

Development Review Committee

Staff Report

June 17, 2026



Case No:	26-CAT3-0003
Project Name:	JW Marriott
Location:	401 S 4 th St
Applicant:	Louisville, Tower Properties LLC
Representative:	Sabak, Wilson & Lingo, Inc
Jurisdiction:	Louisville Metro
Council District:	4 – Ken Herndon
Case Manager:	Tyler Pobiedzinski, Planner I

REQUEST

- **Category 3 Development Plan**

CASE SUMMARY

The applicant proposes to repurpose an existing office tower into a 414-room hotel. The site is approximately 0.72 acres, located at the corner of South 4th Street and West Liberty Street, and is zoned C-3 Commercial within the Downtown Form District and the Downtown Development Review Overlay District (DDRO).

As part of the renovation, the applicant proposes the construction of a guest drop-off entrance and a 11,700-square-foot ballroom addition above the existing parking area located east of the tower. The existing parking area will be converted into a guest vehicle drop-off and circulation area, with access restored to the adjacent Post Office Alley. This will allow guests to exit either directly onto West Liberty Street or via the alley to South 3rd Street. Existing fencing and posts along Liberty Street and the rear alley will be removed, and a central concrete Interior Landscape Area will be installed within the drop-off area to help organize and direct vehicle circulation.

The proposed ballroom addition will be constructed as a third-floor expansion over the existing parking area and will align with the front and rear facades of the existing building, creating a cohesive extension of the tower.

STAFF FINDING

The proposal meets the requirements of the Land Development Code.

TECHNICAL REVIEW

The proposal has received preliminary approval from both Transportation Planning and MSD.

This application received approval from the Downtown Development Review Overlay District Committee on May 18, 2026, under docket number 26-OVERLAY-0016.

REQUIRED ACTION:

- **APPROVE** or **DENY** the **Category 3 Development Plan**

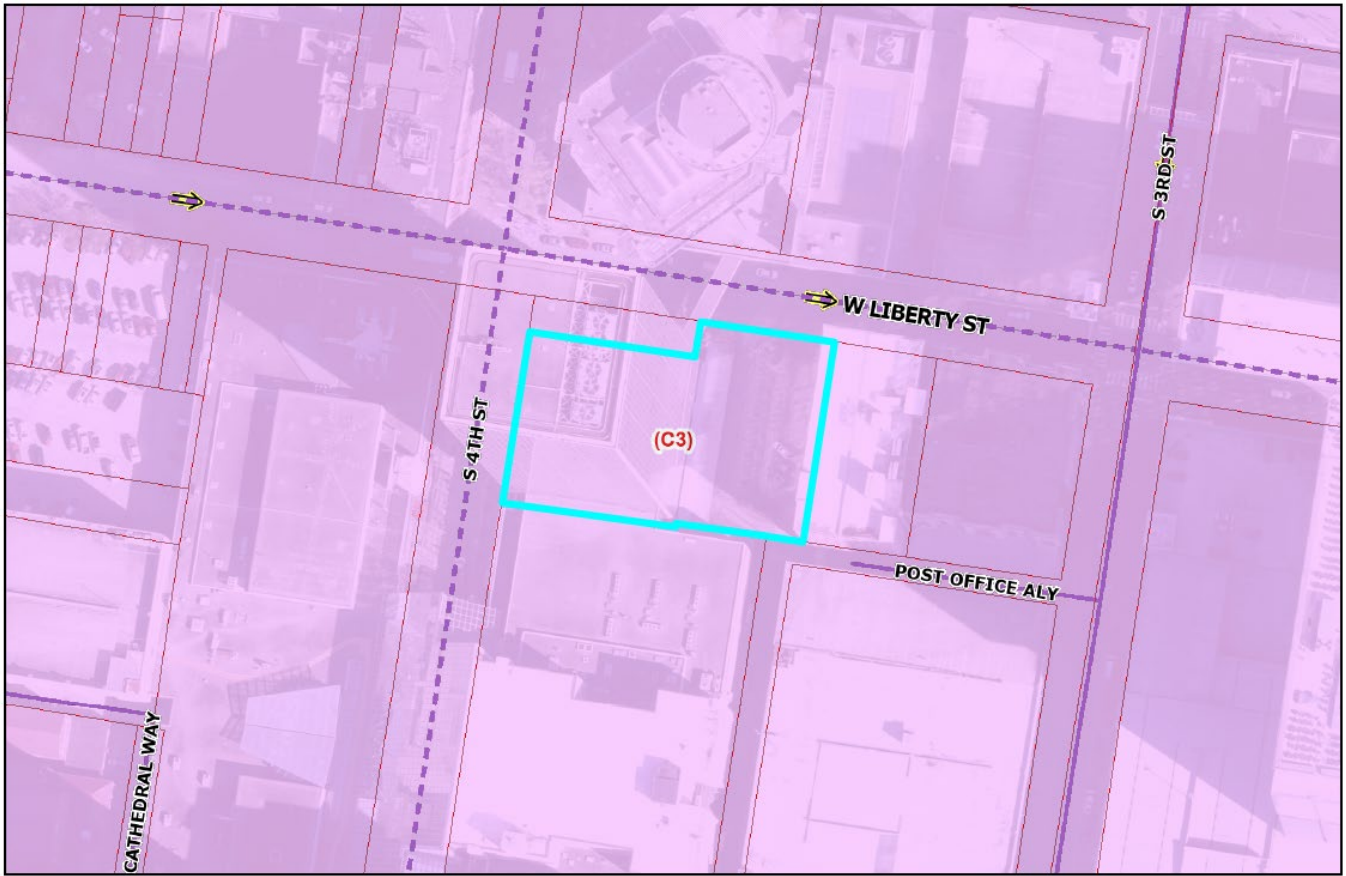
NOTIFICATION

Date	Purpose of Notice	Recipients
06/4/2026	Hearing before PC	1 st tier adjoining property owners and current residents
06/5/2026	Hearing before PC	Registered Neighborhood Groups in Council District 4

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

