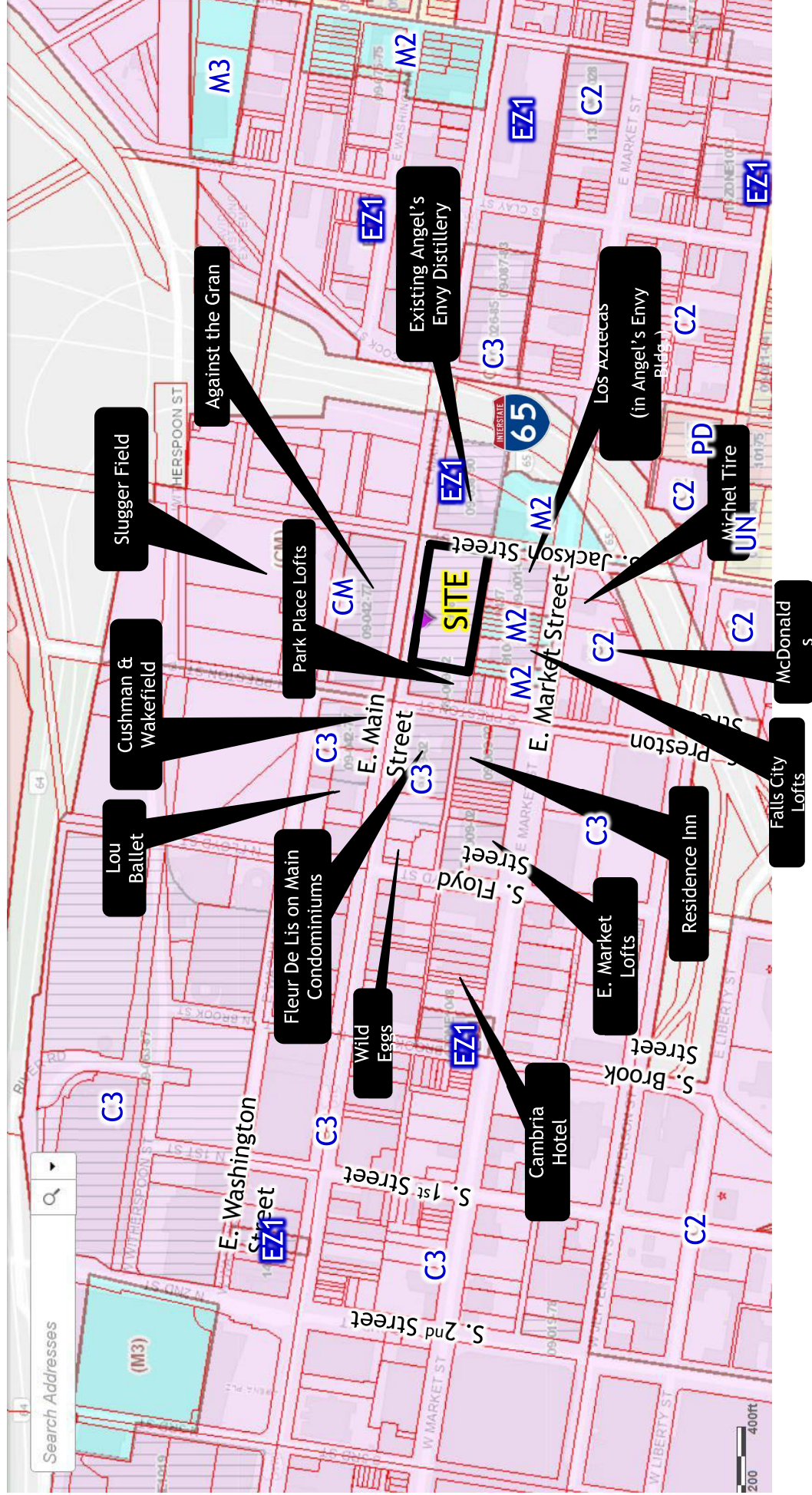


## Docket No. 24-ZONE-0012

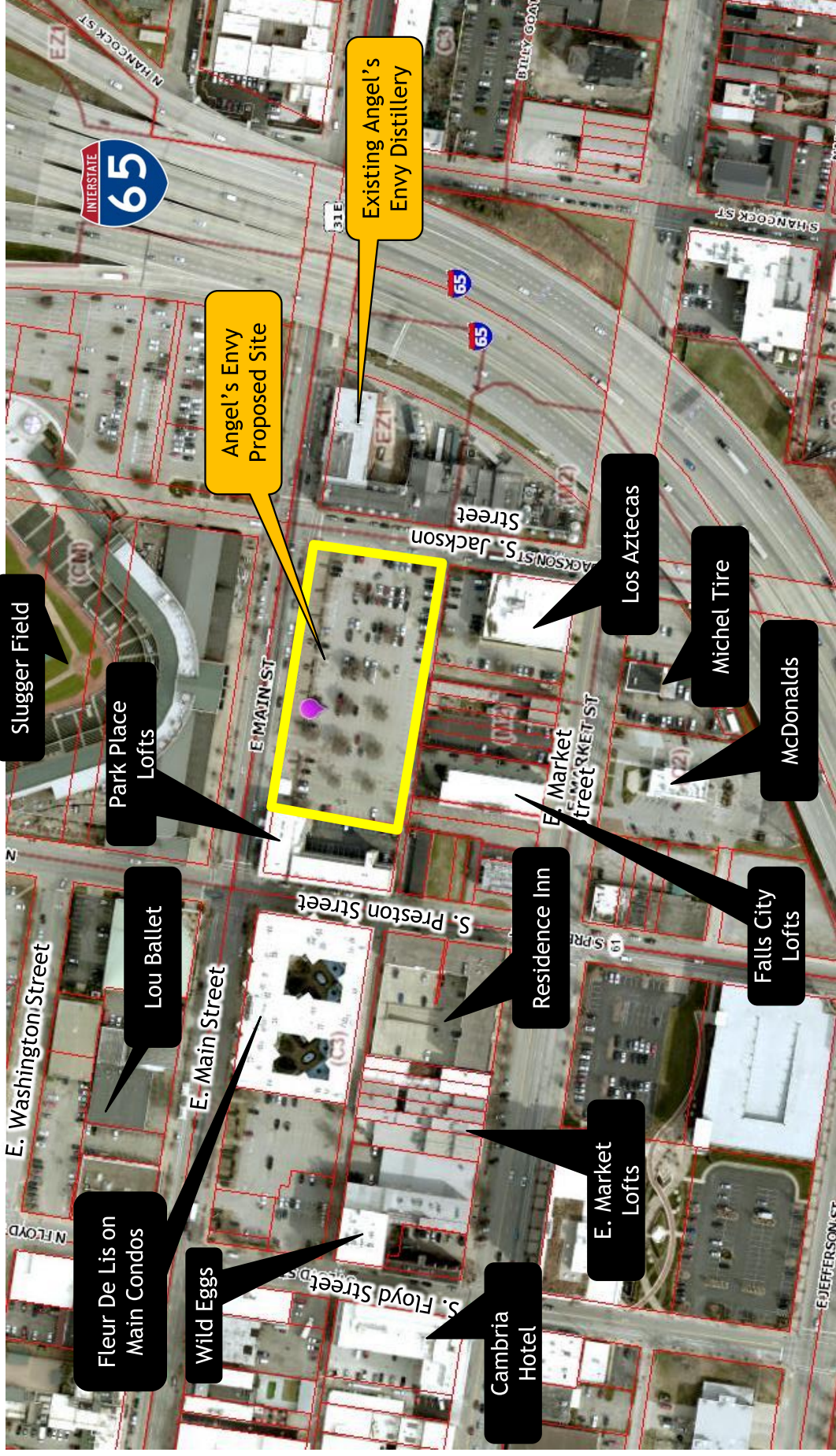
- Approved DDRO 2/14/24
- Proposed Zone Change from C-3 to EZ-I
- Revised Detailed District Development Plan to allow bottling and event space
- 418 E. Main Street



