

Development Review Committee Staff Report

December 6, 2017



Case No:	17DEVPLAN1138
Project Name:	Hughes Loft/Garage
Location:	209 East Main Street
Owner(s):	David A. Steinbrecher – Fetzer Lofts dba Hughes Lofts LLC.
Applicant:	David A. Steinbrecher – Fetzer Lofts dba Hughes Lofts LLC.
Representative(s):	Marv Blomquist – Blomquist Design Group LLC.
Project Area/Size:	.465 acres OR 20,245 sf.
Form District:	Downtown
Jurisdiction:	Louisville Metro
Council District:	4 – Barbara Sexton Smith
Case Manager:	Ross Allen – Planner I

REQUEST(S)

- Approval of a Category 3 development plan for a mixed-use building containing 44 parking spaces, office, retail, Restaurant/Bar, Banquet Rooms, Roof Garden, and 21 apartments on a C-3 zoned parcel within the Downtown Form District and within the Waterfront Review Overlay.

CASE SUMMARY/BACKGROUND

The subject site contains a vacant 5 story building at 209 East Main Street and a portion of existing parking lot as associated with 217 East Main Street (The Ice House) as found within the Central Business District and Waterfront Overlay District. The subject site is bounded by the Carlyse Building to the west at the northeastern corner of North Brook Street and East Main Street, by the Ice House Lofts to the east, East Main Street to the South, and East Washington Street to the north. The applicant recently had a minor plat, case no. 17MINORPLAT1119, approved as of Oct. 17, 2017 showing a newly created parcel including 209 East Main Street and consuming approximately 11 parking spaces as found previously on the parcel at 217 East Main Street.

The proposed structure will be 75 feet tall along East Main Street and 85 feet tall along East Washington Street as a result of difference in grade between the two frontages. The five level building has a 15,219 sf. footprint and a total square footage of 85,219 sf. The basement level will have office, retail, restaurant/bar, lobby, and parking garage with 22 spaces with access from East Washington Street. The first level will have a lobby, restaurant/bar, locker room, banquet room and 22 parking spaces for 108 east Main Street with access from East Main Street. The second level will have a restaurant/bar, lobby, club/-bar, and 3,442 sf. roof garden. The third, fourth, and fifth levels will each have 7 apartments each with a total of 21 apartments for the entire building.

The proposed building will be constructed against an existing wall along the western property line abutting the existing 5 story brick building as located at 209 East Main Street. The eastern side of the proposed structure will be approximately three feet from the newly proposed property line per case no. 17MINORPLAT1119. The structure is built to the street wall along both East Washington and East Main Streets.

STAFF FINDING / RECOMMENDATION

- Approval of the Category 3 development plan for the proposed mixed use structure having 5 levels with office, retail, restaurant, bar, club, and apartments with a total square footage of 85,219 sf.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Commercial – Parking Lot	C-3	Downtown
Proposed	Commercial – Mixed Use	C-3	Downtown
Surrounding Properties			
North	Commercial – Parking Garage	C-3	Downtown
South	Commercial/Industrial	C-3	Downtown
East	Commercial – Ice House Lofts/Crushed Ice Catering	C-3	Downtown
West	Commercial – Vacant 5 story Brick Building	C-3	Downtown

TECHNICAL REVIEW

A Waterfront Review Overlay District permit issued by the Waterfront Development Corp. on Oct. 25, 2017. Please see attachment #3 on page 6 of the staff report.

INTERESTED PARTY COMMENTS

Staff has not received any comments from interested parties.

APPLICABLE PLANS AND POLICIES

Land Development Code (LDC August 2017a)
Comprehensive Plan (Cornerstone 2020)

REQUIRED ACTIONS

Approve/Deny the Category 3 Development plan for the proposed mixed use structure having 5 levels with office, retail, restaurant, bar, club, and apartments with a total square footage of 85,219 sf.

