

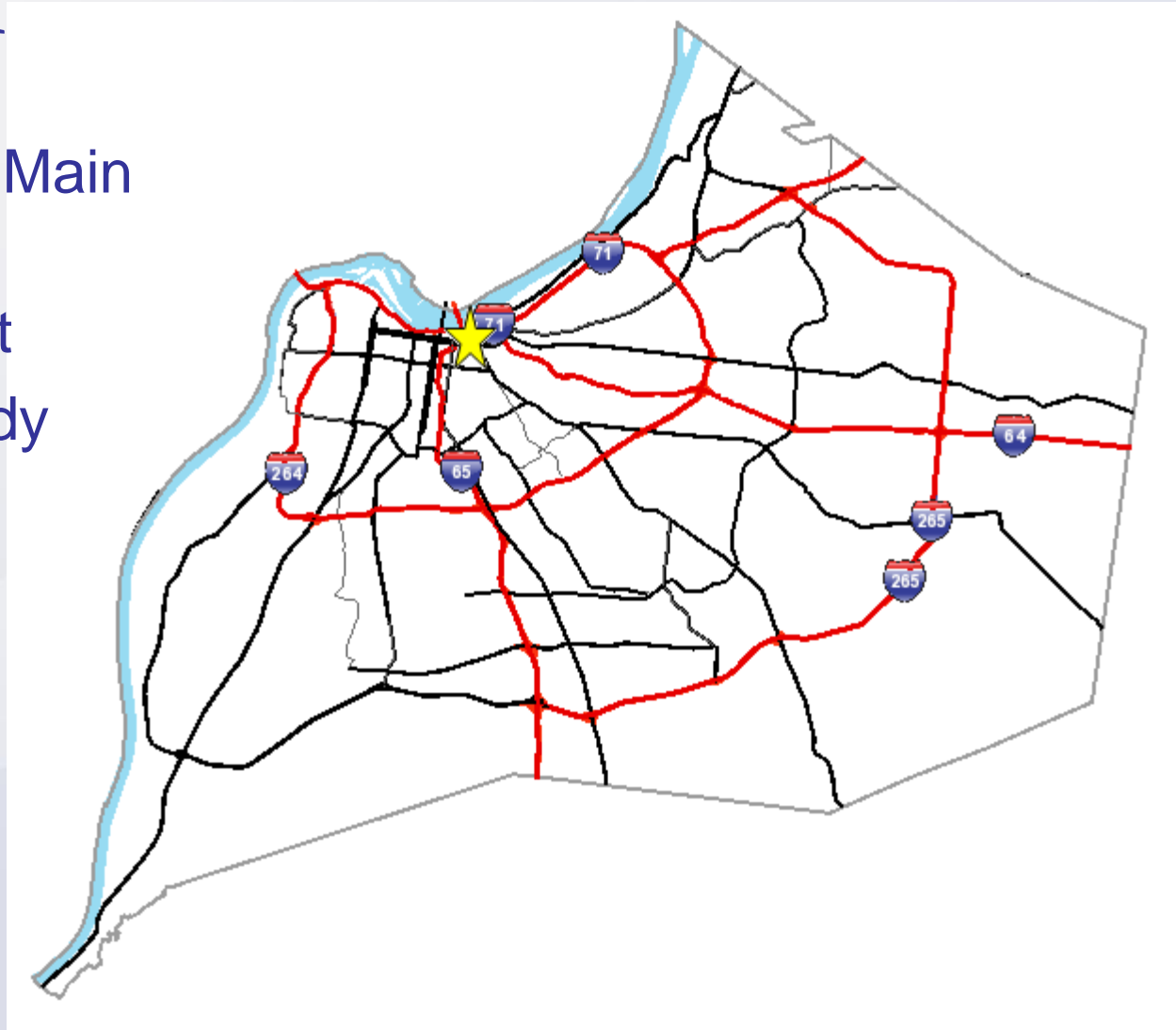
14ZONE1050 Old Forester



Planning/Zoning, Land Design & Development
April 21, 2015

Location

- 117-119 West Main Street
- Council District 4 – David Tandy

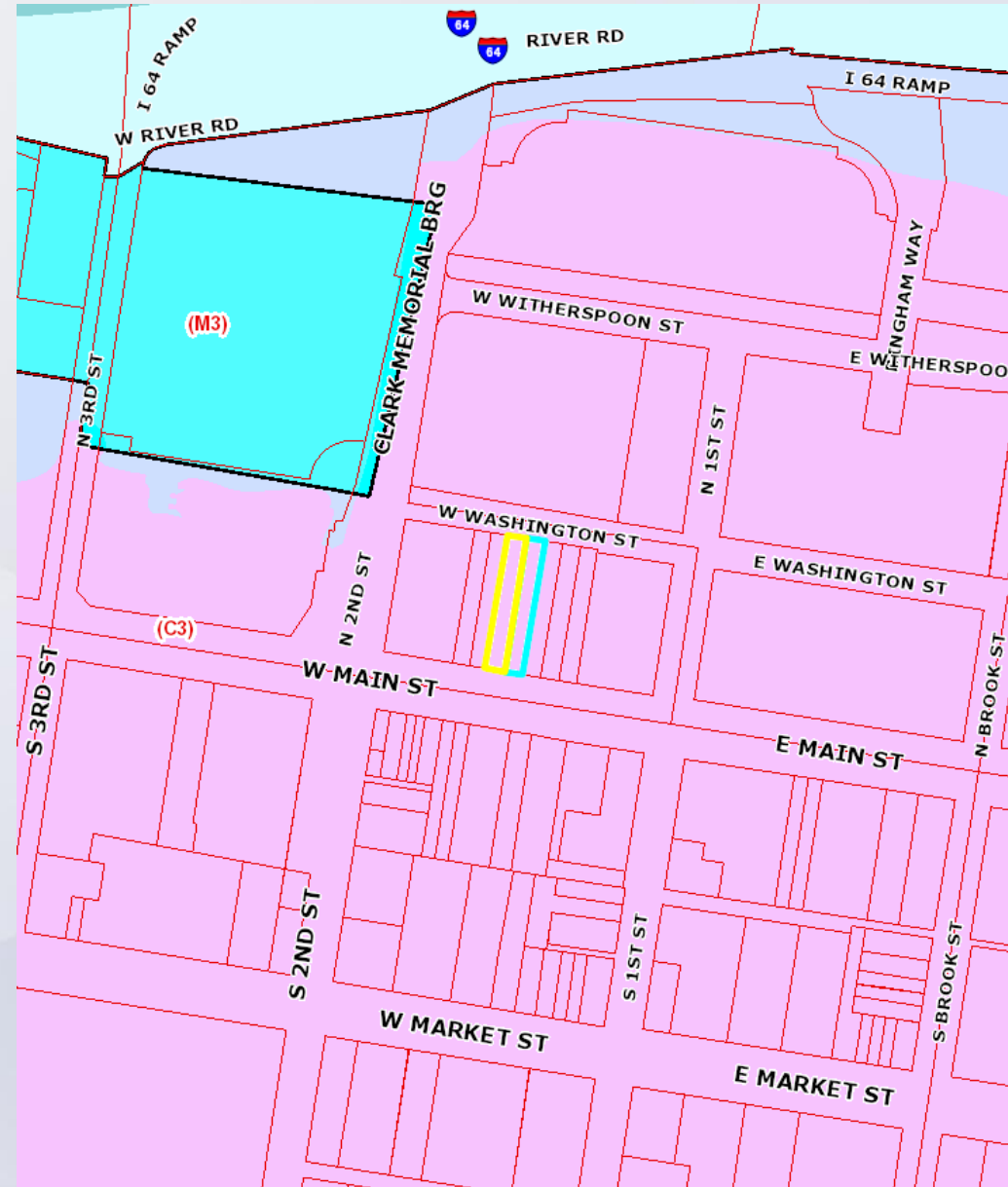


Case Summary / Background

- Proposal for change in zoning from C-3 to EZ-1
- Proposed as a mixed use distillery
- Existing four story facades along West Main Street to be incorporated
- New construction will be incorporated into the historic and architectural fabric of the existing block face along West Main Street