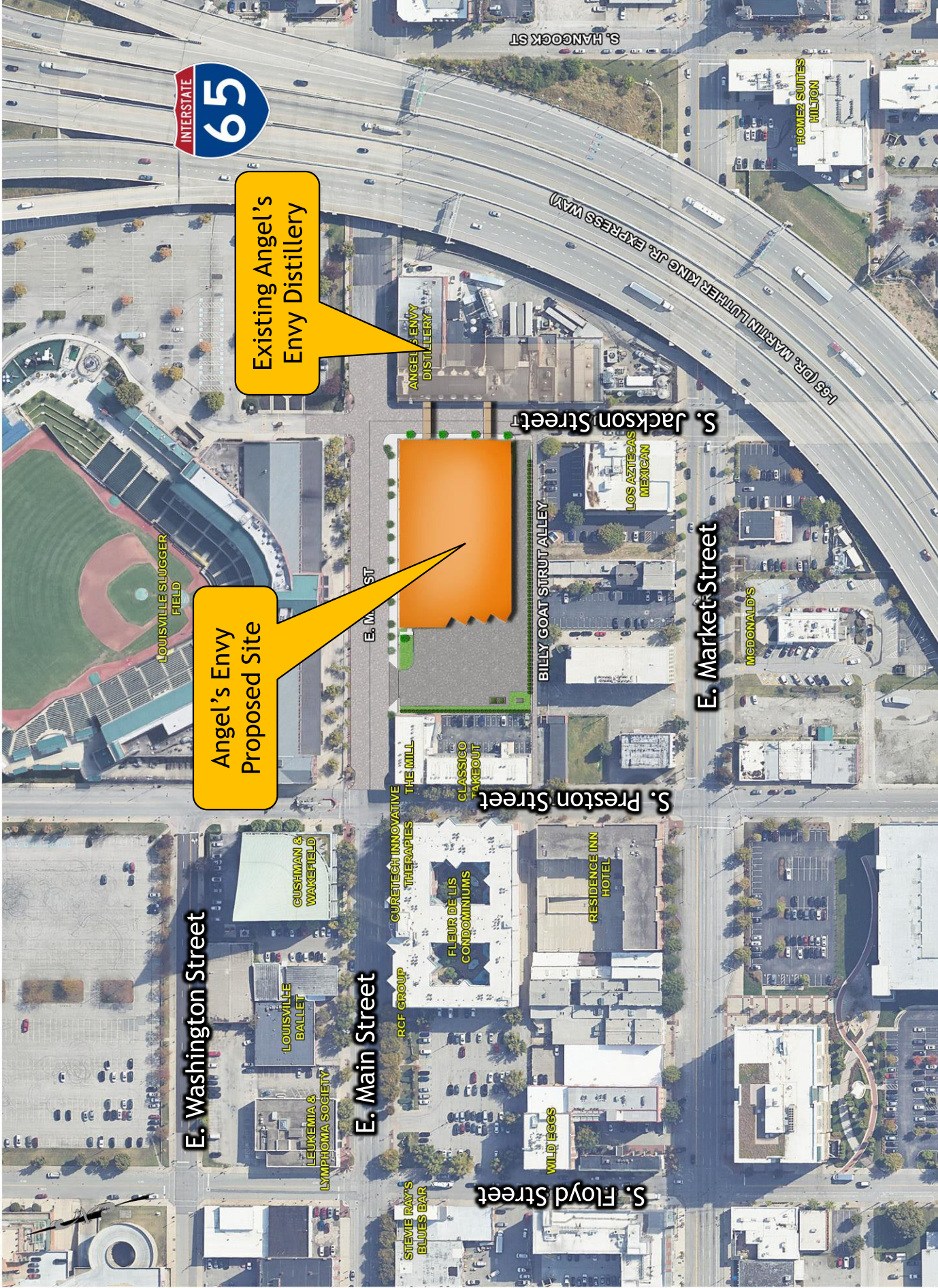












INTERSTATE  
65

Existing Angel's  
Envy Distillery

Angel's Envy  
Proposed Site

LOUISVILLE SLUGGER  
FIELD

E. Washington Street

LOUISVILLE  
BALLET

LEUKEMIA &  
LYMPHOMA SOCIETY

CUSHMAN &  
WAKEFIELD

E. Main Street

STEVIE RAY'S  
BLUES BAR

RCF GROUP

CURETECH INNOVATIVE  
THERAPIES

FLEUR DE LIS  
CONDOMINIUMS

CLASSICO  
TAKEOUT

THE MILL

WILD EGGS

RESIDENCE INN  
HOTEL

BILLY GOAT STRUT ALLEY

LOS AZTECAS  
MEXICAN

McDONALD'S

HOME2 SUITES  
HILTON

S. Jackson Street

S. Preston Street

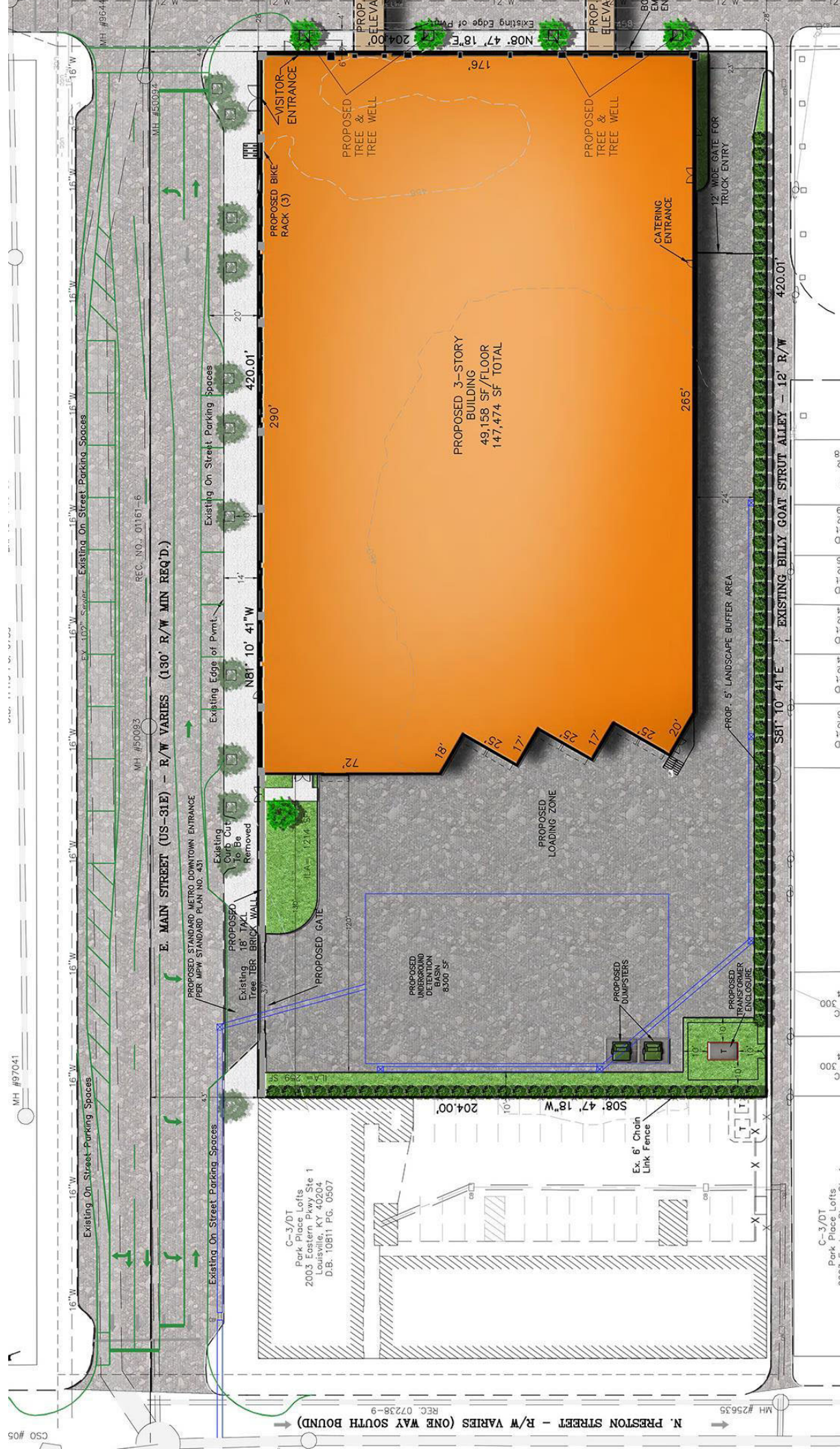
S. Floyd Street

E. Market Street

I-65 (DR. MARTIN LUTHER KING JR. EXPRESS WAY)

S. HANCOCK ST







# Form Districts

Angel's Envy  
Proposed Site

Existing Angel's  
Envy Distillery

E. Main Street



Downtown  
Form Dist.

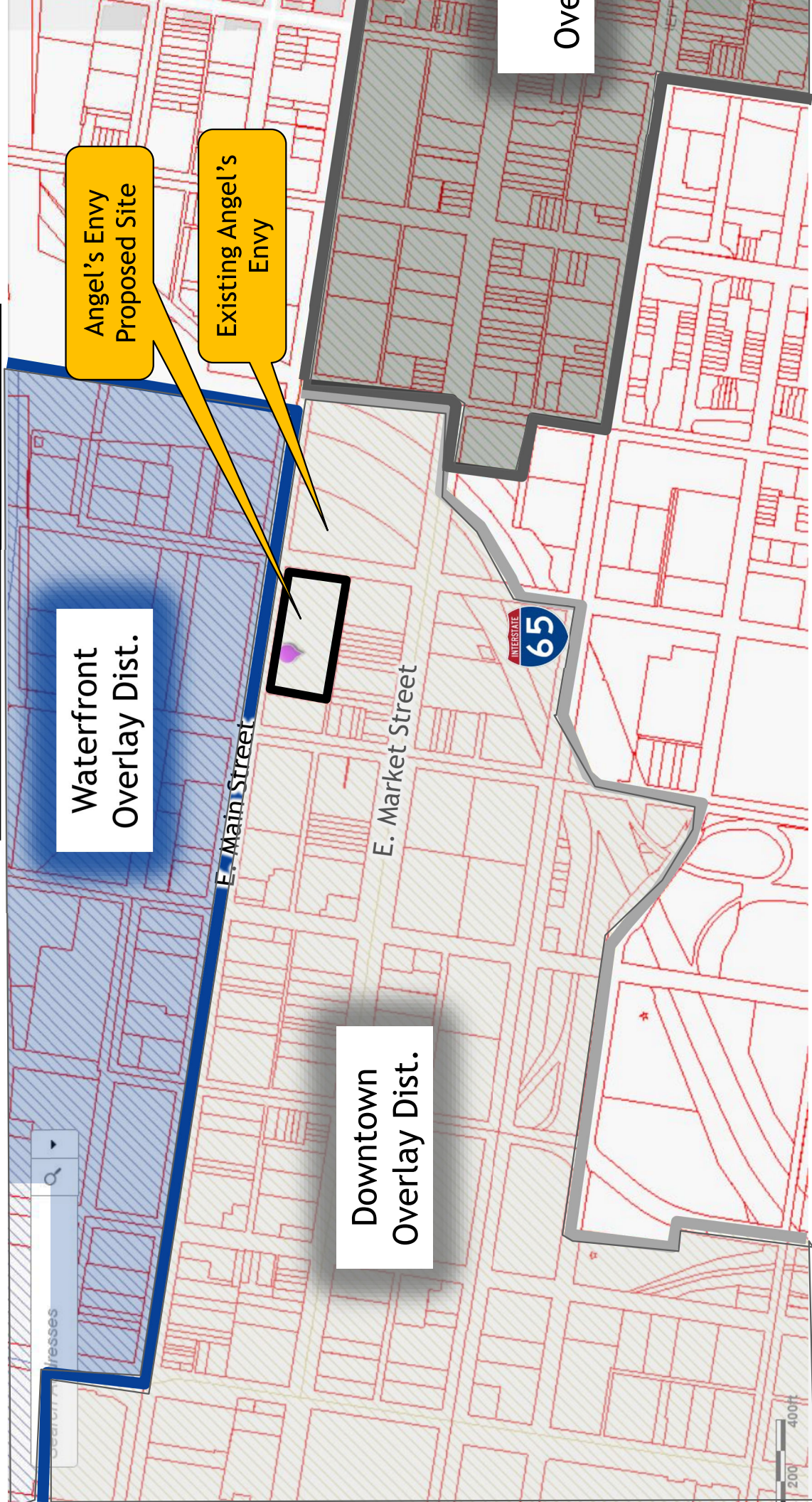
E. Market Street

Trad. Neighbor  
Form Dist.

Trad. Marketplace  
Corridor Form Dist.



