

15ZONE1052

Rabbit Hole Distilling



Louisville Metro Planning Commission Public Hearing

Brian Davis, AICP, Planning Manager

April 21, 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)

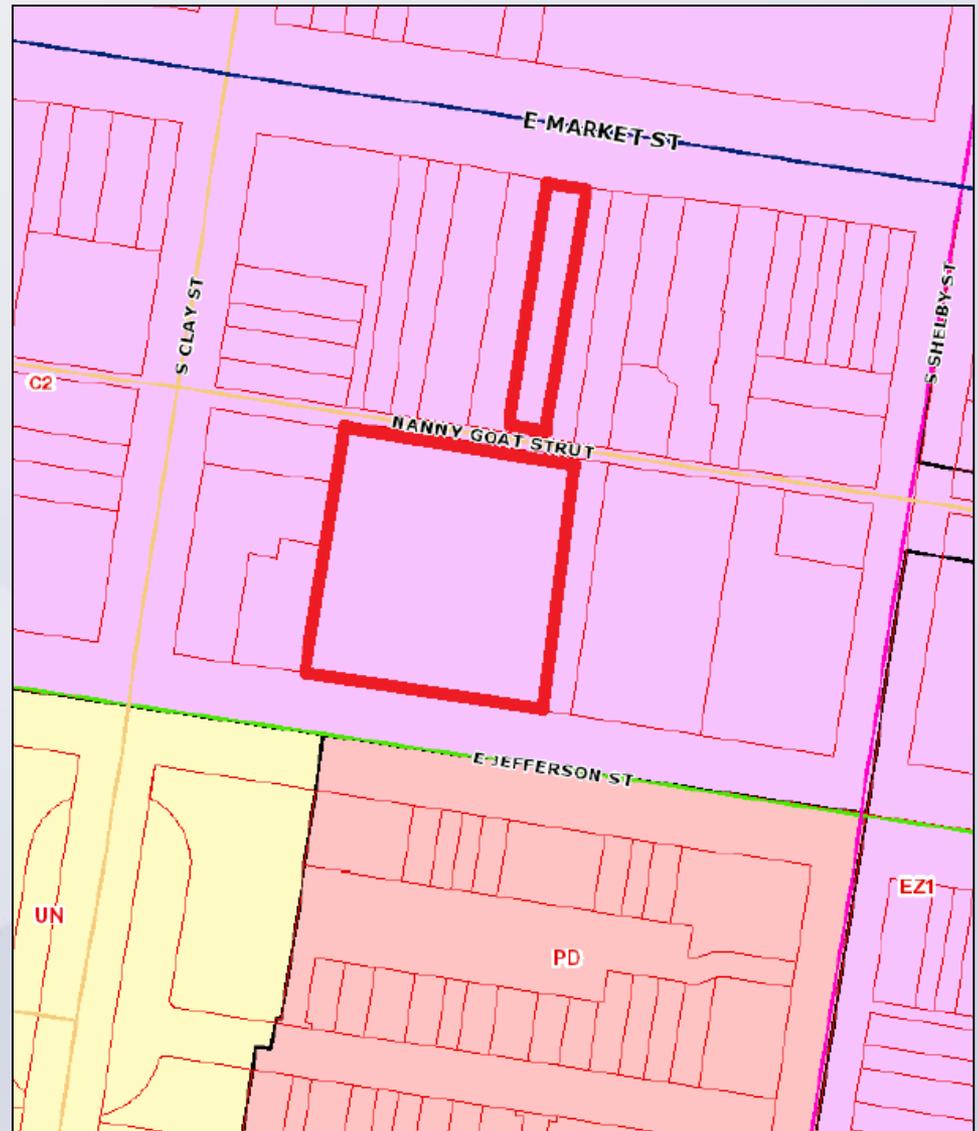
Zoning/Form Districts

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



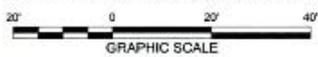
Technical Review

- MSD has approved the proposed plan
- Proposed building height has changed from what was presented prior to preparation of staff report
- Parking study is being finalized
- Loading Dock berth depth of 49 feet

