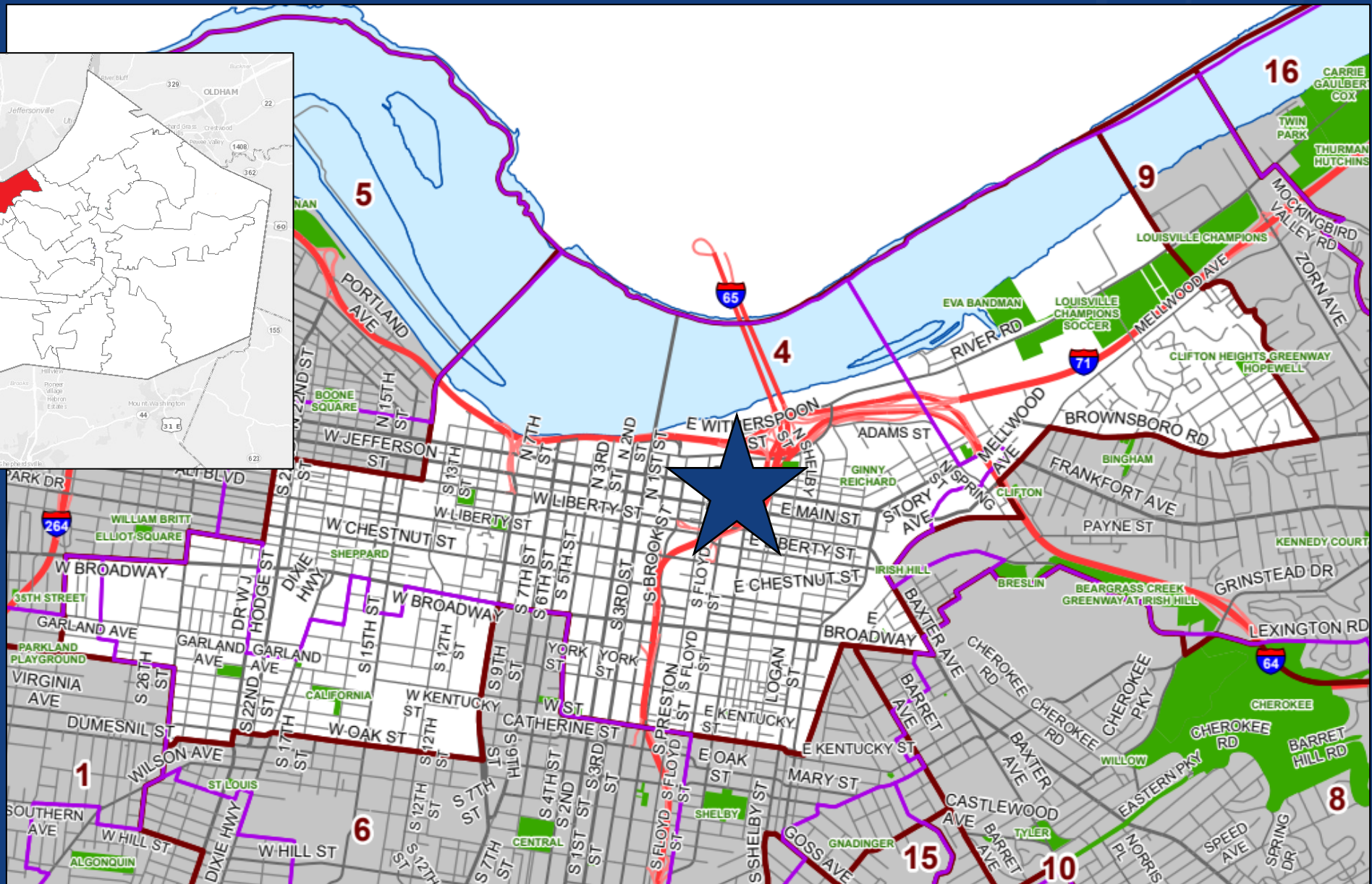
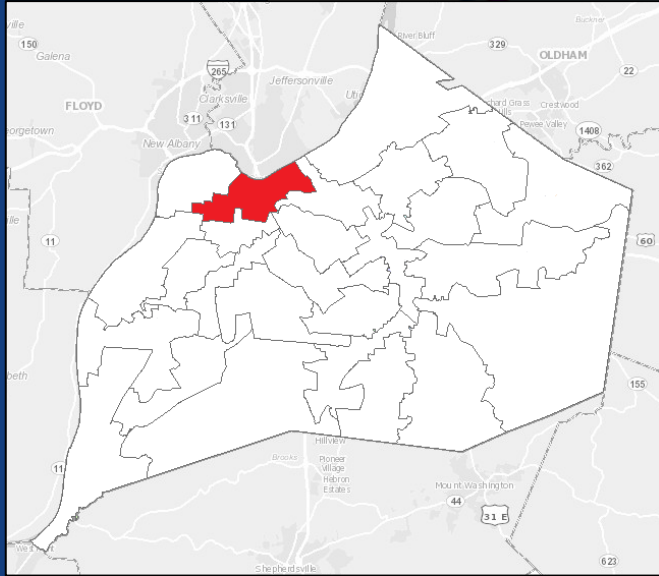