# Overlay Districts







Louisville Metro Government  
Action Summary  
Downtown Development Review  
Overlay Committee

514 W. Liberty St.  
Old Jail Auditorium  
Louisville, KY 40202

Wednesday, February 14, 2024

10:00 AM

Old Jail Auditorium

Call To Order

- Present:** 7 - Monica Brown, Ashlyn Ackerman, Marlene Men, Kelli Jones, Rebecca Fleischaker, Leslie Clements, Emily Liu
- Absent:** 1 - Jecorey Arthur

New  
Business

1. 23-OVERLAY-0081

**Request:** Review of an Overlay Permit request to renovate the ground level facades of a corner commercial building.  
**Project Name:** Rain Screen Facade  
**Location:** 115 S. 4<sup>th</sup> Street  
**Owner:** Commonwealth of Kentucky  
**Applicant:** Stephen Tracy, Forza Architecture  
**Representative:** Stephen Tracy, Forza Architecture  
**Jurisdiction:** Louisville Metro Government  
**Council District:** 4 - Jecorey Arthur  
**Case Manager:** Kat Groskreutz, Senior Planner — Urban Design

A motion was made by Committee Member Ackerman, seconded by Committee Member Jones, that Case Number 23-OVERLAY-0081 be APPROVED WITH CONDITIONS. The motion carried by the following vote:

- Yes:** 7 - Ackerman, Men, Jones, Fleischaker, Liu, Brown, Clements
- Absent:** 1 - Arthur

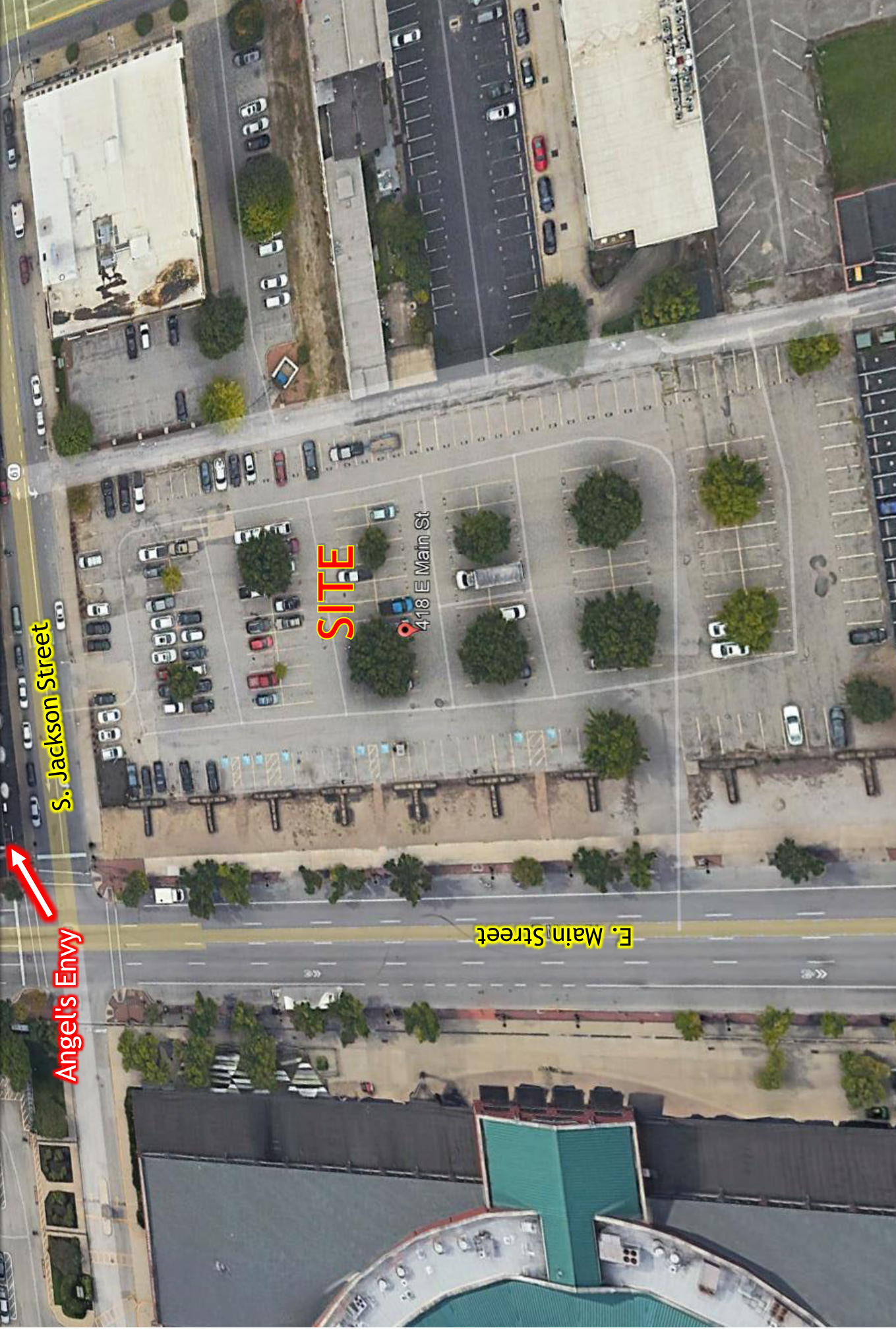
DDRO Approval 23-OVERLAY-0081

Request:

Review of an Overlay Permit request to renovate the ground level facades of a corner commercial building.  
**Project Name:** Angel's Envy Expansion  
**Location:** 418 E. Main Street  
**Owner:** LDC New Main LLC  
**Applicant:** John Talbott, Bardenwerper, Talbott  
**Representative:** John Talbott, Bardenwerper, Talbott  
**Jurisdiction:** Louisville Metro Government  
**Council District:** 4 - Jecorey Arthur  
**Case Manager:** Kat Groskreutz, Senior Planner — Urban Design

A motion was made by Committee Member Ackerman, seconded by Committee Member Liu, that Case Number 23-OVERLAY-0081 be APPROVED WITH CONDITIONS. The motion carried by the following vote:

- Yes:** 7 - Ackerman, Men, Jones, Fleischaker, Liu, Brown, Clements
- Absent:** 1 - Arthur



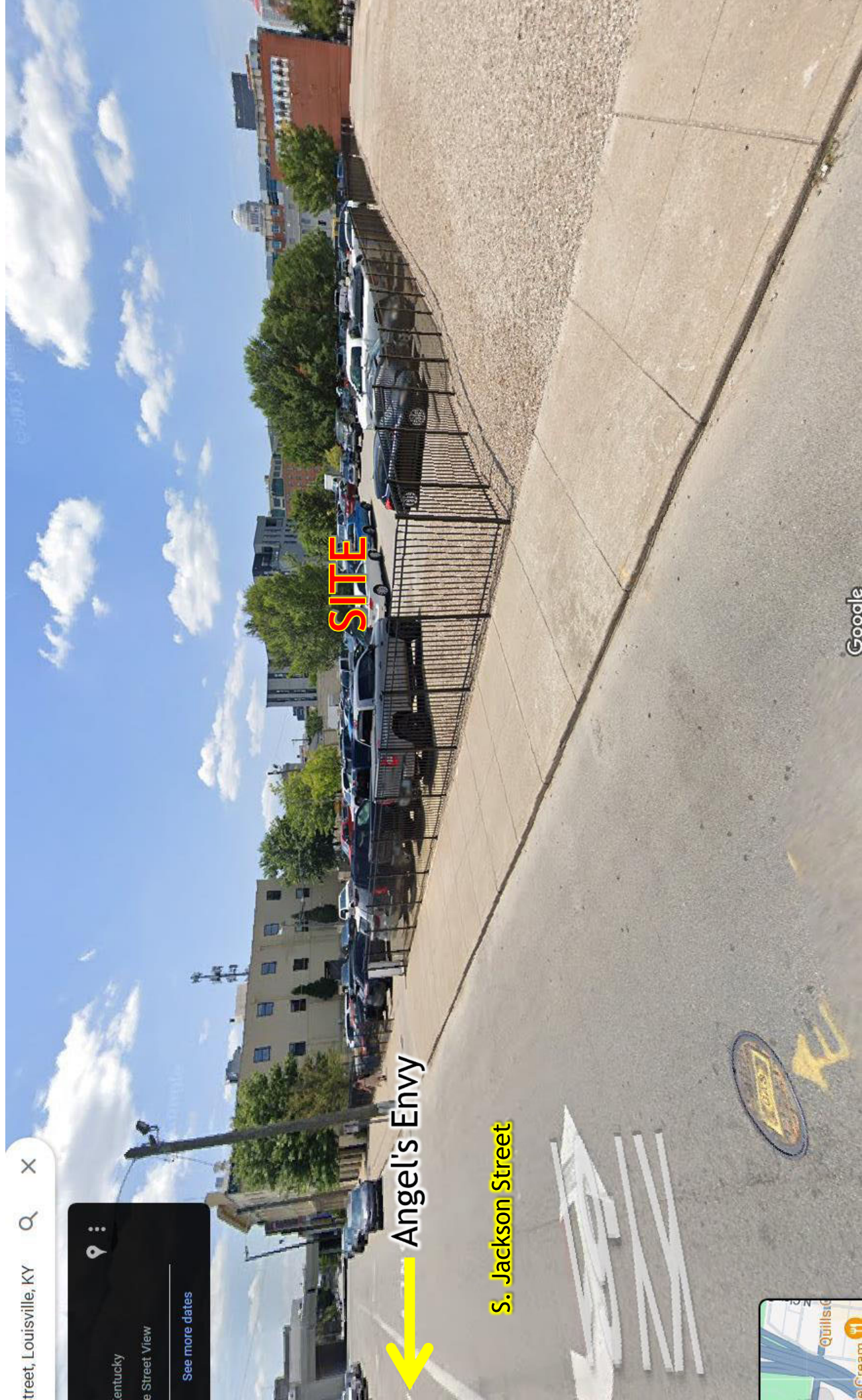
View of proposed site.





View of S. Jackson Street at E. Main Street. Site is to the right.





**SITE**

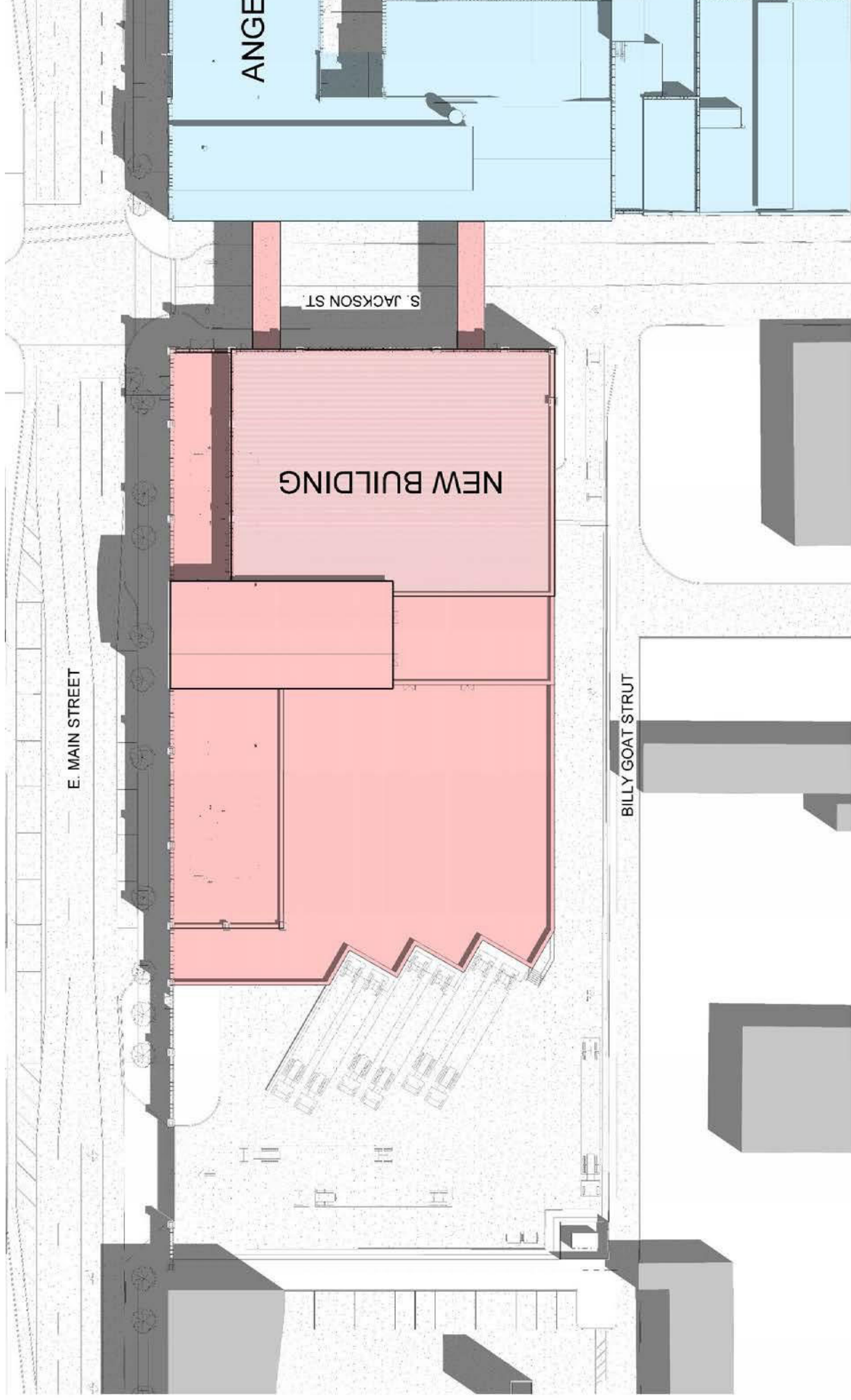
← Angel's Envy

S. Jackson Street

View of site from S. Jackson Street.

