

**Planning Commission**  
**Staff Report**  
September 15, 2022



<b>Case No:</b>	22-DDP-0021
<b>Project Name:</b>	SoBro Subarea Map Amendment
<b>Location:</b>	SoBro Planned Development District
<b>Owner(s):</b>	Brown Bros Cadillac, LLC
<b>Applicant:</b>	LDG Development
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	4 – Jecorey Arthur
<b>Case Manager:</b>	Jay Lockett, AICP, Planner II

**REQUEST(S)**

- **Revision to the SoBro Planned Development District subarea map.**

**CASE SUMMARY/BACKGROUND**

The applicant is proposing to construct a multifamily development within the SoBro Planned Development District with a net density of 84 DU/Ac. The subject site is partially within the Broadway Subarea which permits up to 145 DU/Ac and partially within the Campus Subarea which permits up to 58 DU/Ac. The applicant is proposing that the subarea map be adjusted to bring the subject site entirely within the Broadway subarea, which would permit the development as proposed.

**STAFF FINDING**

The application for amendment to the Planned Development District was made in accordance with the provisions of Land Development Code section 2.8.A.4. Per that section, major amendments to the PD-Development Plan must be approved by Louisville Metro Council upon recommendation of the Planning Commission. The Planning Commission must determine whether or not to recommend proposed changes to the Planned Development District.

**TECHNICAL REVIEW**

There are no outstanding technical issues associated with this request.

**INTERESTED PARTY COMMENTS**

Staff has not received comments from any interested parties concerning this request.

**REQUIRED ACTIONS:**

- **RECOMMEND** that Louisville Metro Council **APPROVE** or **DENY** the proposed changes to the PD.