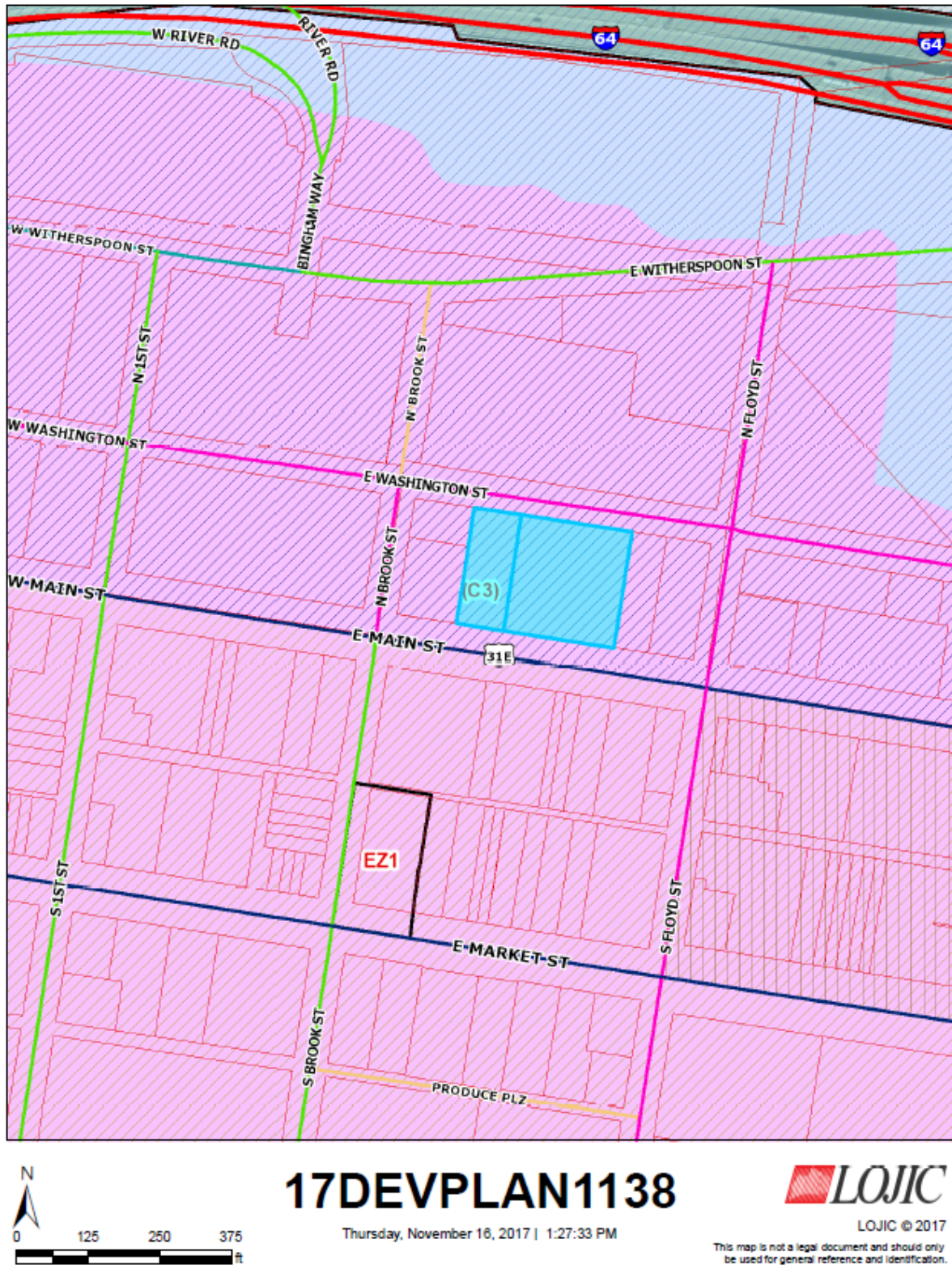
NOTIFICATION

Date	Purpose of Notice	Recipients
December 6, 2017	Hearing before DRC	1 st tier adjoining property owners Subscribers of Council District 4 Notification of Development Proposals

