

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

March 24, 2016

New Business

CASE NO. 15ZONE1052

Request:	Zoning Map Amendment from C-2 to EZ-1 on 0.867 acres and Detailed District Development Plan with Waivers and Variances
Project Name:	Rabbit Hole Distilling
Location:	711 E. Jefferson Street and 724 E. Market Street
Owner:	Rabbit Hole Spirits, LLC
Applicant:	Rabbit Hole Spirits, LLC
Representative:	Lockett & Farley; (fer) studio LLP
Jurisdiction:	Louisville Metro
Council District:	4 – David Tandy
Case Manager:	Brian Davis, AICP, Planning Manager

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

Agency Testimony:

00:05:34 Brian Davis presented the case and showed a Powerpoint presentation (see staff report and recording for detailed presentation).

The following spoke in favor of the request:

Phil Gambrell, Lockett & Farley, 737 S. Third Street, Louisville, KY 40202
Douglas Pierson, 1159 E. Hyde Park Blvd., Inglewood, CA 90302
Ashley Brock, Lockett & Farley, 737 S. Third Street, Louisville, KY 40202
Nate Cox, 9200 Newbury Court, Prospect, KY 40059
Kaveh Zamanian, 1452 Cherokee Road, Louisville, KY 40204
John Gant, 444 S. 5th Street, Louisville, KY 40202

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Summary of testimony of those in favor:

00:13:12 Phil Gambrell spoke on behalf of the applicant (see recording for detailed presentation).

00:19:12 Douglas Pierson spoke on behalf of the applicant in regard to the loading dock (see recording for detailed presentation).

00:20:42 Ashley Brock stated she was available to answer any questions (see recording for detailed presentation).

00:21:05 Nate Cox spoke in favor of the request (see recording for detailed presentation).

00:21:56 Kaveh Zamanian spoke in favor of the request (see recording for detailed presentation).

00:22:46 John Gant spoke in favor of the request (see recording for detailed presentation).

The following spoke neither for nor against the request:

Robert Bourdonia, 712 E. Market Street, Louisville, KY 40202

Rob Donhoff, Tucker Booker Donhoff, 716 E. Market Street, Louisville, KY 40202

Pat Brierly, 444 S. 5th Street, Louisville, KY 40202

Summary of testimony of those neither for nor against:

00:25:04 Robert Bourdonia spoke neither for nor against the request. He asked how many employees are expected for this development (see recording for detailed presentation).

00:25:48 Douglas Pierson stated there would be ten to fifteen employees.

00:25:52 Robert Bourdonia continued to speak neither for nor against the request. Mr. Bourdonia stated he understood parking for this development would be off-site; he asked where the parking would be located (see recording for detailed presentation).

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00:26:58 Ashley Brock referred to the Powerpoint presentation and pointed out where their parking would be located (see recording for detailed presentation).

00:30:15 Robert Bourdonia asked how many other employees besides the ten to fifteen distillery employees (gift shop, etc.).

00:30:28 Douglas Pierson stated they have an event space up above, and that is mainly the after-hours area that Ashley had been talking about, so they have the overflow parking for that. He stated they also have the public parking in the green building during the daytime should there be any overflow at that point, but the intent of the design is to maintain all parking requirements within the property or contiguous properties within that area without having to park on the street or crossing a street with another lease from another lot (see recording for detailed presentation).

00:31:17 Ashley Brock continued to explain the available parking using the Powerpoint presentation (see recording for detailed presentation).

00:32:19 Robert Bourdonia stated this is a distillery, it does produce fumes, and asked what steps have been taken to mitigate any problems with discharges from the distillery (see recording for detailed presentation).

00:32:55 Douglas Pierson explained their distilling process and that they would be performing their operations according to code (see recording for detailed presentation).

00:34:46 Rob Donhoff stated he just wanted to make a clarification about the cross parking agreement. Mr. Donhoff stated that he, with two partners, own the parking lot that was mentioned at the corner of the alley and Clay Street. He stated that is not where that agreement occurred, or they just don't know anything about it. Mr. Donhoff stated he just wanted to say that he is in support of this project, he thinks it's a fabulous project for Nulu, but he just wanted to make sure that there's some kind of clarification about that lot because they use every bit of that lot (see recording for detailed presentation).

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00:35:45 Kaveh Zamanian stated that agreement was made with Via Studios and he was not under the impression that there was another owner involved (see recording for detailed presentation).

00:36:59 Chair Jarboe stated there is time to iron this out before it comes to the Planning Commission (see recording for detailed presentation).

00:37:34 Commissioner Brown asked if the survey data is the number of spaces occupied or the number of spaces available.

00:37:40 Ashley Brock said it is the number available.

00:37:42 Commissioner Brown asked if they were going to prepare a map showing the delineated spaces, or are they shown all on the development plan (see recording for detailed presentation).

00:37:49 Ashley Brock stated there is an exhibit in there that has blocks on a map that shows you what areas she's talking about (see recording for detailed presentation).

00:38:32 Vice Chair Blake asked Commissioner Brown if he was okay with the loading dock and the trucks, and if he was comfortable with what he has heard today.

00:38:37 Commissioner Brown said no. He asked Brian Davis at what point had he asked Public Works what their required dimensions would be in this situation.

00:38:54 Brian Davis stated that had just done their standard distribution once the application was filed. He stated that would have gone to Transportation Review and usually they coordinate with Public Works (see recording for detailed presentation).

00:39:41 Commissioner Brown asked Pat Brierly if he presented this plan to Public Works to ask for their input on the loading dock dimensions.

00:39:48 Pat Brierly stated they were present at the earlier meetings.

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00:39:50 Commissioner Brown asked if Mr. Brierly had asked them for their dimensional requirements.

00:39:52 Pat Brierly stated no, he did not (see recording for detailed presentation).

00:40:44 Douglas Pierson stated that during the beginning of the application process for the EZ-1 Zoning Change they had requested that the loading dock be listed as Existing Non-Conforming (see recording for detailed presentation).

00:41:10 The Commissioners continued to discuss the loading dock (see recording for detailed presentation).

00:44:18 Phil Gambrell stated that trucks will not pass over the property line. He stated the hours of operation for the loading dock facilities would be 5:00 to 7:00 a.m. He stated there will not be any activities going on in the loading dock area or the grain bin area after 7:00 a.m. (see recording for detailed presentation).

00:46:29 Commissioners' deliberation

00:47:20 The Louisville Metro Land Development and Transportation Committee by general consensus **SCHEDULED** Case Number 15ZONE1052 to be heard at the **April 21, 2016** Planning Commission Public Hearing.