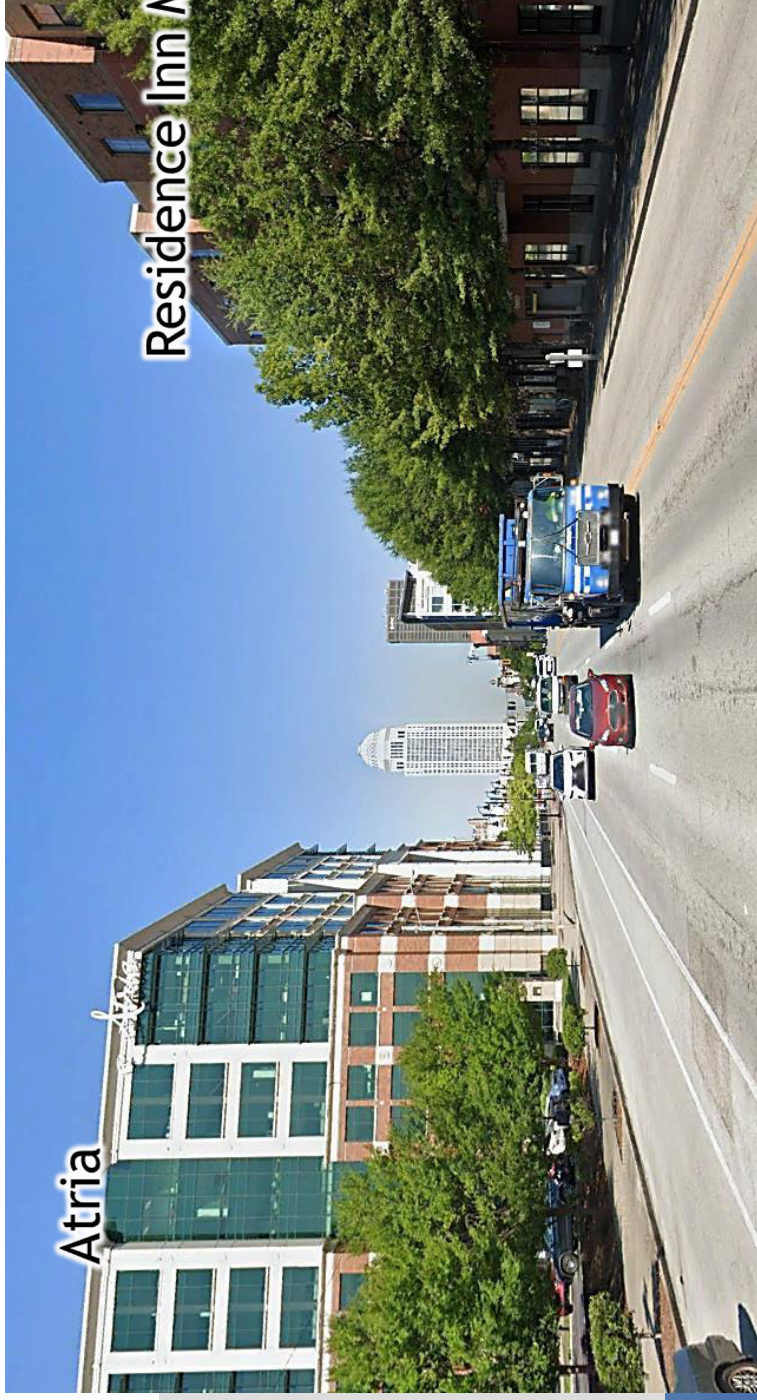


# 3D Model of Development Plan

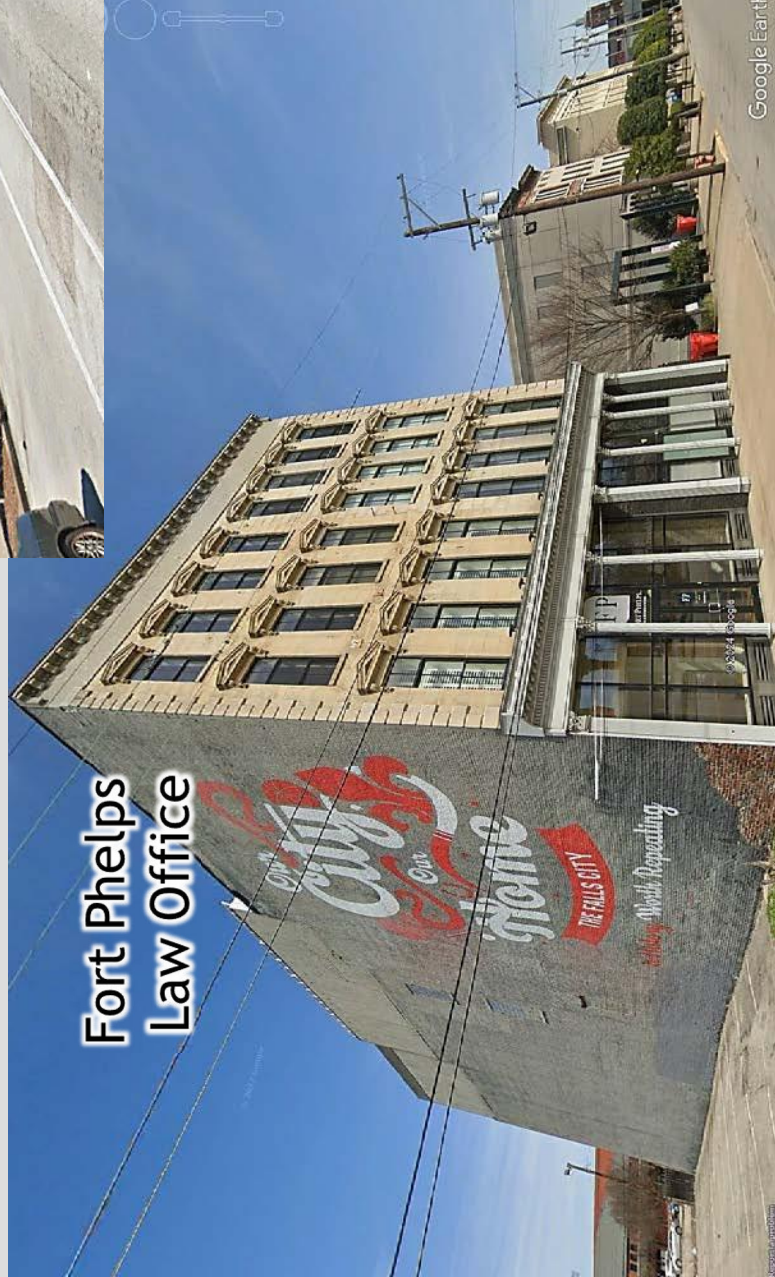


# Area Architecture

Atria



Residence Inn



Fort Phelps  
Law Office

Google Earth

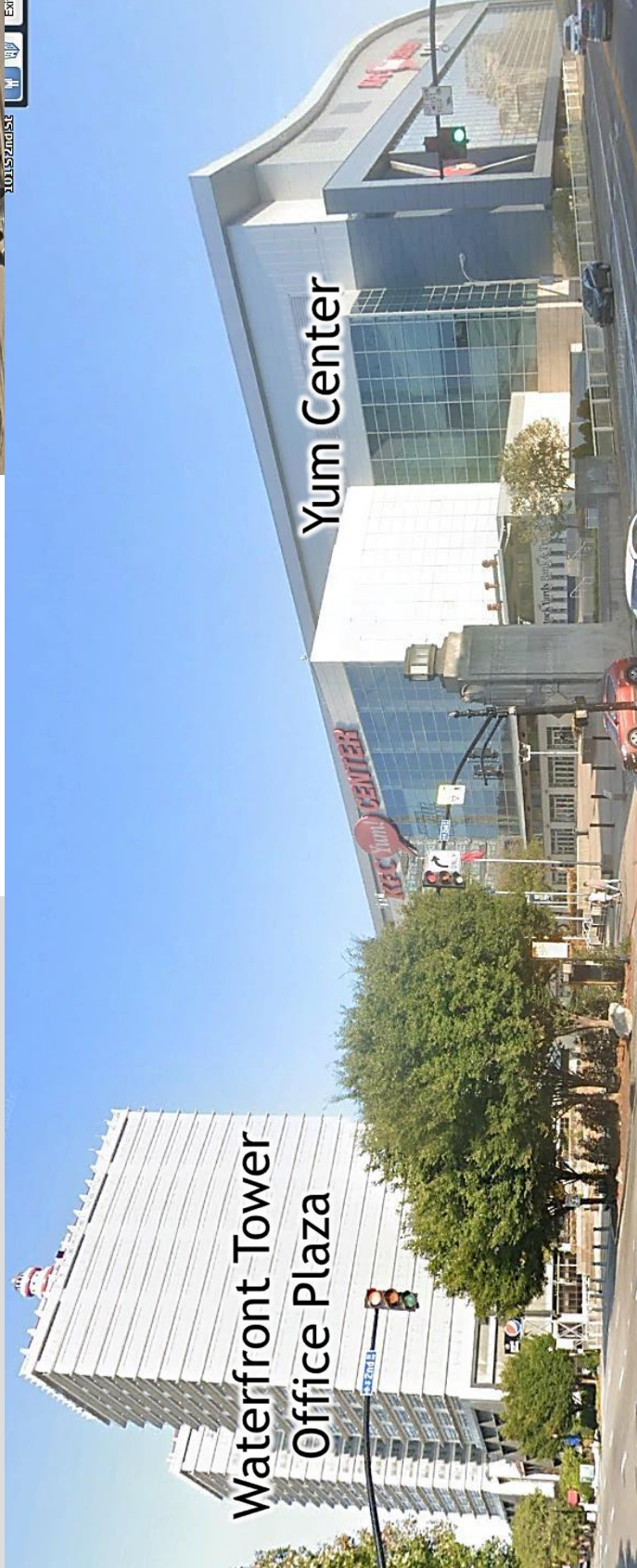


# Area Architecture



10152ndist

Exit





# Area Architecture

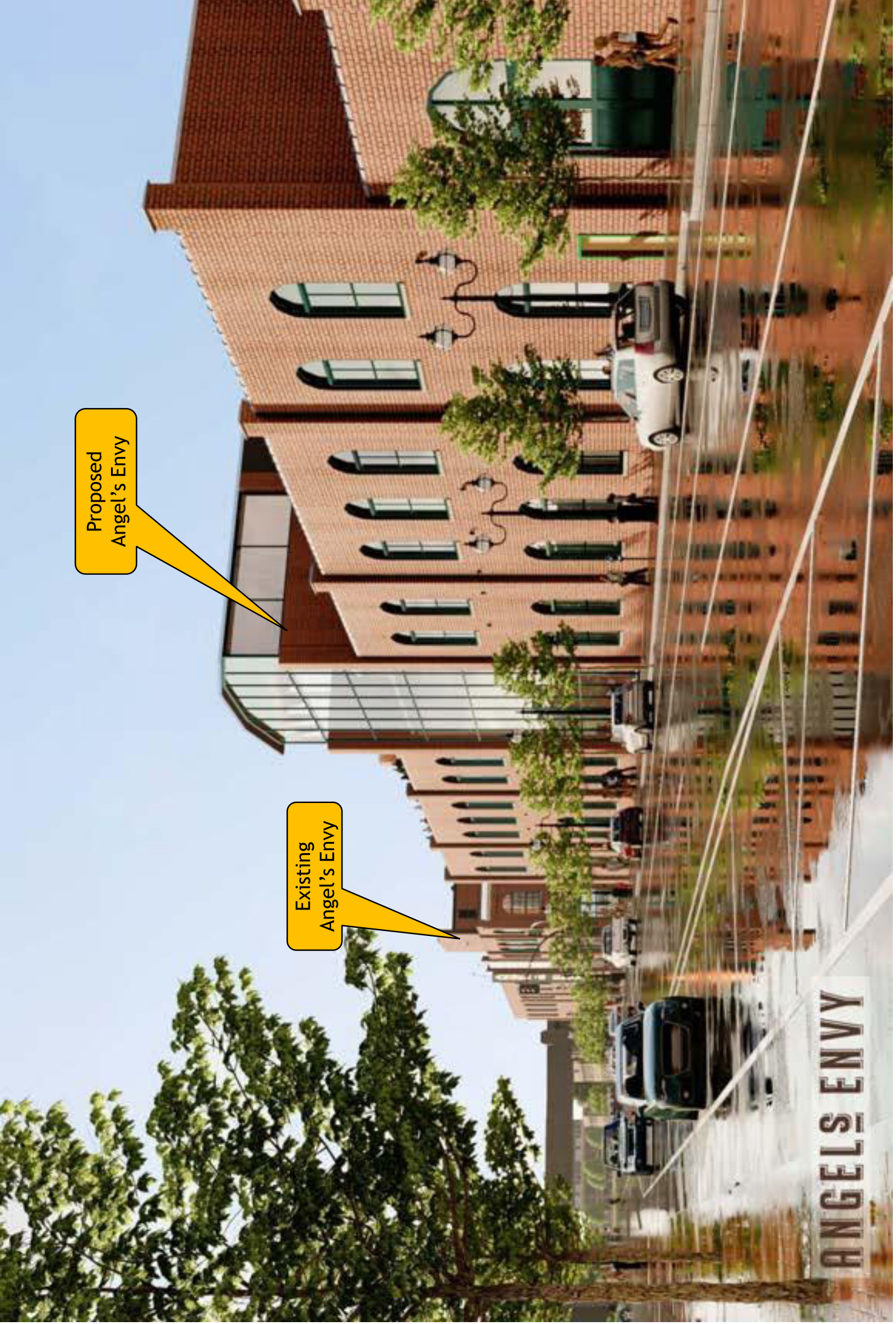




# Area Architecture







Proposed  
Angel's Envy

Existing  
Angel's Envy

ANGEL'S ENVY



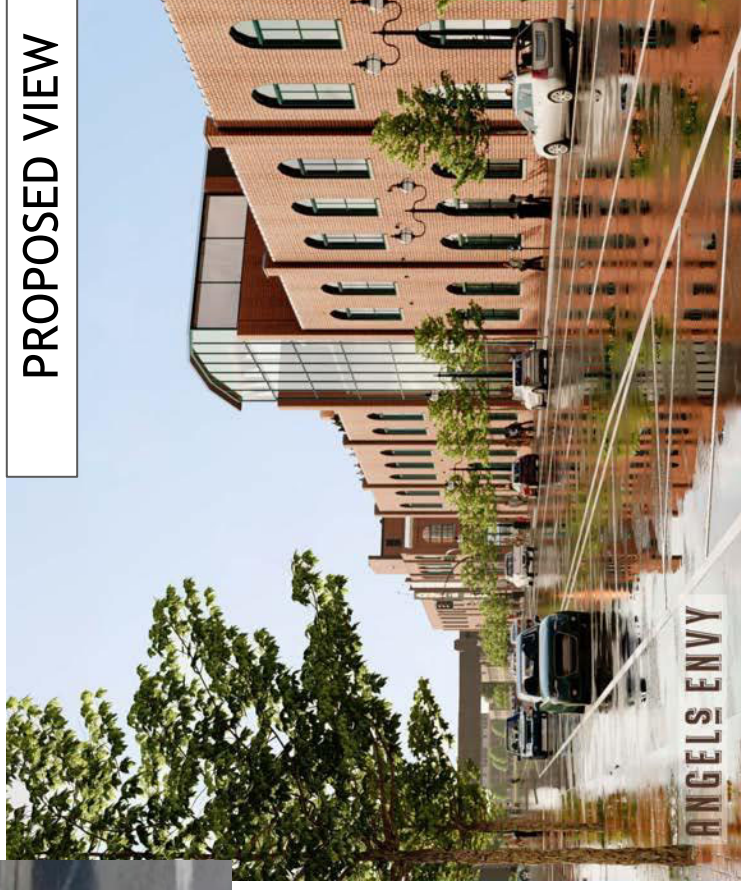
CURRENT VIEW



**SITE**

Looking east down Main Street

PROPOSED VIEW

