

Case No. 14ZONE1050

Old Forester



Louisville Metro Planning Commission Public Hearing

Christopher Brown, Planner II

March 5th, 2015

Requests

- Change in zoning from C-3 to EZ-1
- Detailed District Development plan

Case Summary / Background

- Proposal for change in zoning from C-3 to EZ-1
- Permit two parcels along the historically significant Whiskey Row
- West Main Street
- Proposed as a mixed use distillery
- Four story facades existing along West Main Street
- To be incorporated
- New construction is proposed on both lots
- New construction will be incorporated into the historic and architectural fabric of the existing block face along West Main Street

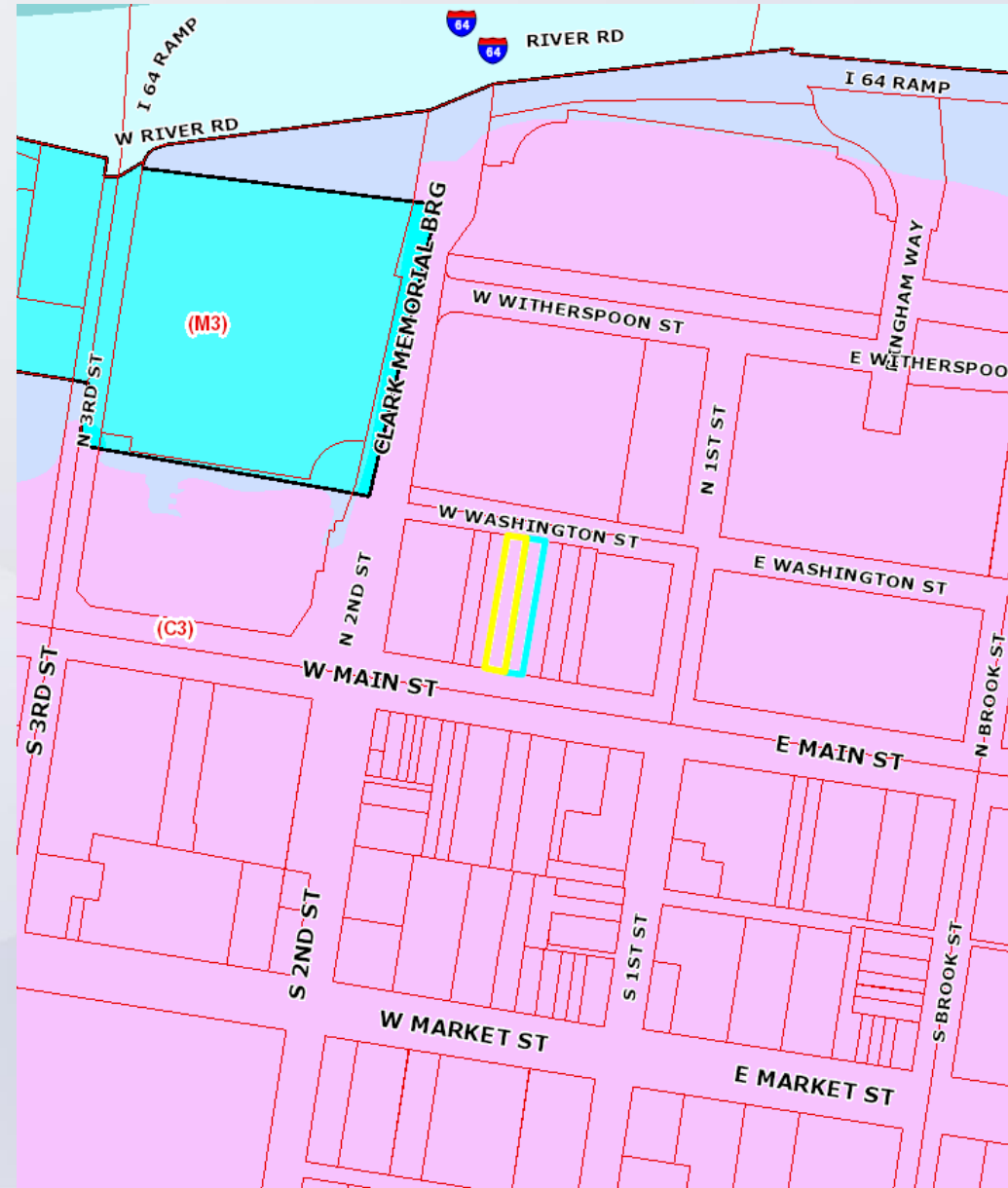
Zoning/Form Districts

- Subject Property:

- Existing: C-3/DT
- Proposed: EZ-1/DT

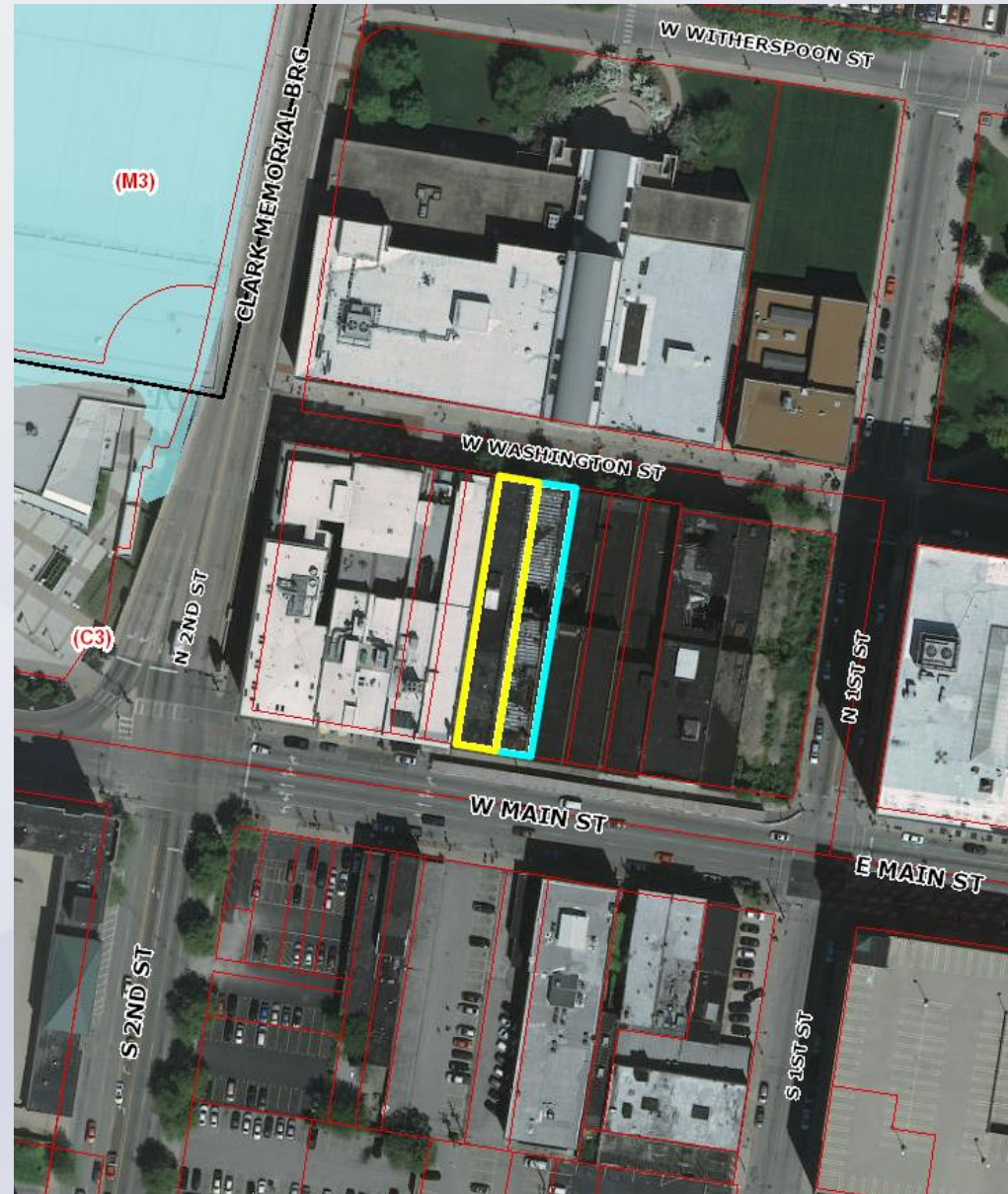
- Adjacent Properties:

- North: C-3/DT
- South: C-3/DT
- East: C-3/DT
- West: C-3/DT



Aerial Photo/Land Use

- Subject Property:
 - Existing: Vacant
 - Proposed: Mixed Use Distillery
- Adjacent Properties:
 - North: Office
 - South: Parking Lot
 - East: Vacant
 - West: Vacant/Restaurant