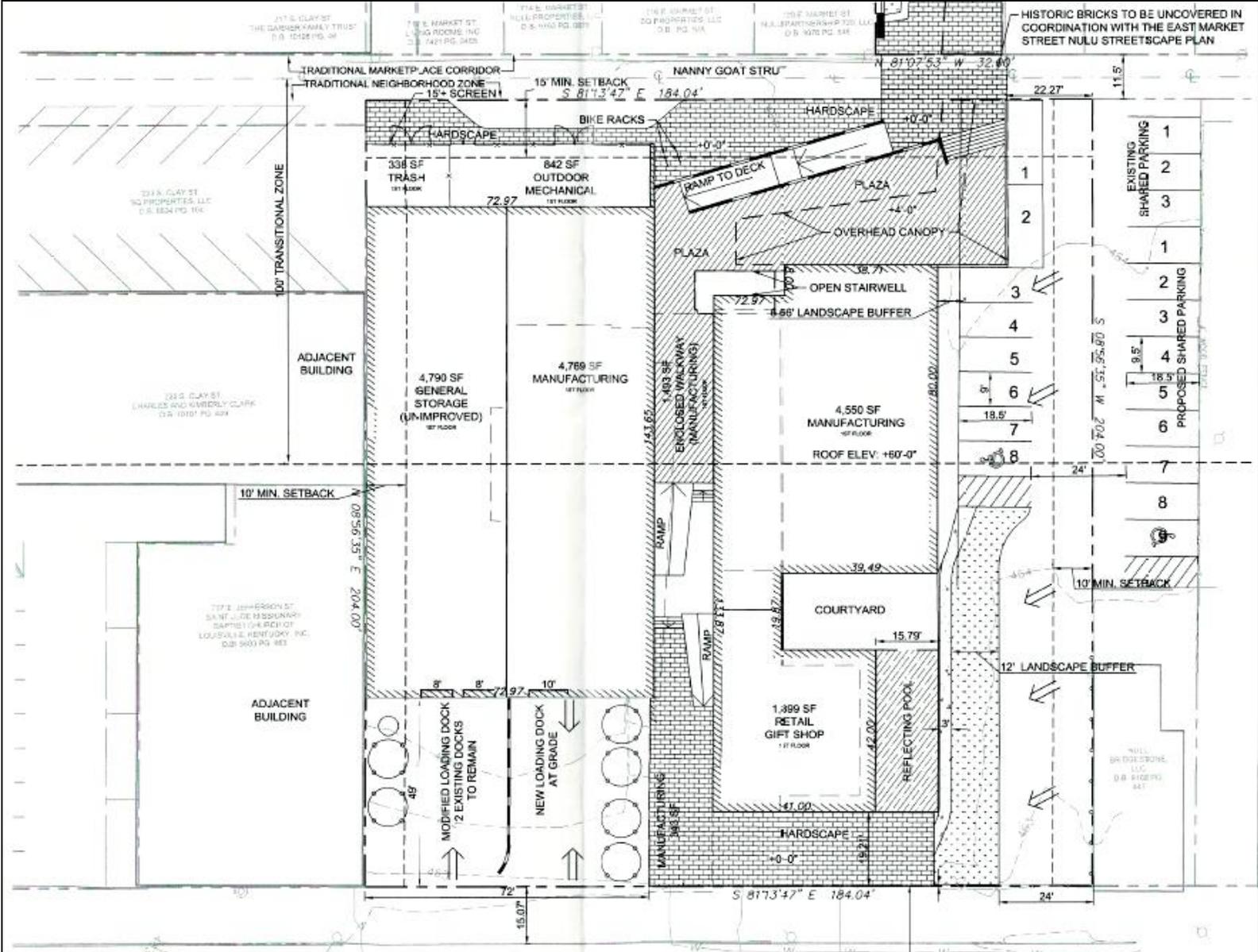


1ST FLOOR

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE: 1" = 20'