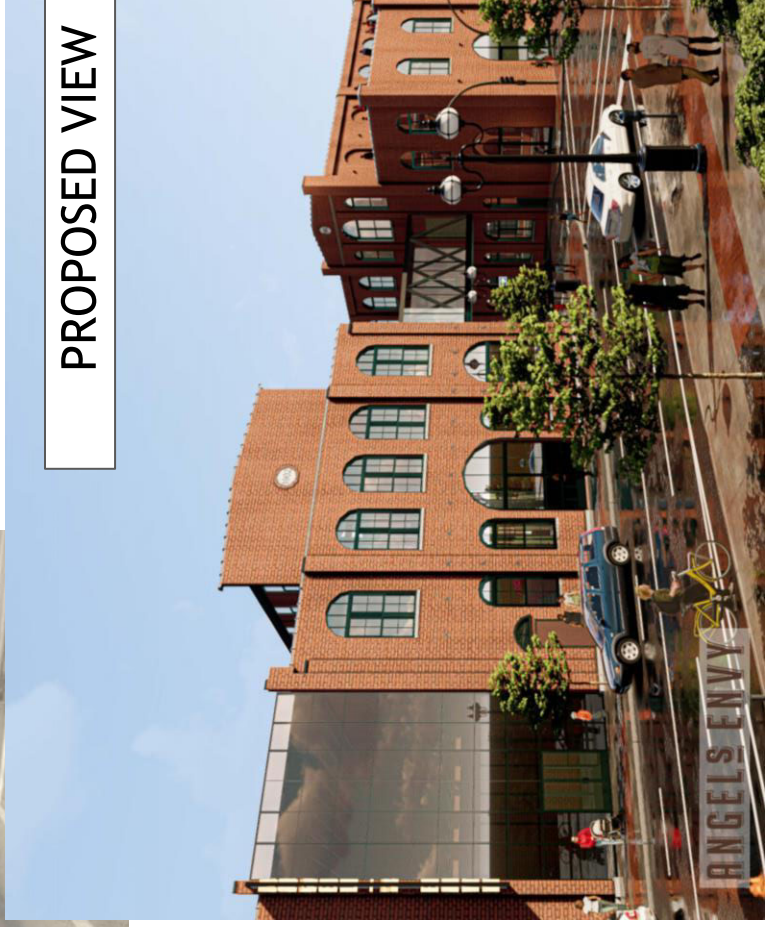




CURRENT VIEW



PROPOSED VIEW



Looking west down Main Street

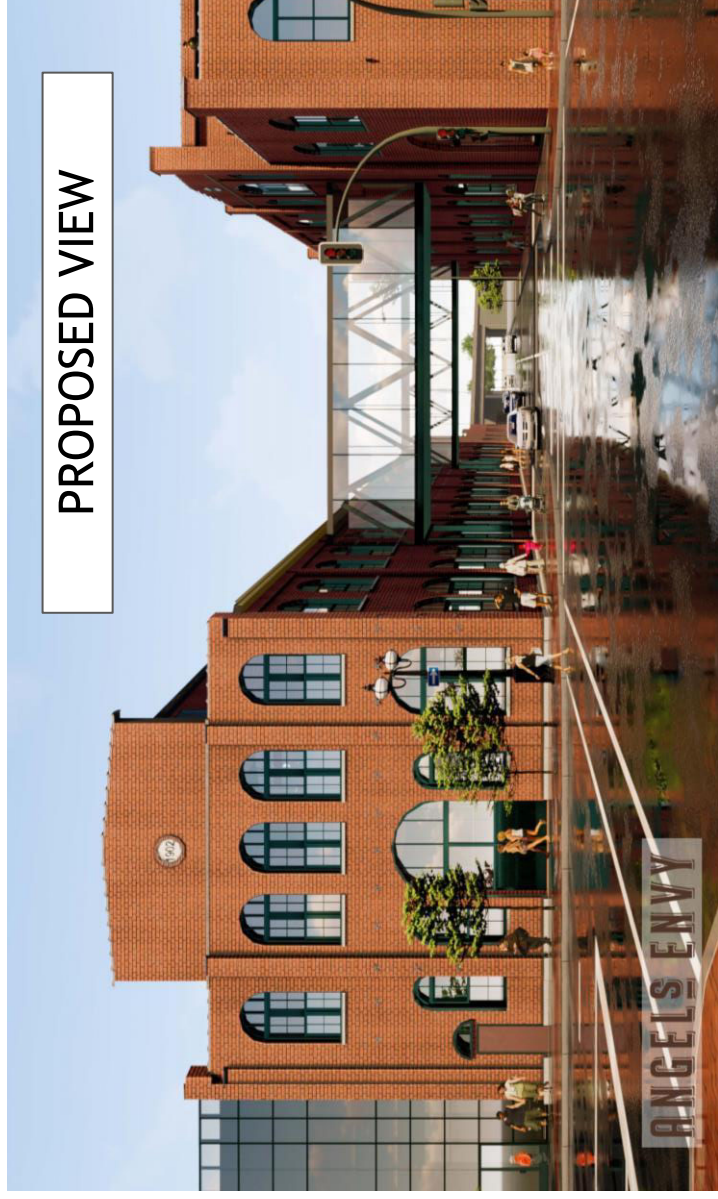


## CURRENT VIEW



Looking south down Jackson  
Street

## PROPOSED VIEW



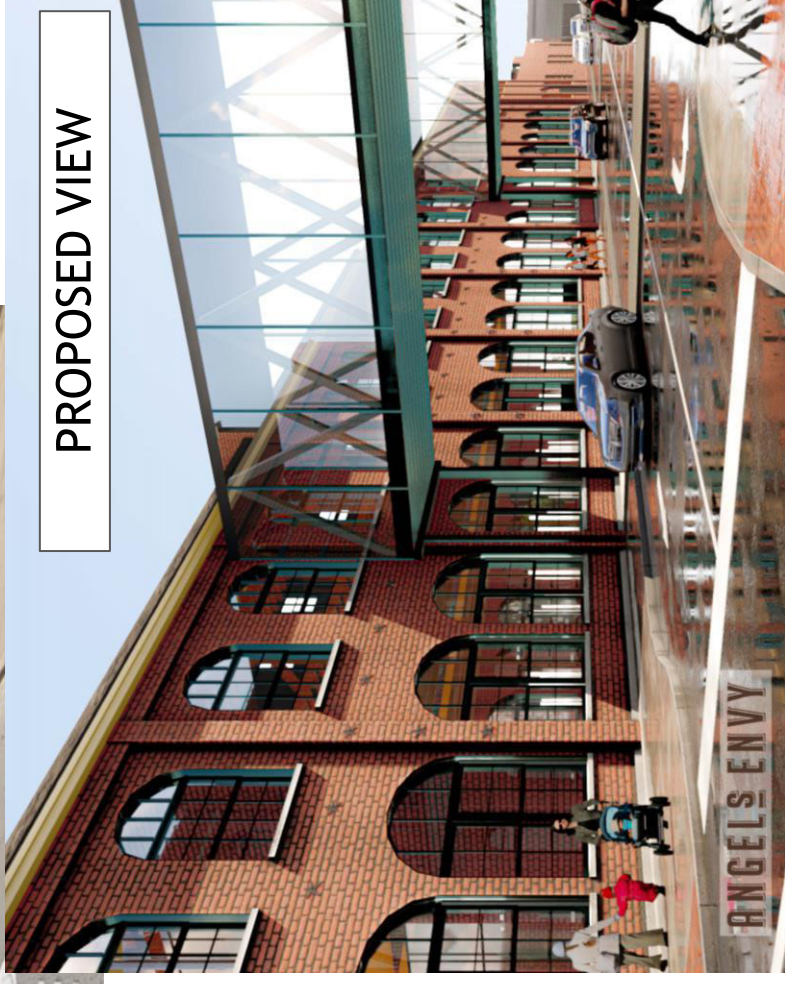


CURRENT VIEW



SITE

PROPOSED VIEW



Looking south down Jackson  
Street

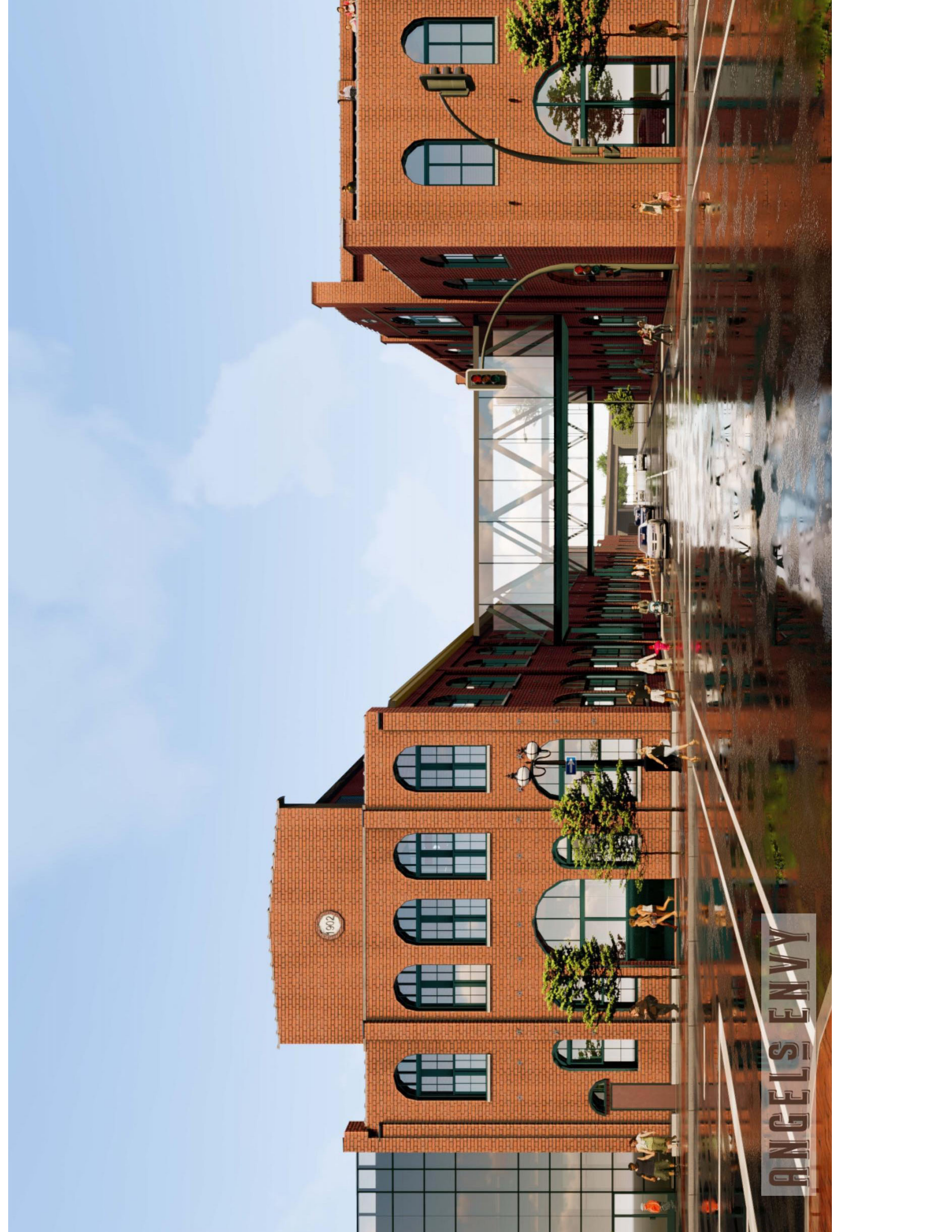




1902

ANGELS ENVY





1902

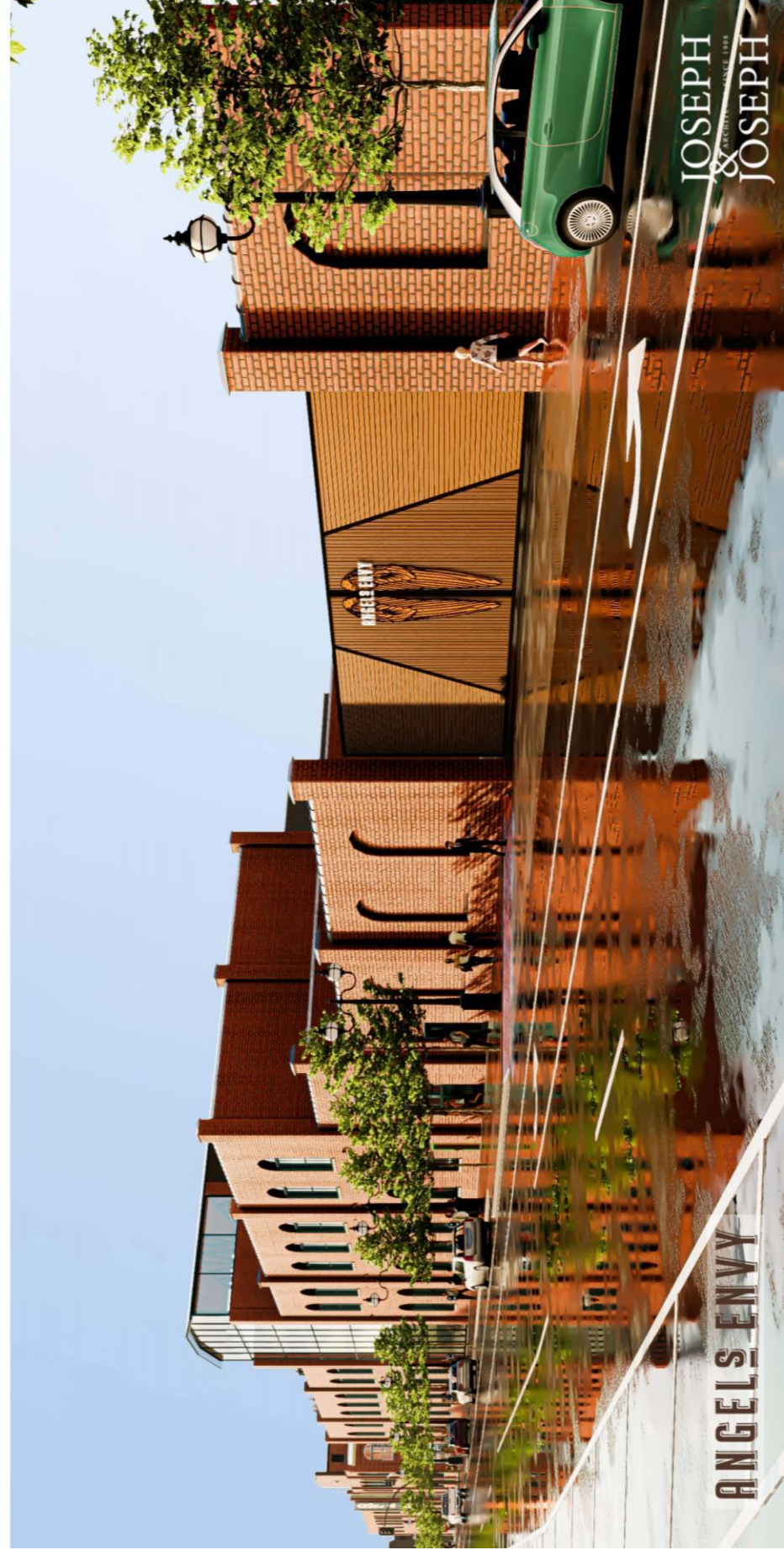
ANGELS ENVY





ANGEL'S ENVY









ANGEL'S ENVY





## East Phase

Wenzel Street to 2nd Street (construction to begin as

The East Phase of the project will include converting the way to two-way, adding dedicated left-turn lanes at intersections, traffic signals to accommodate the new two-way configuration, crosswalk delineation and visibility, and creating a protected

The East Phase will also include reconfiguring two blocks. The westbound travel lane that currently ends at Broadway to 2nd Street to complete the two-way connectivity of Main Street from 2nd Street to Baxter Avenue.

Main Street will remain open to traffic during construction.