O-141-24
24-ZONE-0012
ANGEL'S ENVY EXPANSION

Planning & Zoning Committee
July 30, 2024





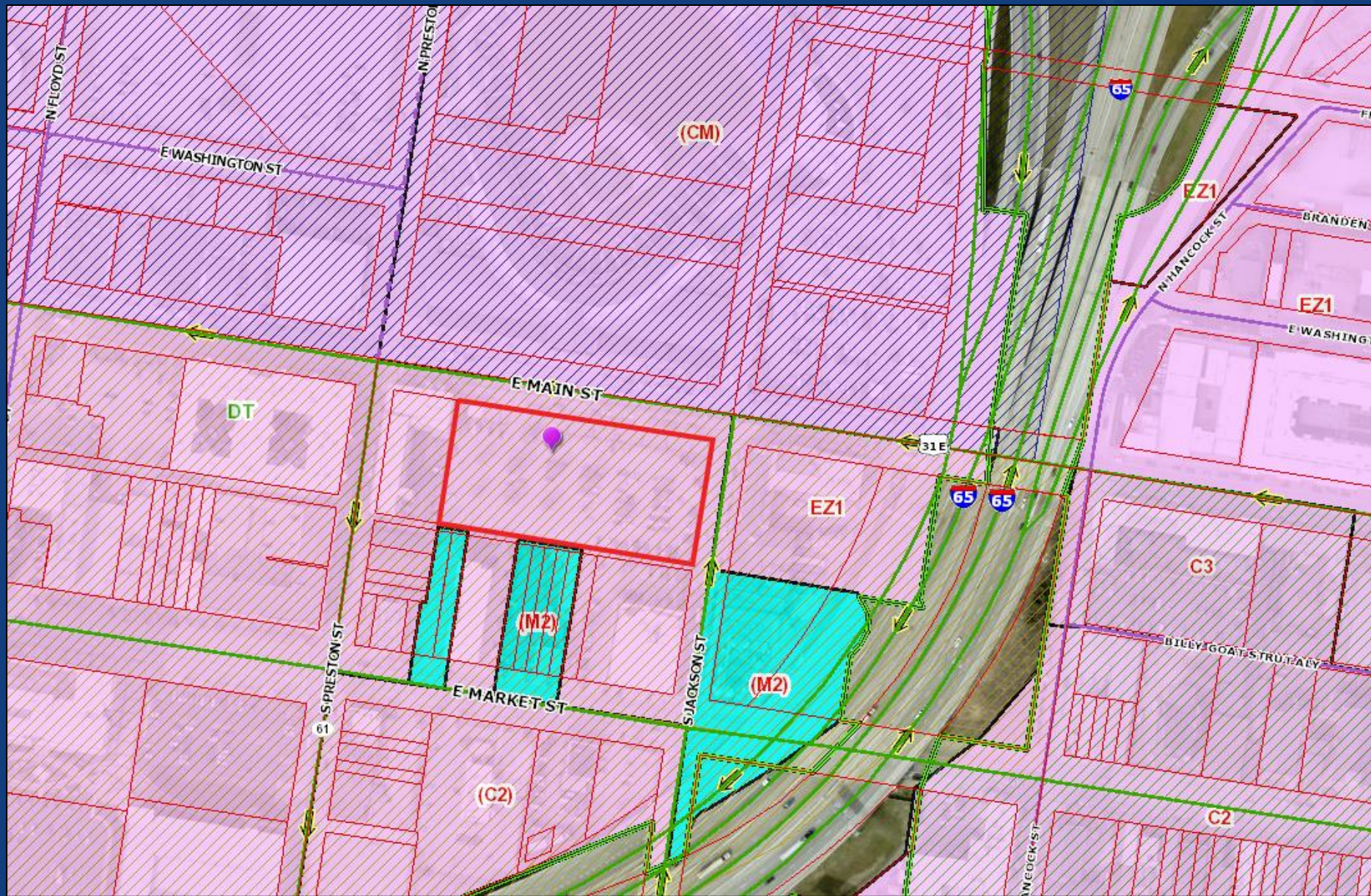
410-438 E Main Street
District 4 – Jecorey Arthur

24-ZONE-0012



Existing: Vacant
Proposed: Industrial

24-ZONE-0012



Existing: C-3/D
Proposed: EZ-1/D

24-ZONE-0012

REQUESTS

- Change in zoning from C-3 Commercial to EZ-1 Enterprise Zone (1.97 acres)
- Waivers
 1. From Land Development Code Section 5.2.1.C to not provide a 3-story street wall along the full length of the E Main St and Jackson St frontages.
 2. From Land Development Code Section 5.9.2.D.1 to allow truck access that does not utilize the alley and is not on-street or within a building.
- Revised Detailed District Development Plan with revisions to binding elements.