711 E. Jefferson Street



HISTORIC BRICKS TO BE UNCOVERED IN COORDINATION WITH THE EAST MARKET STREET NULU STREETSCAPE PLAN

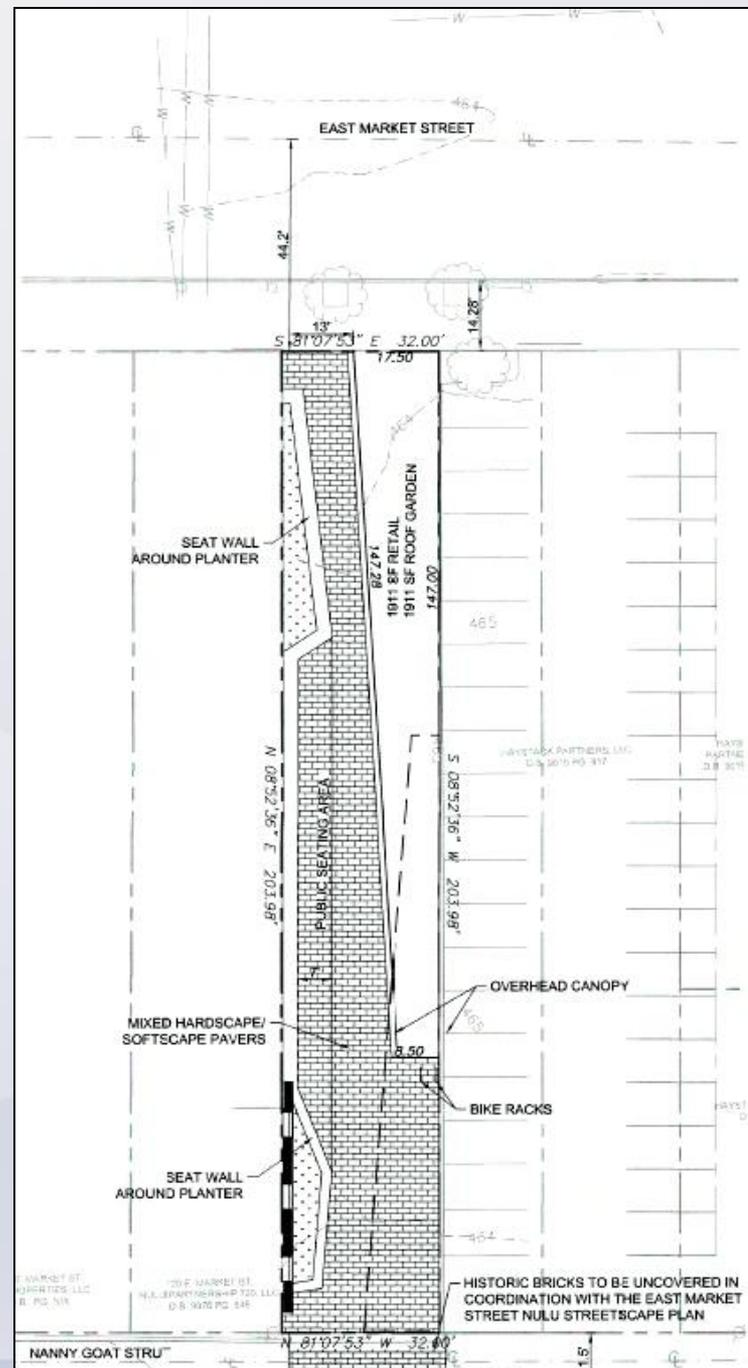
- 1
 - 2
 - 3
- EXISTING SHARED PARKING

- 1
 - 2
 - 3
 - 4
 - 5
 - 6
- PROPOSED SHARED PARKING

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724 E. Market Street

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





Existing Loading Docks facing E Jefferson Street

Required Actions

- Recommend APPROVAL or DENIAL of the Zoning Map Amendment from C-2 to EZ-1 to Metro Council
- APPROVE or DENY Two Waivers:
 - Section 5.5.1.A.4.b to allow front loading docks
 - Section 10.2.4.A to eliminate LBA
- APPROVE or DENY Four Variances:
 - Exceed Front Setback (0 feet)
 - Maximum Building Height
 - Encroach into Rear Setback
 - Encroach into Side Yard (West Property Line)
- APPROVE or DENY the Detailed District Development Plan