

**PLANNING COMMISSION MINUTES**  
**September 15, 2016**

**PUBLIC HEARING**

**CASE NO. 16ZONE1038**

Case No: 16ZONE1038  
Request: Text amendment of the SoBro PDD regarding allowing student housing as a Conditional Use within the Broadway subarea  
Project Name: 200 and 212 West Broadway  
Location: SoBro PDD Broadway Subarea  
Owner: Multiple  
Applicant: Luckett & Farley Development, LLC  
Kelley Parker  
737 South 3<sup>rd</sup> Street  
Louisville, Ky. 40202  
Representative: Luckett & Farley Development, LLC  
Kelley Parker  
737 South 3<sup>rd</sup> Street  
Louisville, Ky. 40202  
Jurisdiction: Louisville Metro  
Council District: 4 – David Tandy  
**Case Manager: Brian Mabry, Planning and Design Supervisor**

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

**Agency Testimony:**

01:39:59 Mr. Mabry discussed the case summary, standard of review and staff analysis from the staff report.

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

Kelley Parker, Luckett and Farley Development, LLC, 737 South 3<sup>rd</sup> Street, Louisville, Ky. 40202

**Summary of testimony of those in favor:**

01:48:11 Ms. Parker gave a power point presentation. A conditional use permit can be done for subareas with each being heard on its own merit. "We feel that's in keeping

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with the character of the SoBro area and the design intent of the PDD (Planned Development District).”

01:50:13 Ms. Parker remarked, “Our next step will be to apply for a CUP (conditional use permit) for the building located at 200 and 212 W. Broadway, currently the JEC Educational Center, which is associated with JCTC. They’re looking at keeping the existing building but doing a significant remodeling and renovation of that structure.”

01:51:23 Ms. Parker stated, “Having the opportunity to apply for the CUP to allow student housing to be considered is appropriate given the significant number of student-oriented entities within this district. It will also serve as a catalyst for development through the area, which was sort of the intent of the PDD from the beginning.”

**Deliberation**

01:55:01 The commissioners like the concept of bringing students closer to the education buildings. It’s a great use for the area and much appreciated text amendment. It is sure to bring more vitality to the downtown area.

**An audio/visual recording of the Planning Commission hearing related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.**

**Text Amendment**

On a motion by Commissioner Tomes, seconded by Commissioner Peterson, the following resolution was adopted.

**WHEREAS**, This form is characterized by its location near the center of the population it serves. The Downtown Form is comprised of predominantly office, commercial, civic, medical, high-density residential and cultural land uses. It has a grid pattern of streets designed to accommodate a large volume of vehicular traffic and public transportation. There are provisions for on-street and long-term parking of vehicles and for substantial pedestrian and non-vehicular movement within the district. Buildings are generally the greatest in volume and height in the metropolitan area, and there is public open space including plazas and squares. The Downtown Form should give identity to the whole community and should provide for a mixture of high density and intensity uses. Unlike the other community forms, the Downtown is already a geographically defined area that is described by Louisville Codified Ordinance and in the Louisville Downtown Development Plan. The Downtown Development Plan also recognizes that Downtown consists of seven sub-districts and describes those sub-districts. The Downtown

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Development Plan and its successors are to be used as official planning evidence guiding land use decisions in the Downtown; and

**WHEREAS**, The proposal to amend the text for the SoBro Planned Development District will allow institutional residential uses such as dormitories, fraternities and sororities in the Broadway subarea of the SoBro PDD with a Conditional Use Permit. The Downtown form district encourages a mixture of high density and intensity uses. The proposal will set the stage for an increased residential element in the area; and

**WHEREAS**, The proposal is in conformance with **Guideline One, Community Form**, of the comprehensive plan because the proposed text amendment to the Planned Development District is compatible to the area and the mixture of uses and densities; and

**WHEREAS**, The text amendment provides the opportunity to enhance the vitality of the existing Broadway Subarea by providing additional residential units within the greater downtown area. The SoBro area, through the Planned Development District provides for different types of residential centers and densities as part of the Downtown Form District. In addition, the mechanism of Conditional Use Permit review ensures compatibility with surrounding properties; therefore, this proposal is in conformance with **Guidelines Two, Centers and Three, Compatibility**, of the comprehensive plan; and

**WHEREAS**, The proposal is in conformance with **Guideline Six, Economic Growth and Sustainability**, because the text amendment to the Planned Development District will contribute to the potential to have more people living in the SoBro district, which may bolster economic activity for the area; and

**WHEREAS**, The proposal is in conformance with **Guideline Nine, Bicycle, Pedestrian and Transit**, because the proposed text amendment will not affect the existing grid layout of the street or its multi-modal connections with an existing sidewalk network; and

**WHEREAS**, The proposal is generally in conformance with the SoBro Neighborhood Plan that was adopted by Louisville Metro in October of 2007. It furthers the Vision statement in the Plan which seeks to make SoBro a vibrant and diverse neighborhood district; and

**WHEREAS**, the Louisville Metro Planning Commission finds, the proposal is in conformance with the provisions for the Broadway Subarea of the SoBro Planned Development District, which is geared toward greater density than the other Subareas and has a purpose statement that seeks to bring in “new community-wide uses and structures such as retail, restaurants, entertainment and residential to balance the existing institutional and office uses.”; and

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**WHEREAS**, the Louisville Metro Planning Commission further finds the Louisville Metro Planning Commission is charged with making a recommendation to the Louisville Metro Council regarding the appropriateness of this Planned Development District text amendment. The Louisville Metro Council has final action authority over the request.

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **RECOMMEND**, to Metro Council, **APPROVAL** of Case No. 16ZONE1038, the SoBro Planned Development District text amendment based on the evidence and testimony heard today and the staff report.

**The vote was as follows:**

**YES: Commissioners Brown, Carlson, Howard, Jarboe, Kirchdorfer, Lewis, Peterson, Smith, Tomes and Turner**