

Rabbit Hole Spirits, LLC

Case No. _____

December 14, 2015

Statement of Compliance

Introduction:

Rabbit Hole Spirits, LLC proposes to rezone the property at 711 East Jefferson Street from C-2 Commercial to EZ-1 Special Purpose to complete the adaptive reuse of and additional new construction to an existing building for manufacturing, warehouse, office, and retail uses in approximately 29,972 gross square feet of space.

The subject property is surrounded by the St. Jude Missionary Baptist Church and other commercial uses to the west, Nanny Goat Strut alley to the north, and commercial properties to the east. The subject property fronts Jefferson Street to the south between South Shelby Street and South Clay Street. The subject property is located in a Traditional Neighborhood Form District.

The requested rezoning is necessary because the proposed adaptive reuse of the subject property would include light manufacturing of distilled spirits, limited storage of manufacturing supplies and inventories, and office space.

Guideline 1 - Community Form

The subject property is located in a Traditional Neighborhood Form District. The Traditional Neighborhood Form District "is designed to promote diversity and integration of uses and structures in an existing traditional neighborhood through flexible design standards that . . . [p]rovide flexibility to meet changing needs, technologies, economics, and consumer preferences." LDC, Section 2.7.4(A)(2) (Dec 2009). The property is currently zoned commercially. The proposed use will continue the established neighborhood pattern of integrated redevelopment, including civic, commercial, and office uses that promote close-to-home work and service opportunities. The use and scale of the development will be appropriate for the adjacent commercial properties and the surrounding neighborhood.

Guideline 2 - Centers

The proposed uses of the property are compatible with the surrounding commercial uses and are of equal intensity. The subject property is located within an existing commercial activity center. The proposed redevelopment will utilize existing utility and road infrastructures. The subject property is currently zoned commercial and will not create a commercial expansion into residential zones.

The subject property will utilize existing commercial curb cuts, which promote vehicular and pedestrian safety. The proposed development will provide pedestrian access from Jefferson Street to the building's entrance. The proposed development will not significantly contribute to the existing vehicle air pollution being generated by the daily volume of traffic on Jefferson Street. Outdoor security lighting will be compliant with the Louisville Metro Land Development Code.

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The proposed building design is compatible with the buildings located on the surrounding uses. The entrance to the building will be on Jefferson Street and the south façade will reflect the use of that part of the building as executive offices and a café open to the public.

Guideline 3 - Compatibility

The proposed development is compatible with the distinct site and community design elements of a traditional neighborhood. The proposed uses of the property constitute commercial infill development on a site that was formerly used as a tire and automotive business. The proposed uses of the property include a distillery, retail center, and office. There are scattered residences within a couple of blocks of the proposed development, mostly multi-family uses. There is adequate transition from commercial development to the residential uses, although the transition is less striking because of the urban environment.

The mix of commercial, residential, manufacturing, retail, and office uses is prominent on Jefferson and Market Streets. The proposed development is consistent with that mix of uses. The proposed development will include all required building/pavement setbacks and landscape buffer areas. The height of the building and all structures on the property will be similar to adjacent properties. The storage of supplies and inventories, including any grain or mash bills, will be limited due to the size of the building and the property.

Guidelines 4 - Open Space and Guideline 5 - Natural Areas and Scenic and Historic Resources

The subject property exists currently as a paved lot surrounding a building and does not include any open space. There are no wetlands or highly permeable soils on the subject property. There are no natural features on the subject property. Although open space is not required of commercial uses in the Louisville Metro Land Development Code, the proposed development includes a reflecting pool, landscaping, and open space surrounding the south and east sides of the building.

Guideline 6 – Economic Growth and Sustainability

The subject property is located within 100 feet of a major intersection (Jefferson Street and Shelby Street). The subject property is located within an established commercial activity center and is currently commercially zoned, as are the adjacent properties. The proposed development will not require any additional commercial curb cuts and, therefore, will not create any further intrusions into the roadway system.

Guideline 7 - Circulation

The proposed development will have little impact on the existing road system because it will utilize an existing curb cut on Jefferson Street, thereby requiring no additional disturbance on Jefferson Street. The proposed development will not significantly increase the traffic on Jefferson Street and will not increase the traffic on the larger road network because it replaces an existing commercial business. The proposed development will not require employees, invitees, or customers to travel a great distance from the main commercial intersections on the surrounding streets of Market Street, Clay Street,

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Jefferson Street, and Shelby Street. Therefore, the impact to surrounding residential areas will be minimal. Pedestrian connections and onsite parking will incorporate existing connections and will not impact the adjacent properties, in compliance with the Louisville Metro Land Development Code.

Guideline 8 – Transportation Facility Design

The proposed development includes adequate parking and right of way dedication as required along Jefferson Street. There is rear access to the property through Nanny Goat Strut. Vehicle and pedestrian access are available from either Jefferson Street or Clay Street via Nanny Goat Strut.

Guideline 9 - Bicycle, Pedestrian and Transit

The proposed development includes sidewalks that connect to the existing sidewalks on Jefferson Street and will provide bicycle parking as required by the Louisville Metro Land Development Code.

Guideline 10 - Flooding and Stormwater and Guideline 11 - Water Quality

The proposed development will include a stormwater drainage system approved by Louisville Metropolitan Sewer District. The subject site is not located within a floodplain. The proposed development will comply with on-site detention / infiltration basin requirements to accommodate stormwater from the building and parking areas. During construction, the proposed development will install the appropriate sediment and erosion control methods per MSD's Best Management Practices.

Guideline 12 – Air Quality

The proposed development will comply with air pollution and dust mitigation measures as required by the Air Pollution Control Board.

Guideline 13 Landscape Character

The surrounding properties are developed and there are no landscape or habitat corridors in the general area. The proposed development will comply with the landscape requirements of the Louisville Metro Land Development Code and will include plantings of trees and shrubbery and the construction of a reflecting pool. There are no existing trees located on the subject property, which currently consists of building and asphalt pavement.

Guideline 14 - Infrastructure

The subject property is located near two intersections of major streets and will require no improvements to be made to the existing road system. There is adequate water, electric, and sewer infrastructure currently serving the subject site. Sanitary sewer capacity is available from Louisville MSD.

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