CASE SUMMARY

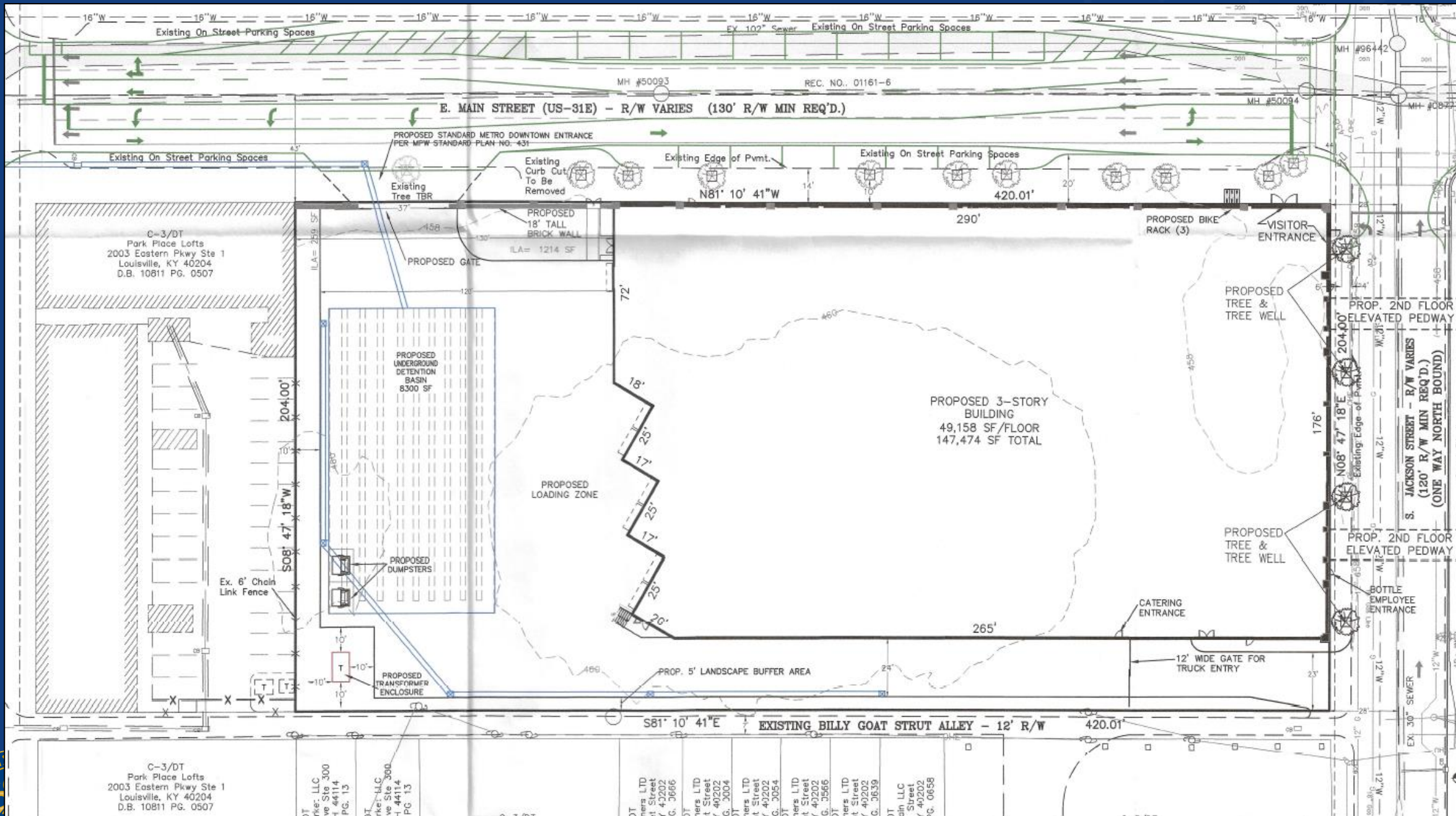
- Proposed distillery expansion with event space (147,474 total square feet)
- Site previously approved for mixed use developments
- Currently a surface parking lot



CASE SUMMARY

- Site within DDRO along E Main Street at S Jackson Street
- Truck access from S Jackson Street and E Main Street
- Connect to existing distillery via pedways
- The Downtown Development Review Overlay approved the design of the new development under docket 23-OVERLAY-0078 at the February 14, 2024 meeting.





Renderings



Renderings - Screening



SITE PHOTOS – SUBJECT PROPERTY



SITE PHOTOS – SUBJECT PROPERTY



ADJACENT SITES



ADJACENT SITES



ADJACENT SITE



PUBLIC MEETINGS

- Neighborhood Meeting on January 11, 2024
- LD&T Meeting on April 18, 2024
- Planning Commission Public Hearing on May 30, 2024
 - Motion to recommend approval of the change in zoning from C-3 to EZ-1 passed by a vote of 5-0.

