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May 12, 2025

Louisville Metro Office of Planning
444 South 5th Street
Louisville, KY 40202

RE: Modified Conditional Use Permit Letter of Explanation

To whom it may concern:

The intent of this Modification of an approved conditional use permit is to allow additional RU-2 Residential Housing, per the South Broadway Planned Development District Standards, at 200 West Broadway. The current 9-story building was approved for student housing on February 5, 2024, and contains 62 units as well as retail, offices and college/institutional related space.

The developers plan to renovate the existing building units, reducing the unit count to 54 units and plan to remove the existing parking structure on the south side of the existing building and to construct a new parking structure with a 5-story student housing building above. This will add an additional 255 units to the site for a total of 309 units. The proposed parking garage will be available to the student residents.

The developers believe that there is a sufficient need in the student population to support this modification. The building is located directly adjacent to the Jefferson Community and Technical College campus. Having additional student housing available with direct access to the campus core would serve to improve upon the available housing selection in the area for students. This property will continue to be used for institutional uses and because the property is immediately adjacent to the border of the Campus Subarea of the South Broadway Planned Development District, the Downtown Form District, additional RU-2 housing would be appropriate for the area and meets the intent of the Comprehensive Plan.

Thank you for your consideration of this Modification of the existing Conditional Use Permit.

Sincerely,

Douglas Sellers
Senior Land Planning Designer