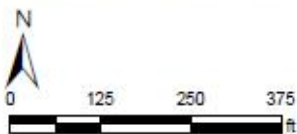
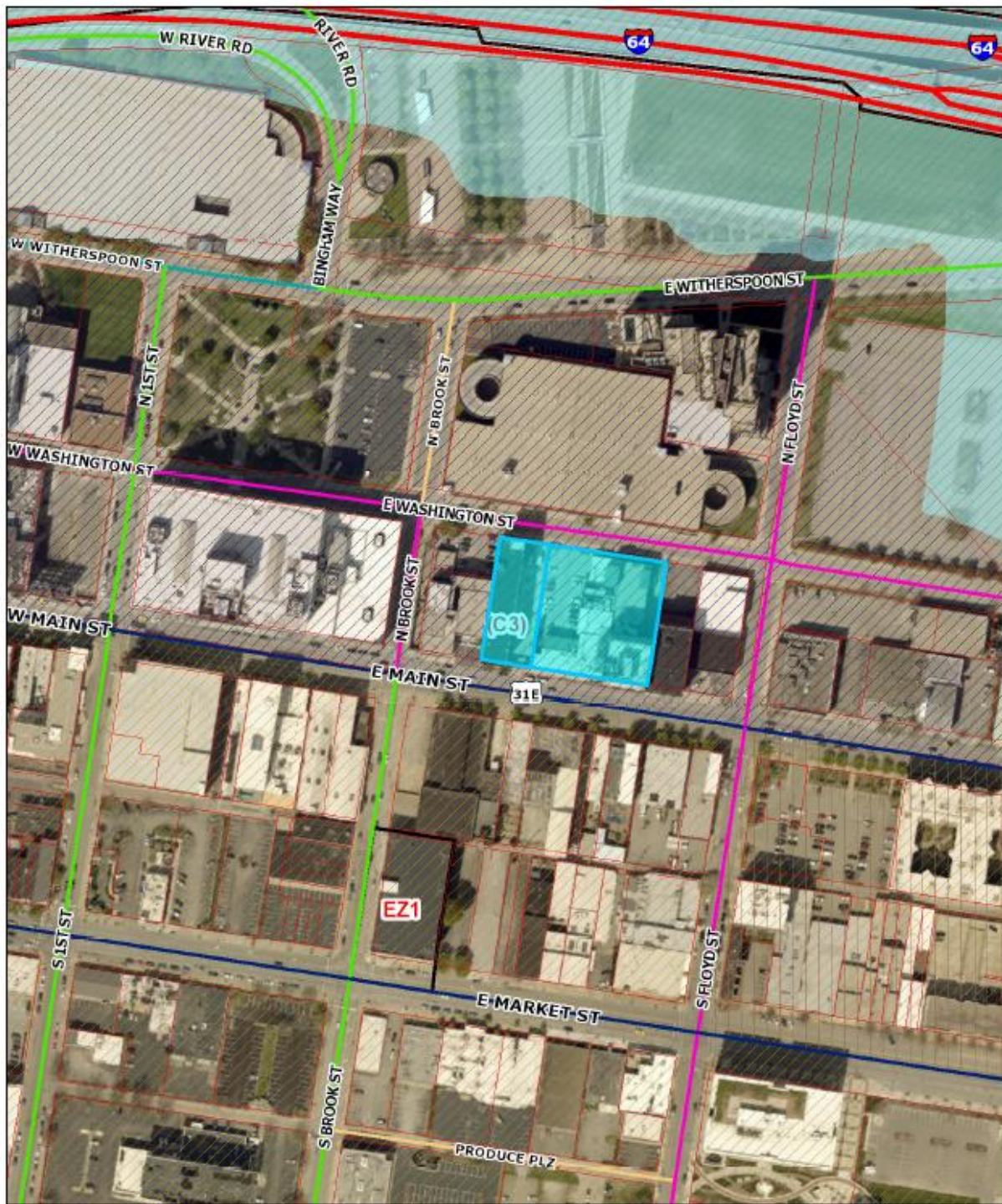
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Waterfront Review Overlay District Permit (Dated Oct. 25, 2017)

1. Zoning Map



2.



17DEVPLAN1138

Thursday, November 16, 2017 | 1:29:08 PM



LOJIC © 2017

This map is not a legal document and should only be used for general reference and identification.

3. Waterfront Review Overlay District Permit



WATERFRONT REVIEW OVERLAY DISTRICT

Rev. 08/22/13

PERMIT

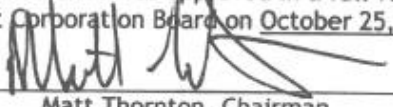
In accordance with Louisville/Jefferson County Metro Government Ordinance Chapter 162, Series 2004, the proposed design changes to property located at 209 E Main Street has been determined to comply with Waterfront Development Corporation Standards, and applicable portions of the "Louisville Waterfront Master Plan", dated 1991. This permit is issued based upon information provided by Bruce Rogers (cbr@loci38.com).

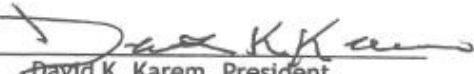
This applicant proposes to rehabilitate historic buildings under the regulatory standards of the National Register. Buildings to be joined with compatible, but updated, materials and geometry.

The permit expires in six months from date issued, unless substantial construction has begun. Construction must be complete within 36 months of permit issuance. The permit requires that the following conditions be satisfied in an appropriate time frame. Should design details change, a permit modification approval letter is required to prevent this permit from automatically becoming void. Construction details to follow images illustrated in Exhibits A, B, & C. A landscape plan needs to be submitted and a signage plan must also be submitted and approved prior to installing signs or changing landscape plantings.

The applicant is hereby authorized to seek a building permit from Louisville Metro government, provided regulatory requirements, outside the Waterfront design review process, have been met.

Permit issuance was approved in a full voting session of the Waterfront Development Corporation Board on October 25, 2017

Issued by: 
Matt Thornton, Chairman
Waterfront Development Corporation

Attest: 
David K. Karem, President
Waterfront Development Corporation

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PLANNING &
DESIGN SERVICES

Louisville Waterfront Development Corporation
129 East River Road Louisville, Kentucky 40202
(502) 574-3768 Fax (502) 574-4111 www.louisvillewaterfront.com

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