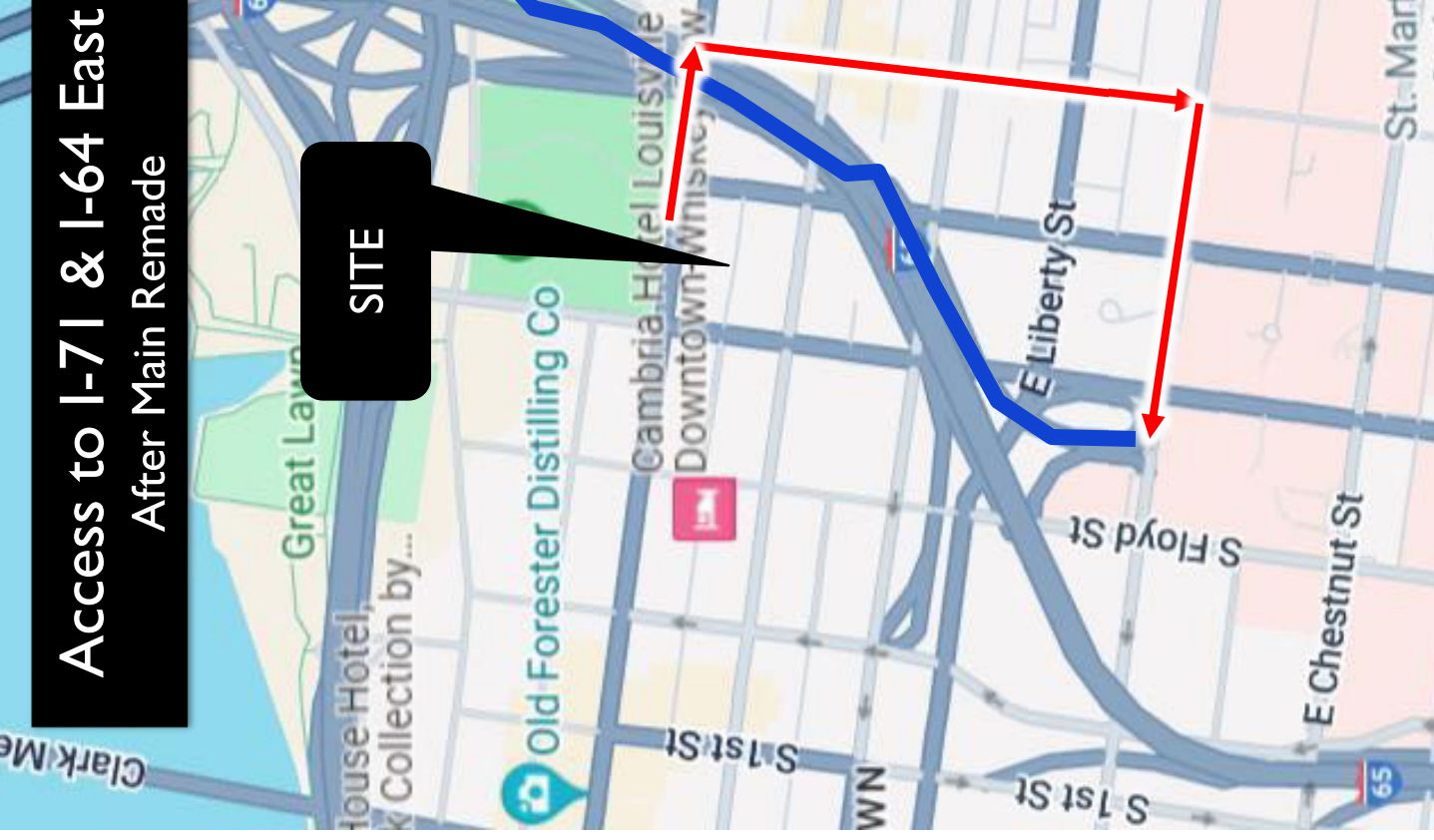
# Access to I-71 & I-64 East

SITE



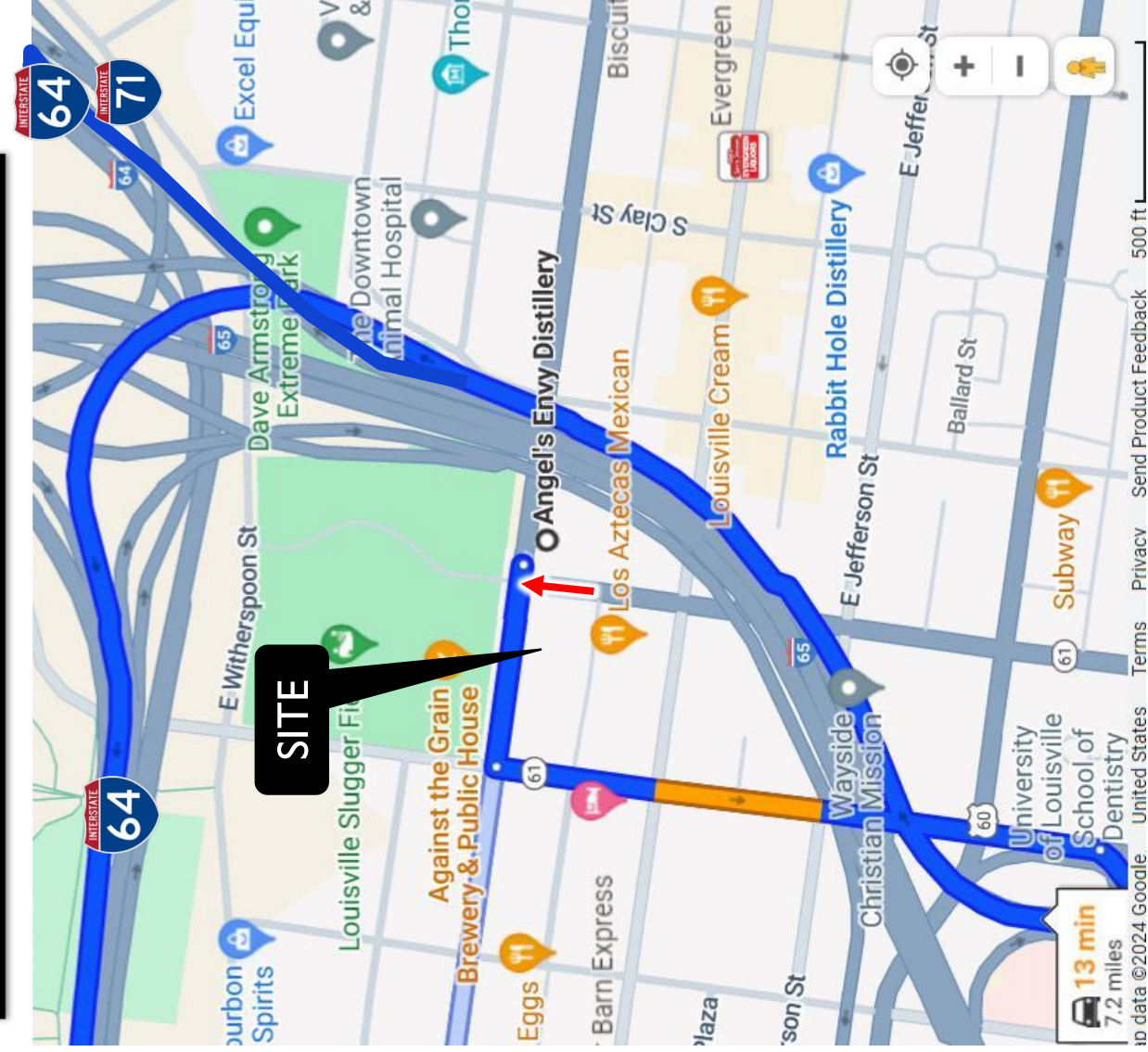
# Access to I-71 & I-64 East After Main Remade

