

ORDINANCE NO. 061, SERIES 2015

**AN ORDINANCE CHANGING THE ZONING FROM C-3 COMMERCIAL TO EZ-1 ENTERPRISE ZONE ON PROPERTY LOCATED AT 117-119 WEST MAIN STREET CONTAINING 0.132 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 14ZONE1050).**

**SPONSORED BY: COUNCILWOMAN MADONNA FLOOD**

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 14ZONE1050; and

WHEREAS, the Council concurs in and adopts the findings of the Planning Commission for the zoning change in Case No. 14ZONE1050 and approves and accepts the recommendations of the Planning Commission as set out in said minutes and records;

**NOW THEREFORE BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:**

**Section I:** That the zoning of the property located at 117-119 West Main Street containing 0.132 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 14ZONE1050, is hereby changed from C-3 Commercial to EZ-1 Enterprise Zone; provided, however, said property shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 14ZONE1050.

**Section II:** This Ordinance shall take effect upon its passage and approval.



H. Stephen Ott  
Metro Council Clerk



David W. Tandy  
President of the Council



Greg Fischer  
Mayor

Approved:  
Date

4/29/15

**APPROVED AS TO FORM AND LEGALITY:**

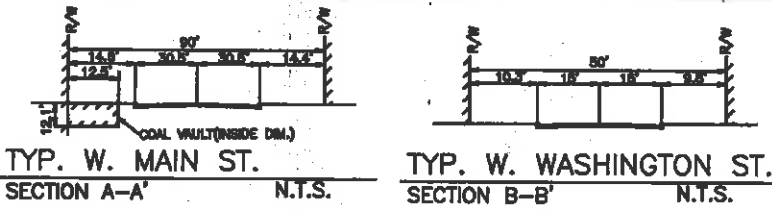
Michael J. O'Connell  
Jefferson County Attorney

By:



LOUISVILLE  
 APPROVED CONTRACT  
 DEVELOPMENT PLAN  
 PROJECT NO. **117&119/050**  
 APPROVAL DATE **March 11, 2005**  
 EXPIRES **March 11, 2005**  
 INDUSTRY OF PLANNING COMMISSION  
 PLANNING

**NOTICE**  
 PERMITS SHALL BE ISSUED  
 ONLY IN CONFORMANCE  
 WITH THE GUIDING ELEMENTS  
 OF THIS DISTRICT  
 DEVELOPMENT PLAN.



**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 8 OF THE LAND DEVELOPMENT CODE, INCLUDING 5.8.2 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 MUM CENTER WITHIN 400' FEET FROM THE SITE. LONG-TERM BICYCLE PARKING WILL BE ACCOMMODATED WITHIN THE BUILDING.
5. CONSTRUCTION BOND AND PERMIT FROM TRANSPORTATION PLANNING WILL BE REQUIRED FOR WORK WITHIN THE RIGHT-OF-WAY.
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:**

