

CASE NO. 14ZONE1050
Zoning Change from C-3 to EZ-1

WHEREAS, The site is located in the Downtown Form District. This form is characterized by its location near the center of the population it serves. The Downtown Form is comprised of predominantly office, commercial, civic, medical, high-density residential and cultural land uses. It has a grid pattern of streets designed to accommodate a large volume of vehicular traffic and public transportation. There are provisions for on-street and long-term parking of vehicles and for substantial pedestrian and non-vehicular movement within the district. Buildings are generally the greatest in volume and height in the metropolitan area, and there is public open space including plazas and squares. The Downtown Form should give identity to the whole community and should provide for a mixture of high density and intensity uses. Unlike the other community forms, the Downtown is already a geographically defined area that is described by Louisville Codified Ordinance and in the Louisville Downtown Development Plan. The Downtown Development Plan also recognizes that Downtown consists of seven sub-districts and describes those sub-districts. The Downtown Development Plan and its successors are to be used as official planning evidence guiding land use decisions in the Downtown; and

WHEREAS, The proposal to rezone the subject site from C-3, Commercial, to EZ-1, Enterprise Zone, will allow the two current vacant lots with existing historic facades to be built as mixed use distilleries. The Downtown form district encourages a mixture of high density and intensity uses. The proposed mixed commercial and distillery structure utilizes the existing facades to connect the new construction with the existing historic Whiskey Row along West Main Street; and

WHEREAS, The applicant has demonstrated that the proposed EZ-1 zoning district will comply with **Guideline 1, Community Form** since the proposal is for a mixed use zoning district that includes commercial and industrial uses in a similar pattern as development in the surrounding downtown. The proposal does not change the street pattern. On street parking is available along Washington Street to the rear of the buildings. The existing and future expansion of the sidewalks provides complete pedestrian connectivity with transit routes running along West Main Street; and

WHEREAS, The applicant has demonstrated that the proposed EZ-1 zoning district will comply with **Guideline 3, Compatibility** with The existing building facades will be incorporated into the new construction. Zero lot line setbacks will be followed with the proposal similar to the existing buildings in the area. The building height proposed will be compatible to the existing structures in the area; and

WHEREAS, The proposal complies with the natural areas guidelines of the Comprehensive Plan under **Guideline 5, Natural Areas and Scenic and Historic Resources** since the proposal is for the preservation of the existing facades and construction of new structures that will incorporate into the historic structures along West Main Street; and

WHEREAS, The proposal complies with the guidelines of the Comprehensive Plan under **Guideline 6, Economic Growth and Sustainability** since it is for the reinvestment and rehabilitation of an existing historic façade with new construction located in downtown. The proposal includes both commercial retail and industrial components within the mixed use structure in a population center; and

WHEREAS, the Louisville Metro Planning Commission finds, the proposal provides for appropriate multi-modal transportation facilities following the Comprehensive Plan under **Guidelines 7 and 8, Circulation and Transportation Facility Design** with full pedestrian connectivity, and access for bicycle and transit users to the site; and

WHEREAS, the Louisville Metro Planning Commission further finds all other agency comments should be addressed to demonstrate compliance with the remaining Guidelines and Policies of Cornerstone 2020.