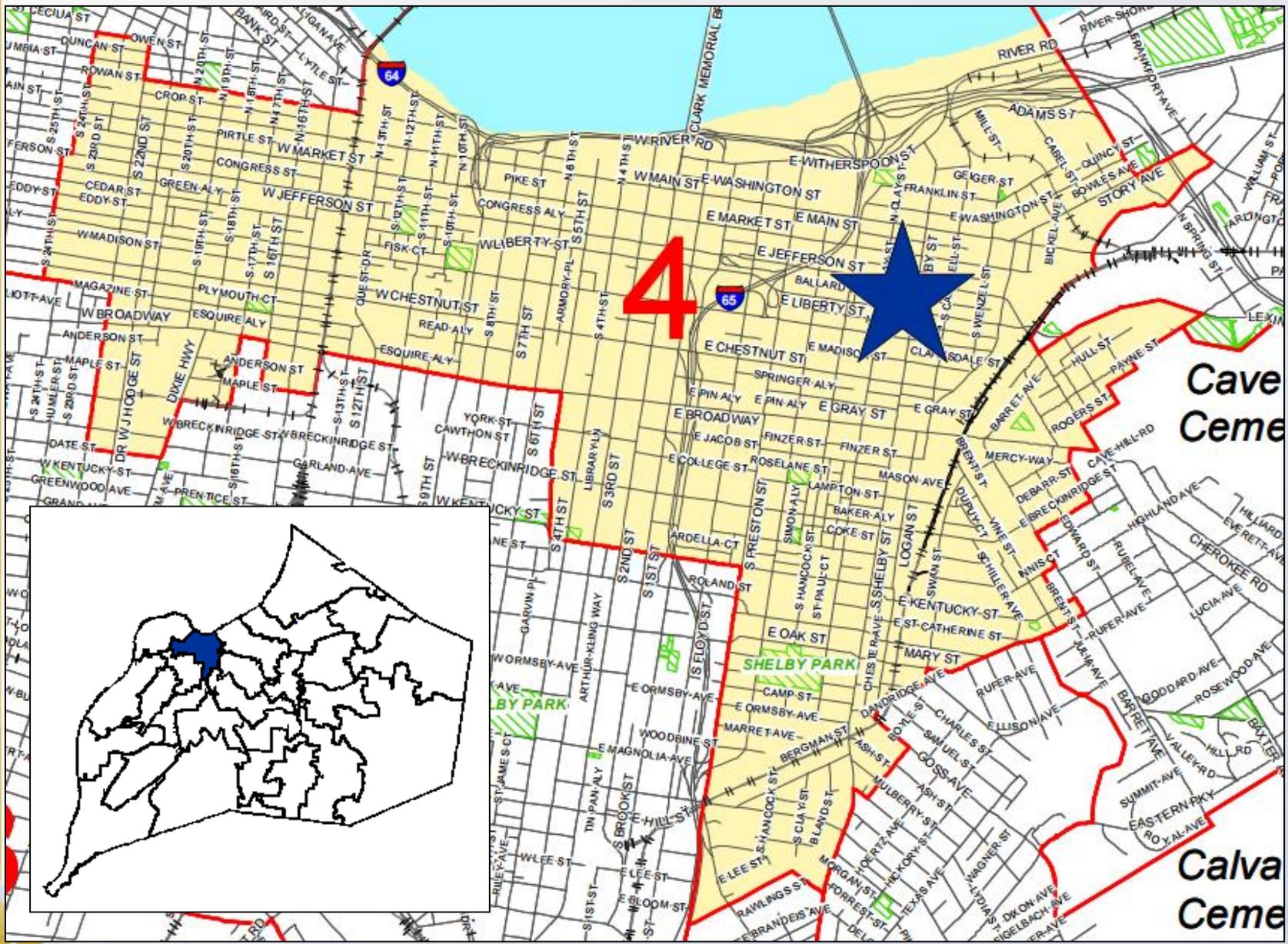


15ZONE1052

Rabbit Hole Distilling



Planning/Zoning, Land Design & Development
May 31, 2016



Requests

- Change in Zoning from C-2 to EZ-1
- Two Waivers:
 - Section 5.5.1.A.4.b to allow front loading docks
 - Section 10.2.4.A to eliminate LBA
- Four Variances:
 - Exceed Front Setback (0 feet)
 - Maximum Building Height
 - Encroach into Rear Setback
 - Encroach into Side Yard (West Property Line)
- Detailed District Development Plan