Site Photos



Site Photos



Site Photos



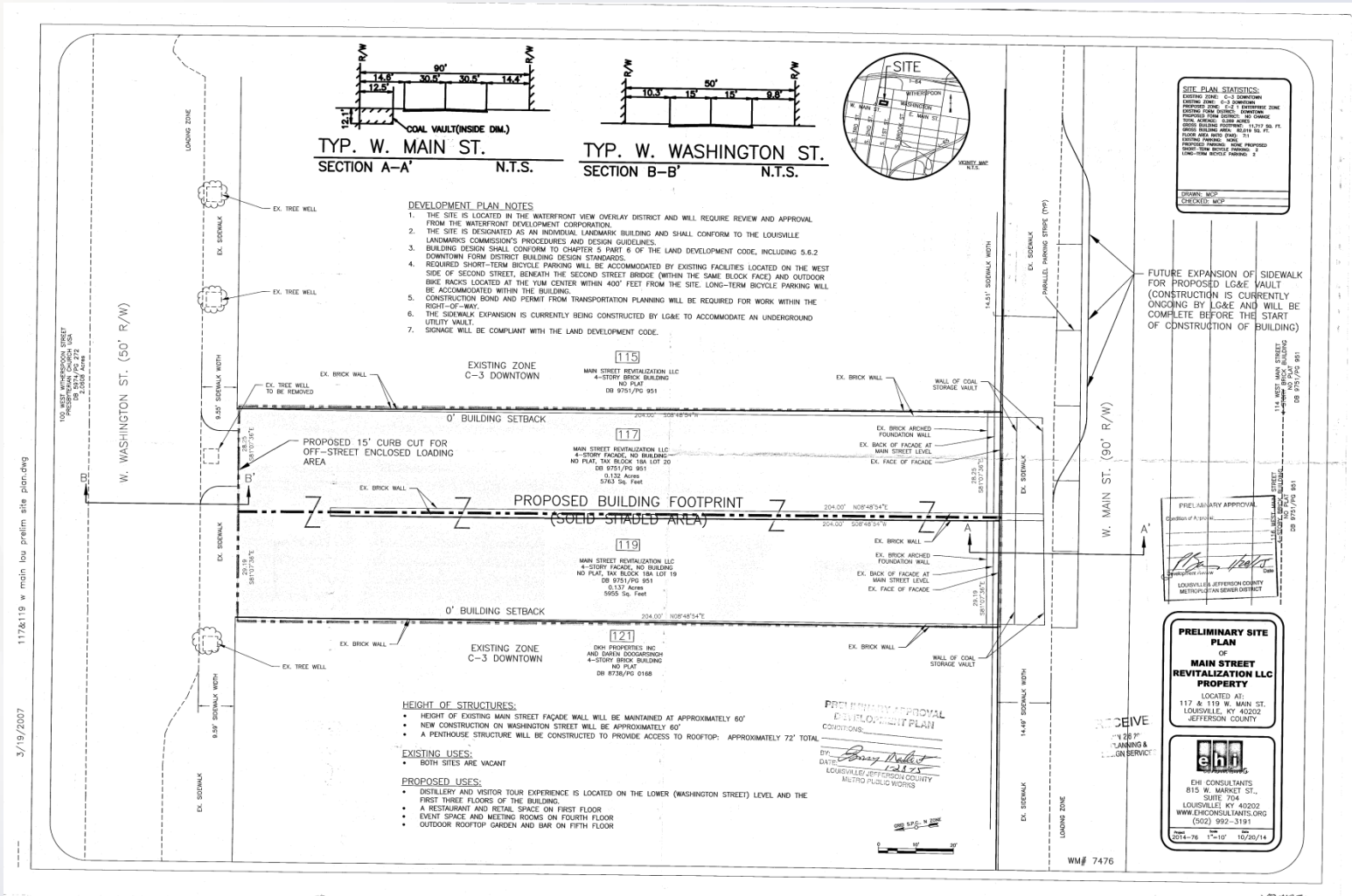
Site Photos



Site Photos



Applicant's Development Plan



Applicant's Elevations

BRAVURA
 111 West Washington Street
 Louisville, Kentucky 40202



MAIN STREET ELEVATION

SCALE: 1/8"=1'-0"



WASHINGTON STREET ELEVATION

SCALE: 1/8"=1'-0"



BROWN-FORMAN

OLD FORESTER

OLD FORESTER DISTILLERY

HISTORIC WHISKEY ROW
 LOUISVILLE, KENTUCKY

Issues and Revisions

00-03-19

Project Number: KY181-000

Description:

Exterior Elevations

Scale: 1/8"=1'-0"

All drawings and sections
 material appearing herein
 constitute original and
 unpublished work of the
 Architect and may not be
 duplicated, used or
 disclosed without written
 consent of the Architect.

A-201

Drawing Sheet

METRO Louisville
 111 West Washington Street
 Louisville, Kentucky 40202

Staff Analysis and Conclusions

- Rezoning
 - Appears to comply with all applicable guidelines and policies of Cornerstone 2020
- DDDP
 - Appears to comply with all applicable guidelines and policies of Cornerstone 2020

Required Actions

- RECOMMEND to the legislative council of Louisville Metro government that the change in zoning from C-3, Commercial, to EZ-1, Enterprise Zone, on property described in the attached legal description, be APPROVED or DENIED
- APPROVE or DENY the associated Detailed District Development plan with binding elements