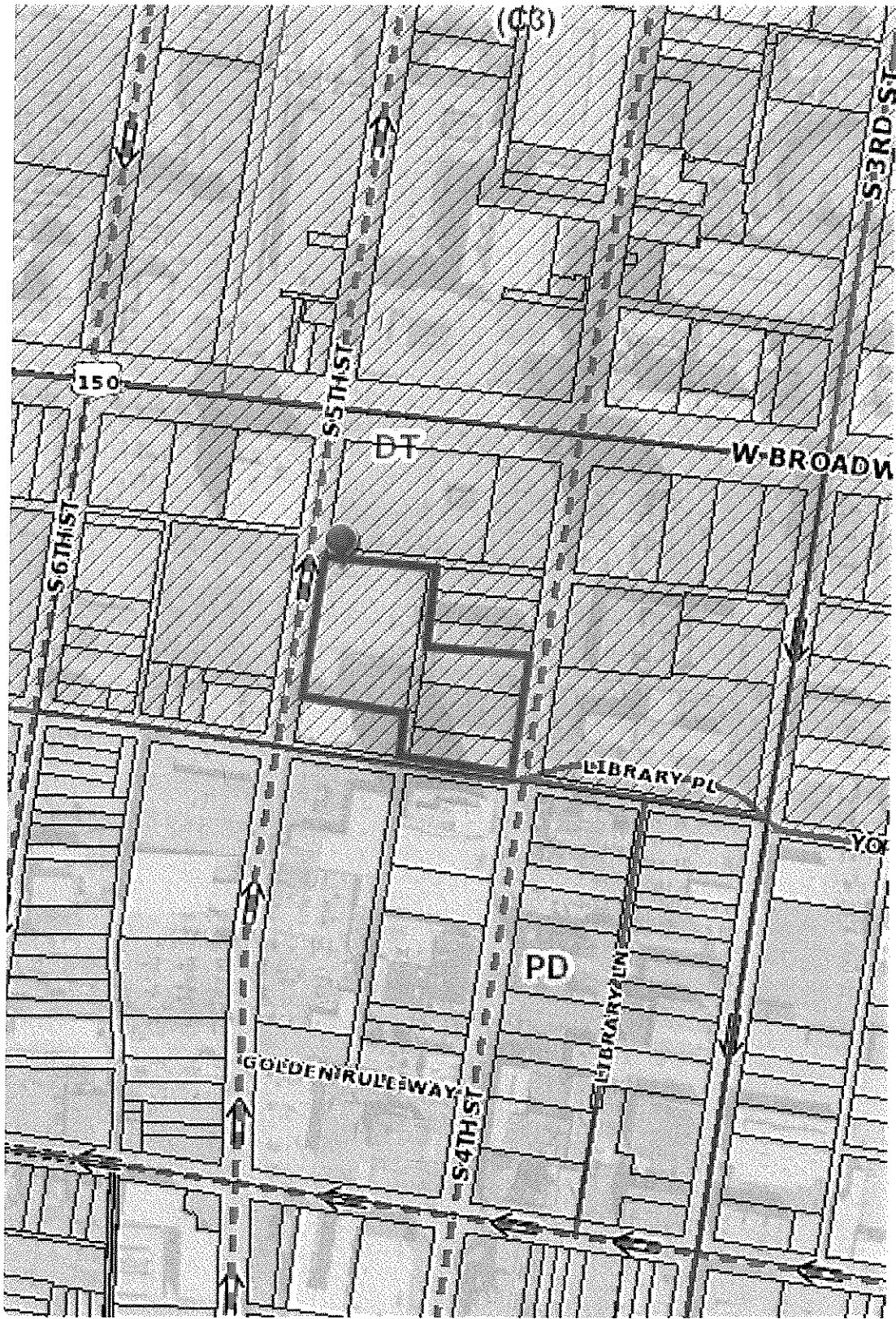
**NOTIFICATION**

<b>Date</b>	<b>Purpose of Notice</b>	<b>Recipients</b>
9-1-21	Hearing before PC	First and Second Tier Owners of Property and residents to the proposed development site. Organizations and individuals involved in the original development of the PD. Speakers at Planning Commission public hearings. Registered Neighborhood Groups in Council District 4

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph
3. SoBro Subarea Map
4. Proposed Map Changes

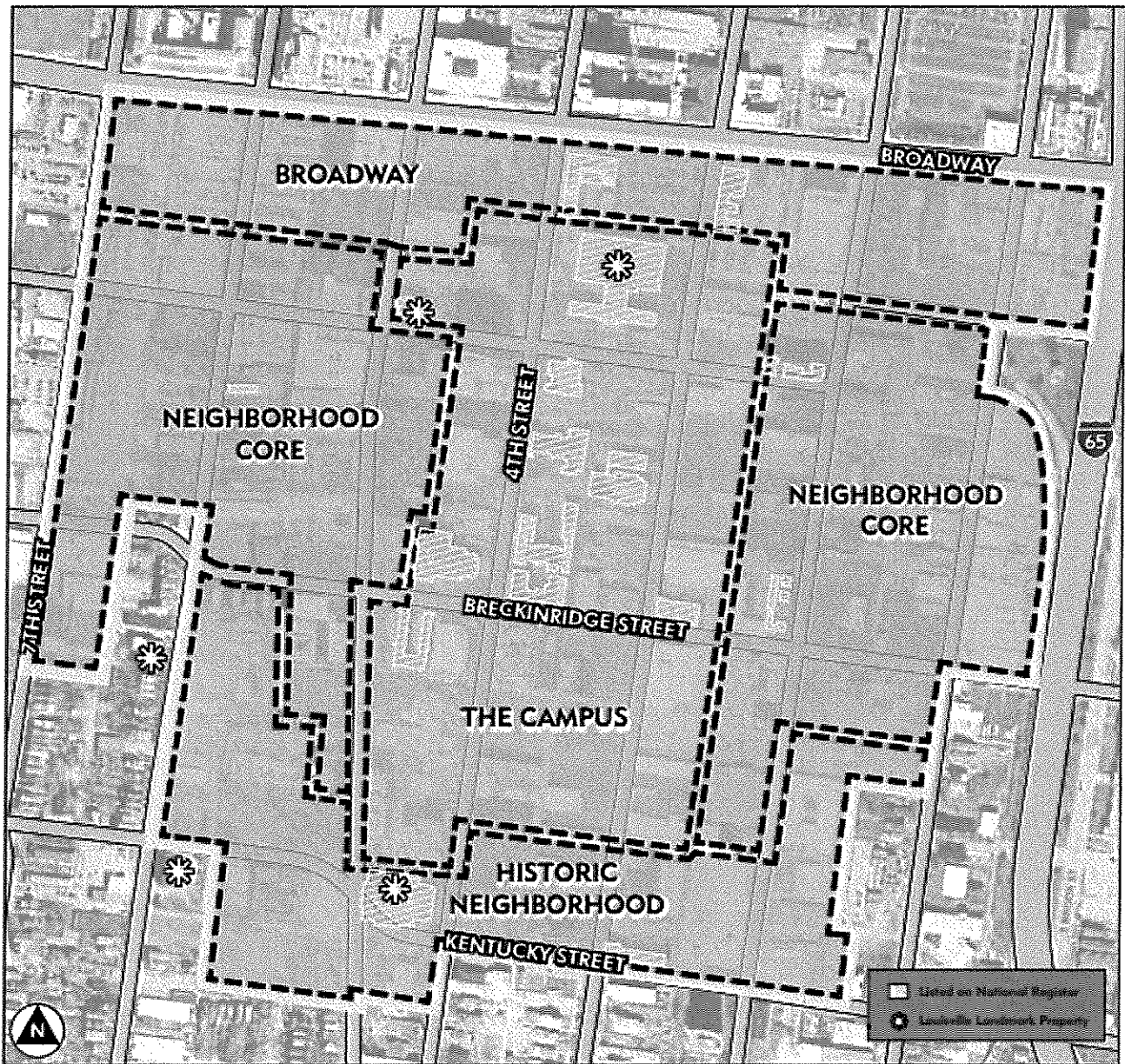
1. Zoning Map



2. Aerial Photograph



3. SoBro Subarea Map



4. Proposed Map Changes