Case Summary / Background

- Rezoning 0.867 acres from C-2 to EZ-1 for proposed distillery
- Demolishing a portion of existing warehouse building to construct new multi-story building for the distilling operation
- Reducing the existing number of loading bays on the existing building
- Constructing a 1,911 square foot retail building on 724 E. Market Street (not part of rezoning)

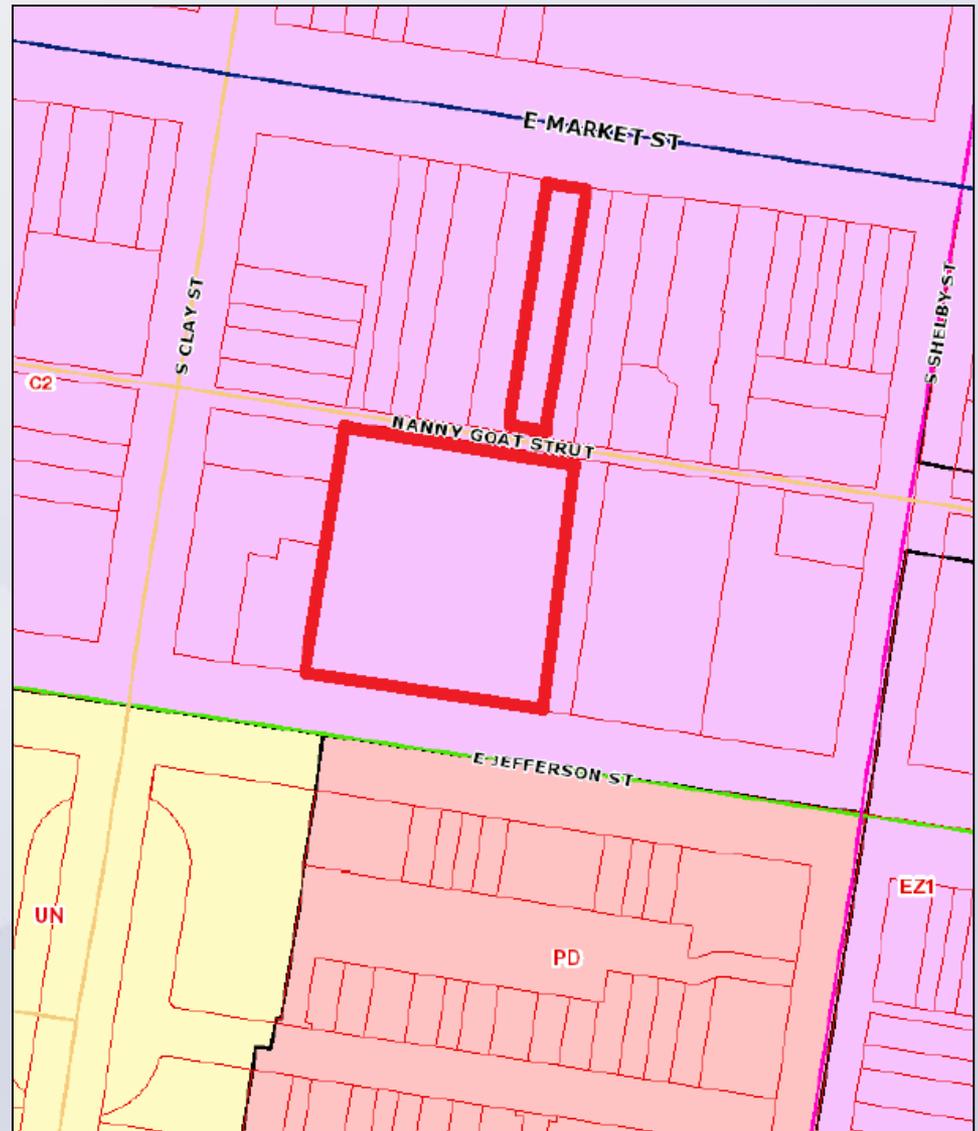
Zoning/Form Districts

Subject Property:

- Existing: C-2/TN
- Proposed: EZ-1/TN

Adjacent Properties:

- North: C-2/TMC
- South: PD & UN/TN
- East: C-2/TN
- West: C-2/TN



Aerial Photo/Land Use

Subject Property:

- Existing: Vacant Warehouse
- Proposed: Distillery

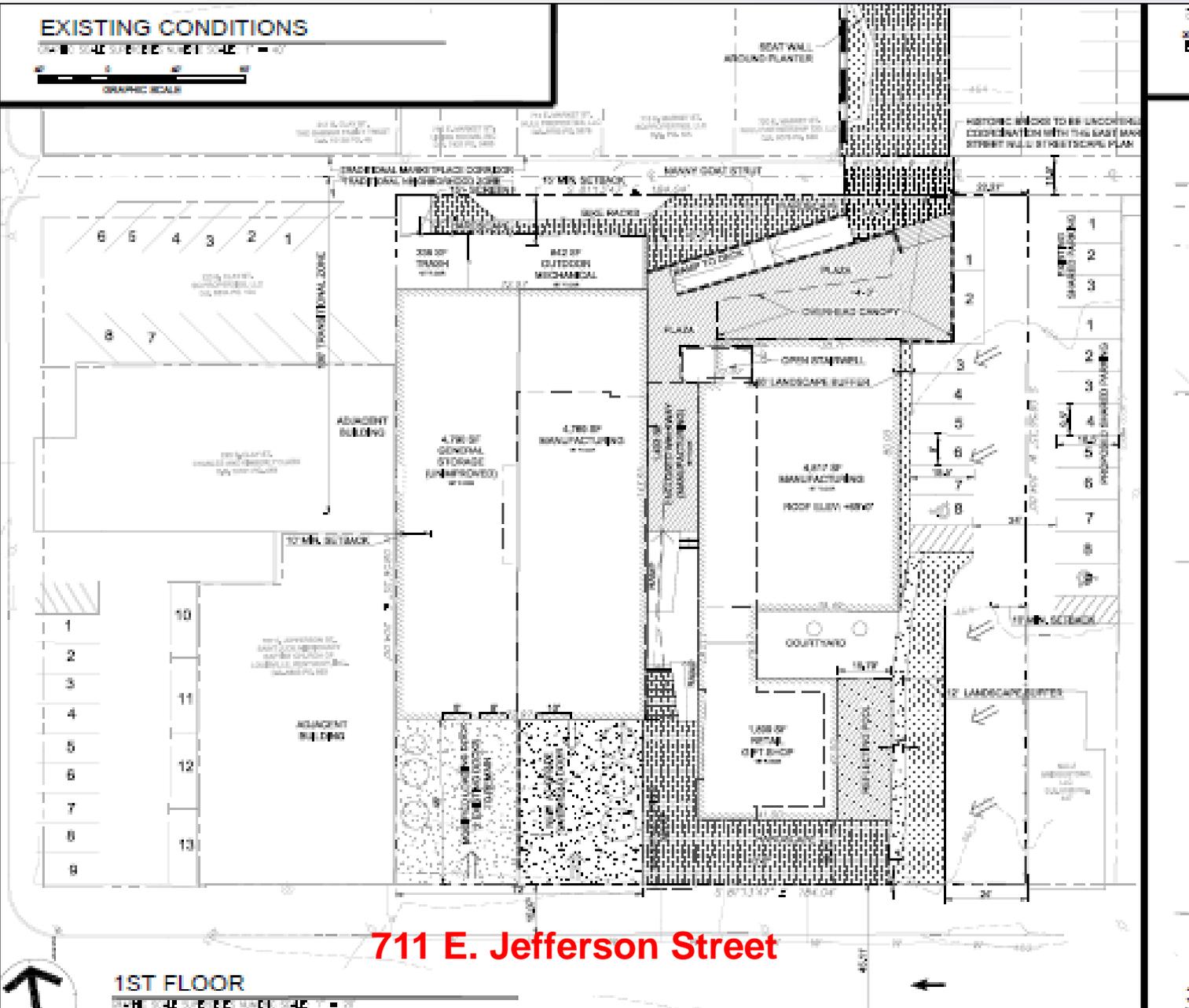
Adjacent Properties:

- North: Commercial
- South: Residential
- East: Commercial
- West: Commercial/Office



EXISTING CONDITIONS

GRAPHIC SCALE



711 E. Jefferson Street

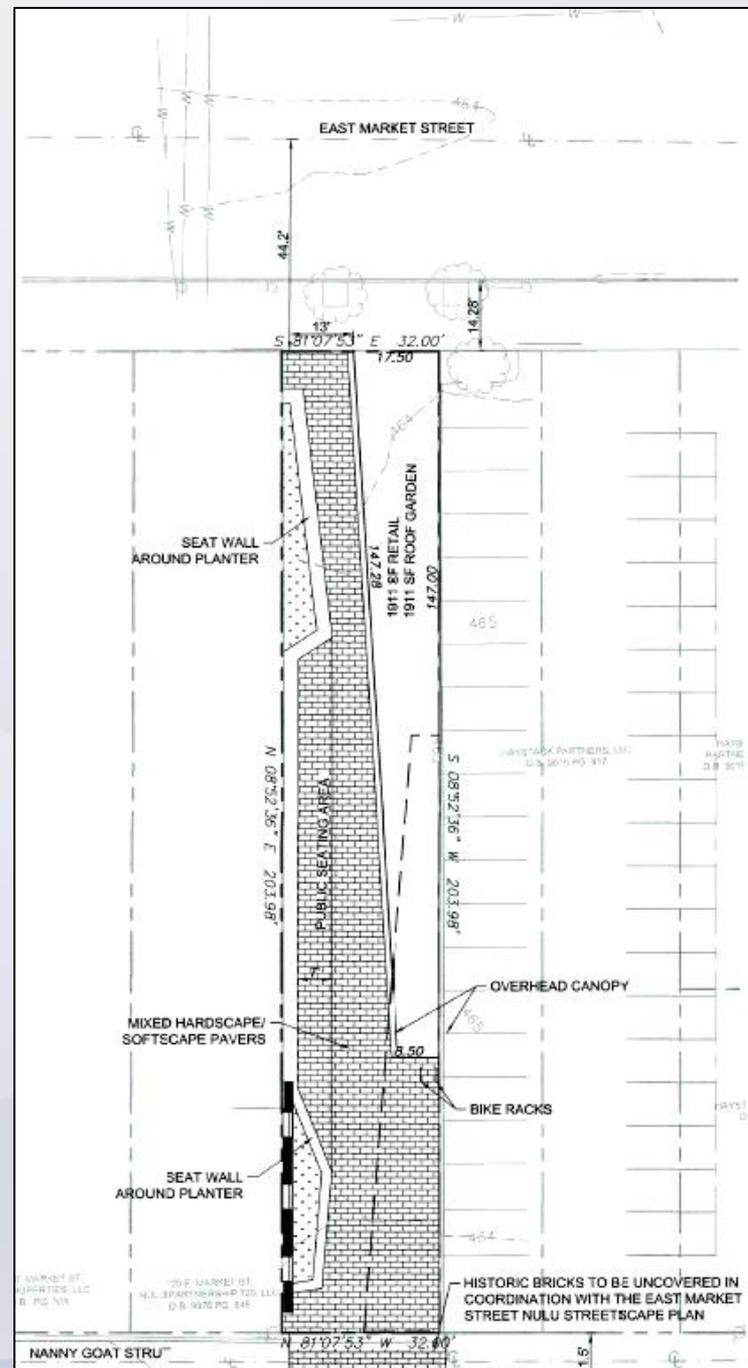
1ST FLOOR

GRAPHIC SCALE



724 E. Market Street

- 1,911 sq. ft. retail
- Not being rezoned



PC Recommendation

- Public Hearing was held on 4/21/2016
 - No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from C-2 to EZ-1 by a vote of 8-0 (8 members voted)