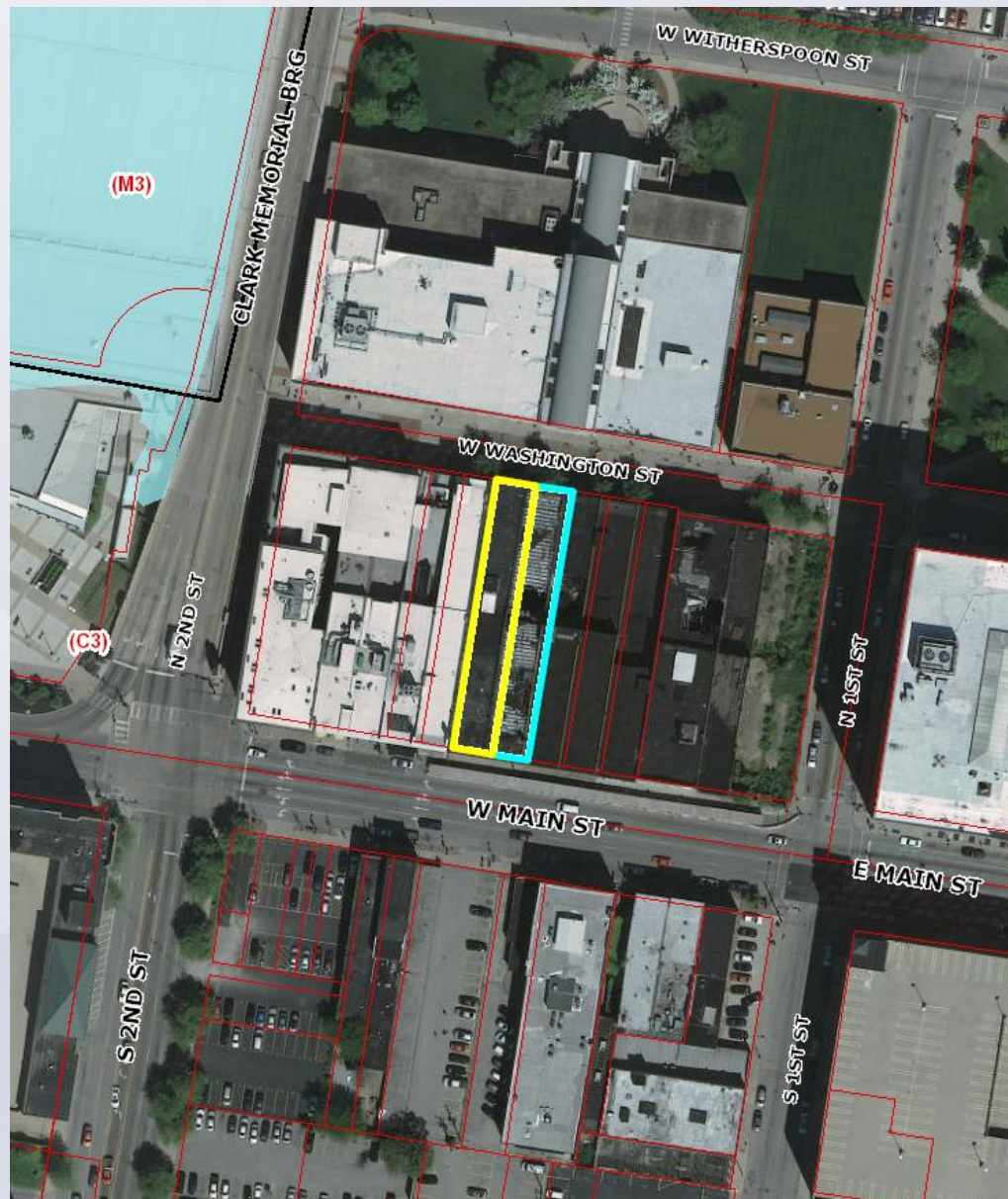
Zoning/Form Districts

- 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

