

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**MINUTES**  
**April 18, 2024**

**NEW BUSINESS**

**CASE NO. 24-ZONE-0012**

Request:	Change in Zoning from C-3 to EZ-1 with Revised Detailed District Development Plan with amendments to binding elements and waivers
Project Name:	Angel's Envy Expansion
Location:	410, 412, 414, 416, 418, 436 and 438 E Main St
Owner:	LDC New Main LLC
Applicant:	LDC New Main LLC
Representative:	Bardenwarper, Talbott and Roberts
Jurisdiction:	Louisville Metro
Council District:	4 – Jecorey Arthur
Case Manager:	Jay Lockett, AICP, Planning Supervisor

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Committee Members received this report in advance of the meeting, and this report was available to any interested party prior to the public meeting. (Staff report is part of the case file maintained in the Office of Planning, 444 S. 5th Street.)

**Agency Testimony:**

00:24:21 Jay Lockett provided an overview of the request and presented a PowerPoint presentation. Lockett responded to questions from Committee Members. (see recording for details)

**The following spoke in favor of this request:**

John Talbott, 1000 North Hurstbourne Parkway Suite 200 Louisville, KY 40223

Eric Huelsman, 550 South 4<sup>th</sup> Street Louisville, KY 40202

Jason Guelda, 500 East Main Street Louisville, KY 40202

**Summary of those in favor:**

00:31:02 John Talbott spoke in favor of the request. Talbott presented a PowerPoint presentation. Talbott explained the history of the lot and the amount of rezoning that the property has been through. Talbott acknowledged that the lot had an impact on the neighborhoods nearby. Talbott clarified a point that was brought up in the staff presentation. Talbott noted the benefits that this rezoning would bring to the city. (see

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recording for details)

00:40:28 Eric Huelsman spoke in favor of the request. Huelsman, as the architect, noted the plans for the property. Huelsman explained how and why the new building was designed. (see recording for details)

00:45:50 John Talbott addressed the traffic concerns (see recording for details)

00:47:38 John Talbott attempted to refute a Binding Element proposed by Planning Staff. Talbott answered questions from Committee Members (see recording for details)

00:50:58 Jason Guelda spoke in support of the request. Guelda answered questions from Committee Members (see recording for details)

00:59:20 Juila Williams asked Planning Staff why the applicant chose to pursue EZ-1 rezoning, when M-1 or C-M would suit their needs for the lot (see recording for details)

**The following spoke in opposition of this request:**

Steve Porter, 2406 Tucker Station Road Louisville, KY 40299

**Summary of those in opposition:**

01:07:53 Steve Porter spoke in opposition to the request. Porter discussed the concerns about parking and noise that the trucks would create. Porter stated that he was willing to find compromise. (see recording for details)

**Rebuttal:**

01:09:15 John Talbott spoke in rebuttal. Talbott addressed the concerns about the trucks. Talbott answered questions from Committee Members (see recording for details)

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

**RESOLVED**, that the Louisville Metro Land Development & Transportation Committee by general consensus scheduled case number 24-ZONE-0012 to be heard at the May 30, 2024, Planning Commission public hearing.