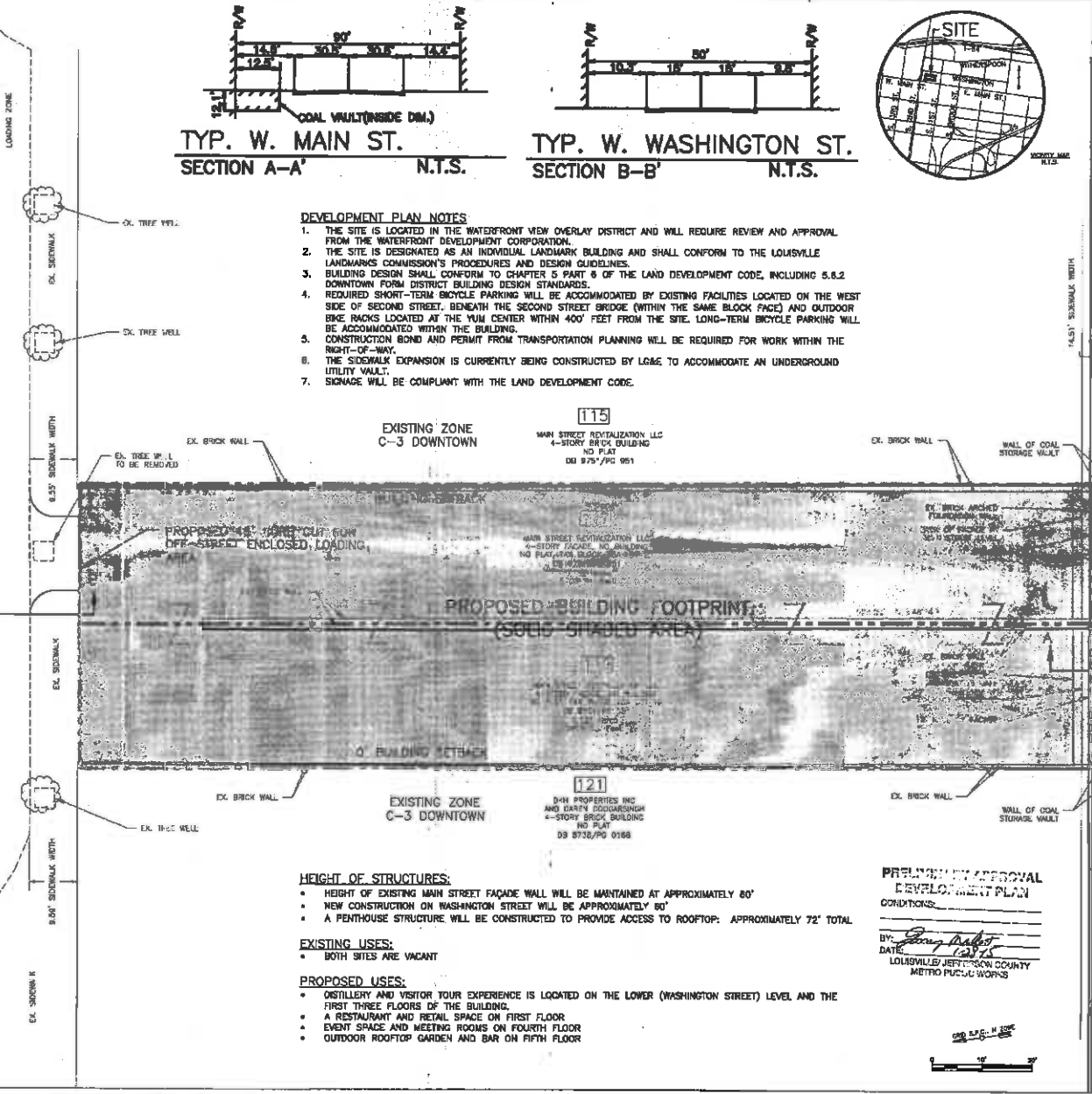
OVERLAY ZONE:	C-3 Downtown
PROJECT ZONE:	C-3 Downtown
PROPOSED STORY:	4-5
PROPOSED TOTAL HEIGHT:	APPROXIMATELY 80'
PROPOSED TOTAL AREA:	10,000 SQ. FT.
PROPOSED TOTAL VOLUME:	400,000 CU. FT.
PROPOSED TOTAL BICYCLE PARKING:	10
PROPOSED TOTAL BIKE RACKS:	10
PROPOSED TOTAL BIKE RACKS:	10
PROPOSED TOTAL BIKE RACKS:	10
PROPOSED TOTAL BIKE RACKS:	10

DESIGNED BY: MCP  
 CHECKED BY: MCP

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)

100 WEST WASHINGTON STREET  
 PRESBYTERIAN CHURCH USA  
 02.0000' Area  
 2,000' Area

W. WASHINGTON ST. (50' R/W)



**HEIGHT OF STRUCTURES:**

- HEIGHT OF EXISTING MAIN STREET FACADE WALL WILL BE MAINTAINED AT APPROXIMATELY 80'
- NEW CONSTRUCTION ON WASHINGTON STREET WILL BE APPROXIMATELY 80'
- A PENTHOUSE STRUCTURE WILL BE CONSTRUCTED TO PROVIDE ACCESS TO ROOFTOP. APPROXIMATELY 72' TOTAL

**EXISTING USES:**

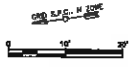
- BOTH SITES ARE VACANT

**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: *John Decker*  
 DATE: 3/19/07  
 LOUISVILLE/JEFFERSON COUNTY METRO PLANNING WORKS



PRELIMINARY APPROVAL  
 Conditions of Approval

*John Decker*  
 Development Planner

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN GOVERNMENT DISTRICT

**PRELIMINARY SITE PLAN OF MAIN STREET REVITALIZATION LLC PROPERTY**

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

**ehi**

EH CONSULTANTS  
 815 W. MARKET ST., SUITE 704  
 LOUISVILLE, KY 40202  
 WWW.EHCONSULTANTS.ORG  
 (502) 982-3181

Printed: 3/16/07 Date: 3/16/07 10:20/14

**RECEIVED**  
 JUN 20 2007  
 PLANNING & DESIGN SERVICES

WM# 7476

14201051

**BINDING ELEMENTS  
CASE NO. 14ZONE1050**

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Louisville Metro Department of Codes and Regulations Construction Permits and Transportation Planning Review and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
  - d. The appropriate overlay permit shall be obtained to allow the development as shown on the approved district development plan.
  - e. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - f. A legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
3. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
4. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
5. The façade elevations shall be in accordance with applicable form district standards and shall be approved by PDS staff prior to construction permit approval.