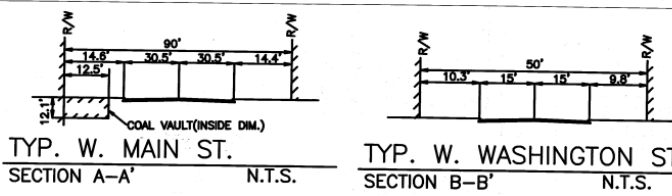
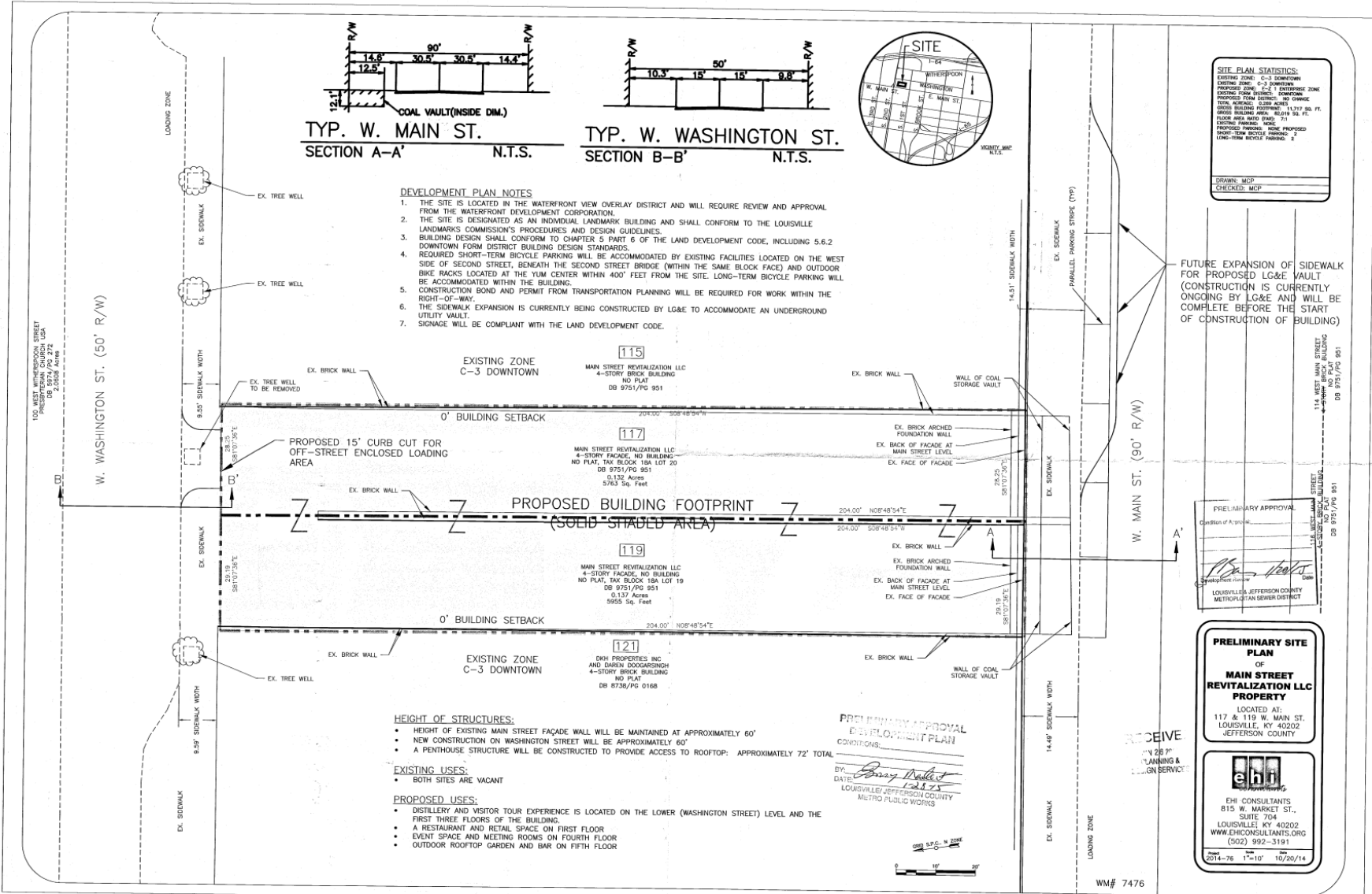


