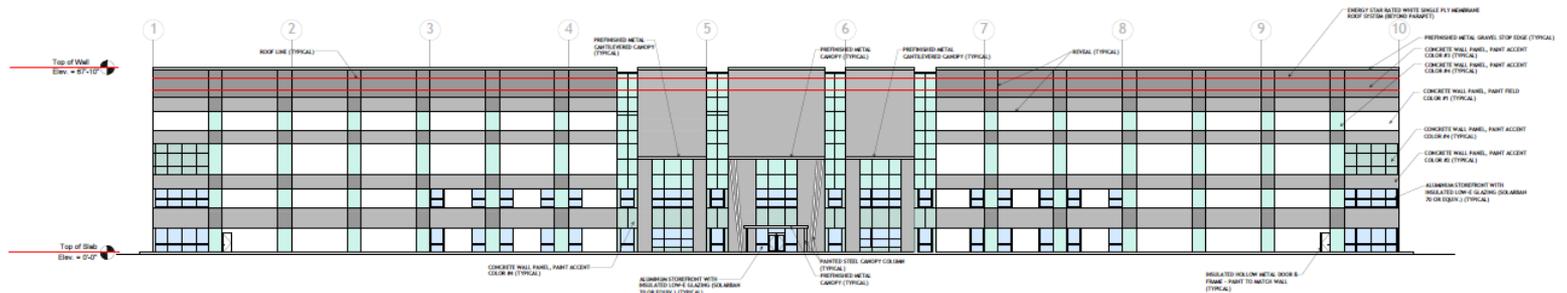
Site Aerial



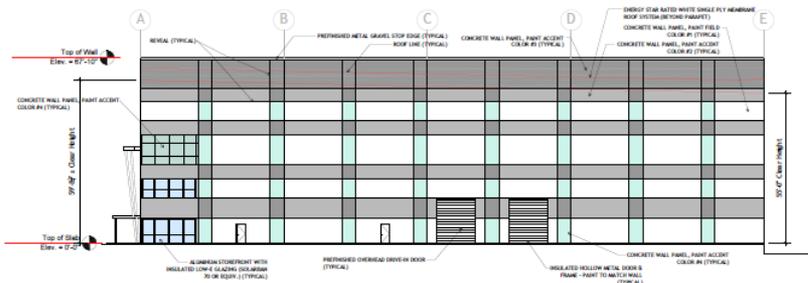
Case Summary

- Manufacturing and assembly of magnets
- A 171,000 sq. ft. facility
- Parking at the front and side
- loading area along the rear
- A variance has been requested for the structure to exceed the maximum height of the form district.

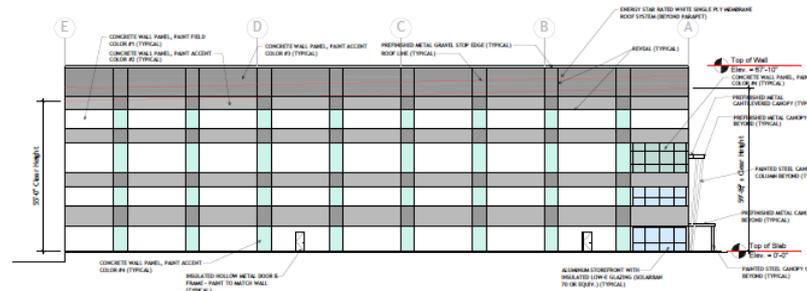
Elevation



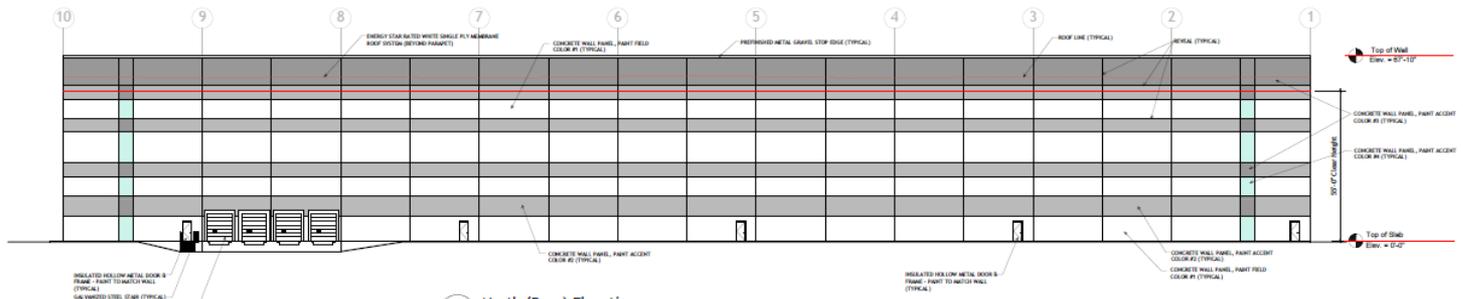
1 South (Front) Elevation
A501
Full size plot scale: 1/8" = 1'-0"



3 West Elevation
A501
Full size plot scale: 1/8" = 1'-0"



2 East Elevation
A501
Full size plot scale: 1/8" = 1'-0"



North (Rear) Elevation

Technical Review

Land Use Restrictions

14. Use of the subject site (except as stated in BE# 15 below) shall be limited to uses permitted in the PEC district, with the following exceptions: residential uses; trailer courts or recreation vehicle campgrounds; junk yards; drilling for and removing of oil, gas or other hydrocarbon substances; refining of petroleum products; commercial petroleum storage yards; commercial excavation of building or construction materials (except as excavation is necessary in the course of construction of this site); distillation of bones; dumping, disposal, incineration or reduction of garbage, sewer, dead animals or other refuse; fat rendering; stockyard or slaughter of animals; smelting of iron, tin, zinc or other ores; cemeteries; jail or honor farms; labor or migrant worker camps; foundries; animal or poultry farms; production of insecticides, fungicides or disinfectants; bus garages and repair shops; fairgrounds; flea markets; coal and coke storage and sales. Notice of a request to amend this binding element shall be given in accordance with the Planning Commission's policies and procedures. The Planning Commission may require a public hearing on the request to amend this binding element.

Staff Finding

- The change in zoning conforms to the land use and development policies of Plan 2040
 - The workplace form is a form characterized by industrial and employment uses near transportation infrastructure where uses that are of greater intensity are concentrated to limit the impacts of isolated industrial sites
- The variance and detailed plan are justified
 - Options in the workplace form are available to eliminate the requested relief by stepping back the building façade 1' for every 4' of additional building height

Staff Finding

Amendment to General Plan Binding Element #14:

1. Take testimony and hold public hearing on zoning today
2. Continue action on the zoning and act in conjunction with review of the amendment to binding elements at November 18, 2021 Hearing