SITE

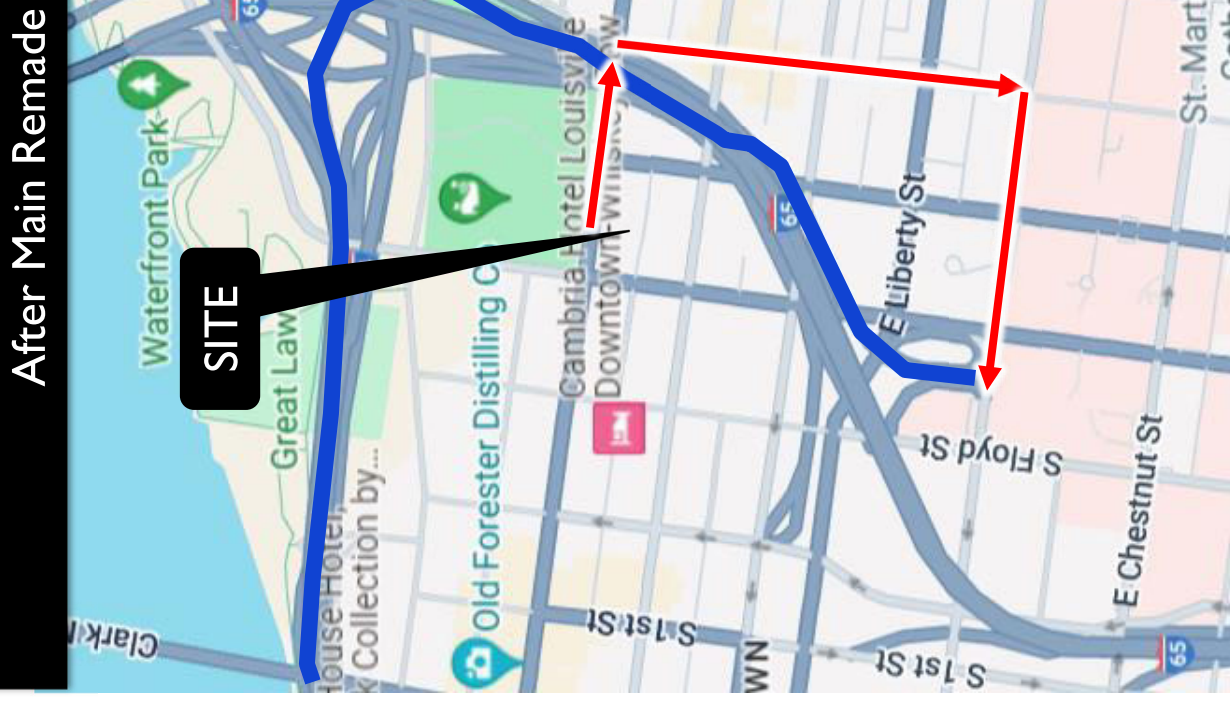




# Access to I-71 & I-64 West & East



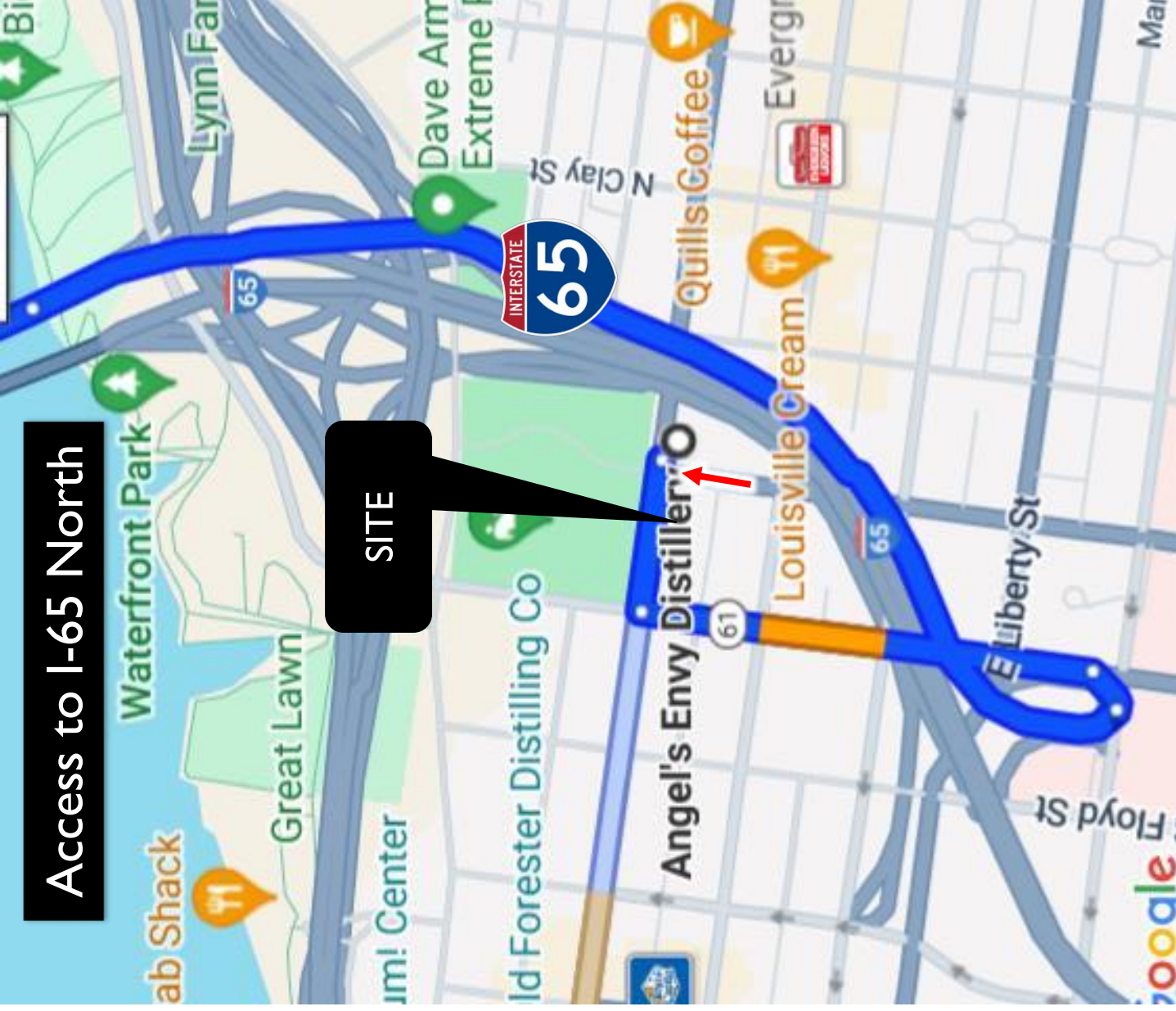
# Access to I-71 & I-64 West





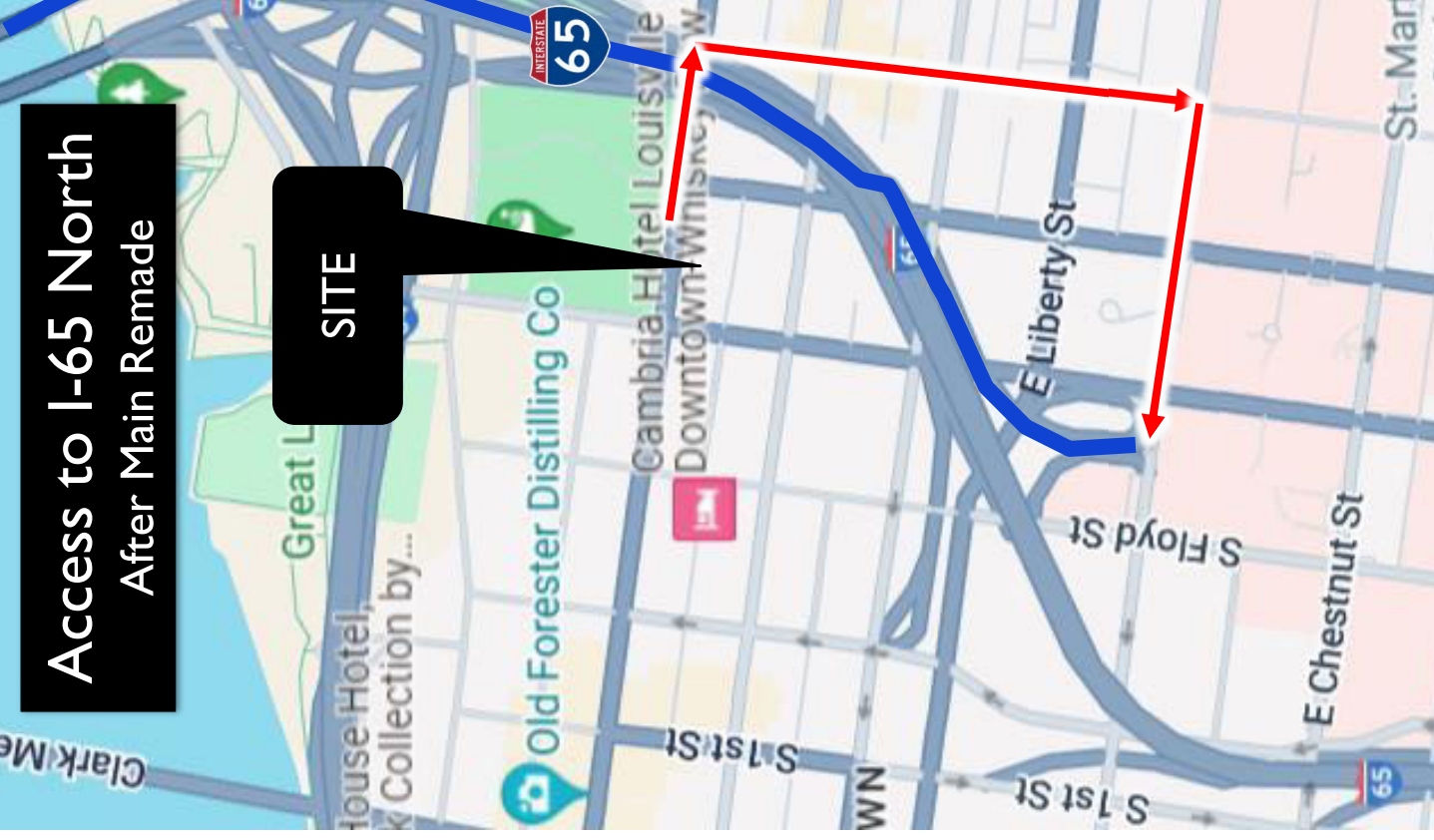
Access to I-65 North

SITE



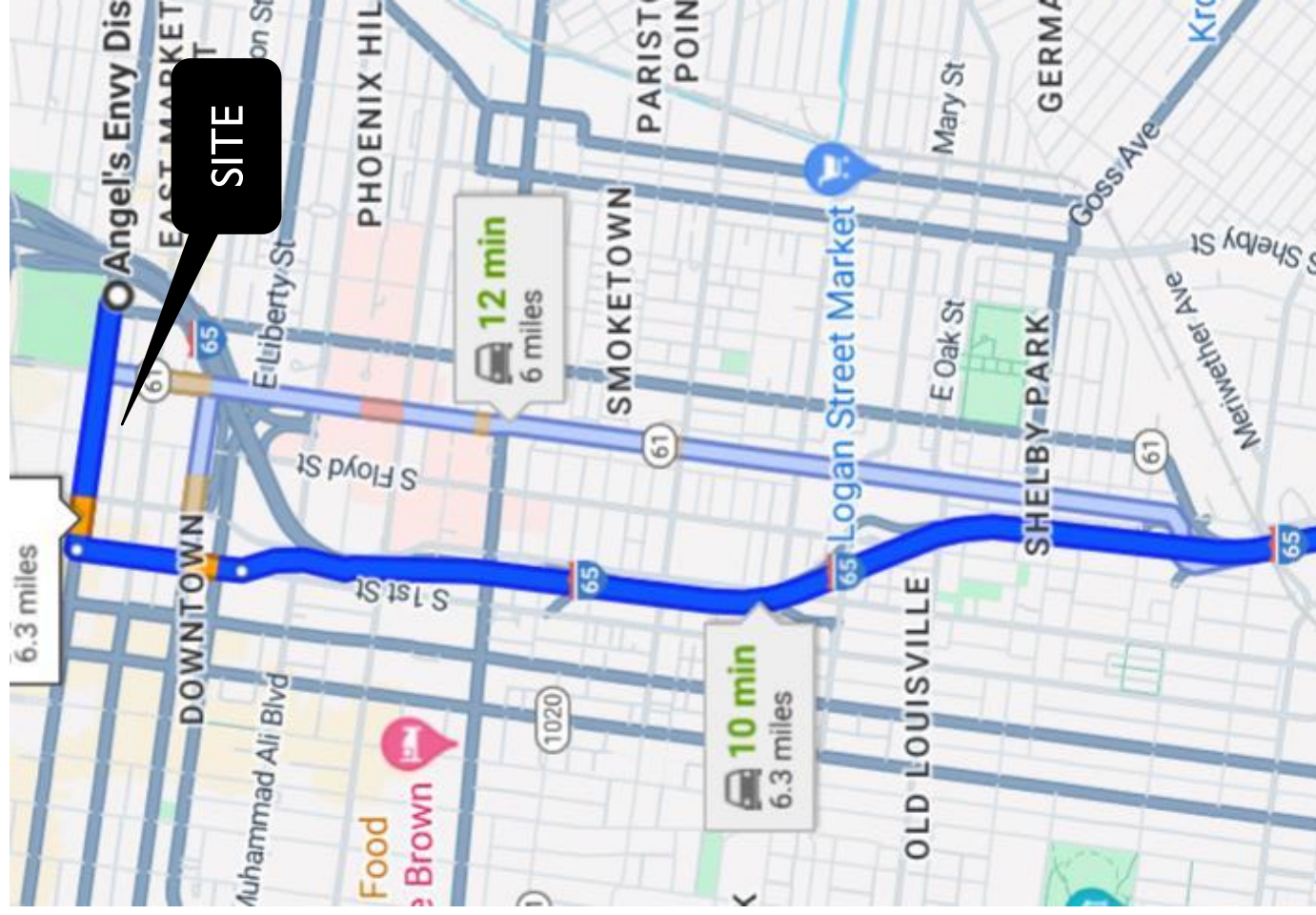
Access to I-65 North  
After Main Remade

SITE





## Access to I-65 North





# QUESTIONS?