Site Photos



Site Photos





DEVELOPMENT PLAN NOTES

1. THE SITE IS LOCATED IN THE WATERFRONT VIEW OVERLAY DISTRICT AND WILL REQUIRE REVIEW AND APPROVAL FROM THE WATERFRONT DEVELOPMENT CORPORATION.
2. THE SITE IS DESIGNATED AS AN INDIVIDUAL LANDMARK BUILDING AND SHALL CONFORM TO THE LOUISVILLE LANDMARKS COMMISSION'S PROCEDURES AND DESIGN GUIDELINES.
3. BUILDING DESIGN SHALL CONFORM TO CHAPTER 5 PART 6 OF THE LAND DEVELOPMENT CODE, INCLUDING 5.6.2 DOWNTOWN FORM DISTRICT BUILDING DESIGN STANDARDS.
4. REQUIRED SHORT-TERM BICYCLE PARKING WILL BE ACCOMMODATED BY EXISTING FACILITIES LOCATED ON THE WEST SIDE OF SECOND STREET, BENEATH THE SECOND STREET BRIDGE (WITHIN THE SAME BLOCK FACE) AND OUTDOOR BIKE RACKS LOCATED AT THE YUM CENTER WITHIN 400' FEET FROM THE SITE. LONG-TERM BICYCLE PARKING WILL BE ACCOMMODATED WITHIN THE BUILDING.
5. THE SIDEWALK EXPANSION IS CURRENTLY BEING CONSTRUCTED BY LG&E TO ACCOMMODATE AN UNDERGROUND UTILITY VAULT.
6. THE SIDEWALK EXPANSION IS CURRENTLY BEING CONSTRUCTED BY LG&E TO ACCOMMODATE AN UNDERGROUND UTILITY VAULT.
7. SIGNAGE WILL BE COMPLIANT WITH THE LAND DEVELOPMENT CODE.

SITE PLAN STATISTICS:

EXISTING ZONE:	C-3 DOWNTOWN
PROPOSED ZONE:	C-3 DOWNTOWN
PROPOSED ZONE:	C-1 ENTERTAINMENT ZONE
PROPOSED FORM DISTRICT:	IND LOUNGE
TOTAL AREA:	0.28 ACRES
2000 BUILDING FOOTPRINT:	11,717 SQ. FT.
2000 BUILDING AREA:	10,511 SQ. FT.
EXISTING PARKING VOLS:	0
PROPOSED PARKING:	106
PROPOSED SHORT-TERM BICYCLE PARKING:	2
LONG-TERM BICYCLE PARKING:	2

DESIGNED BY: MGP
CHECKED BY: MGP

FUTURE EXPANSION OF SIDEWALK FOR PROPOSED LG&E VAULT (CONSTRUCTION IS CURRENTLY ONGOING BY LG&E AND WILL BE COMPLETE BEFORE THE START OF CONSTRUCTION OF BUILDING)

PRELIMINARY APPROVAL

Condition of Approval:

[Signature] Date: *3/19/07*

LOUISVILLE JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY SITE PLAN OF MAIN STREET REVITALIZATION LLC PROPERTY

LOCATED AT:
117 & 119 W. MAIN ST.
LOUISVILLE, KY 40202
JEFFERSON COUNTY

ehi
EHI CONSULTANTS
815 W. MARKET ST., SUITE 704
LOUISVILLE, KY 40202
WWW.EHICONSULTANTS.COM
(502) 992-3191

2014-78 1"=10' 10/20/14

HEIGHT OF STRUCTURES:

- HEIGHT OF EXISTING MAIN STREET FAÇADE WALL WILL BE MAINTAINED AT APPROXIMATELY 60'
- NEW CONSTRUCTION ON WASHINGTON STREET WILL BE APPROXIMATELY 60'
- A PENTHOUSE STRUCTURE WILL BE CONSTRUCTED TO PROVIDE ACCESS TO ROOFTOP; APPROXIMATELY 72' TOTAL.

EXISTING USES:

- BOTH SITES ARE VACANT

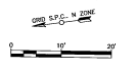
PROPOSED USES:

- DISTILLERY AND VISITOR TOUR EXPERIENCE IS LOCATED ON THE LOWER (WASHINGTON STREET) LEVEL AND THE FIRST THREE FLOORS OF THE BUILDING.
- A RESTAURANT AND RETAIL SPACE ON FIRST FLOOR
- EVENT SPACE AND MEETING ROOMS ON FOURTH FLOOR
- OUTDOOR ROOFTOP GARDEN AND BAR ON FIFTH FLOOR

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]*
DATE: *3/19/07*
LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS



WM# 7476



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

02-03-15

Project Number: KY181 066

Description:

Exterior Elevations

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

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

A-201

Drawing Number

DRAWING NO. 1811231501
 DATE 02-03-15
 PROJECT NO. 1811231501
 SHEET NO. 1811231501

PC Recommendation

- Public Hearing was held on 3/19/2015
 - No one spoke in opposition to the proposal at the public hearing.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the change in zoning from C-3 to EZ-1 to Louisville Metro Council (6 members voted)