

**Case No. 15ZONE1007 – July 30<sup>th</sup> PC minutes**

**Request:** Text Amendment regarding density within the SoBro Planned Development District for the Campus subarea.

**Project Name:** The 800 Building

**Location:** 800 South 4<sup>th</sup> Street

**Owner:** The 800 Building LLC  
Leon Petcov, Representative  
1016 W. Hollywood Avenue Suite 102  
Chicago, IL 60660

**Applicant:** Village Green Holdings, LLC  
Paul Fromm, Representative  
188 Randolph Street Suite 202  
Chicago, IL 60601

**Representative:** Jeffrey McKenzie  
Bingham Greenebaum Doll  
3500 National City Tower  
101 South Fifth Street  
Louisville, KY 40202

**Engineer/Designer:** Paul Fromm, Representative  
Village Green Holdings, LLC  
188 Randolph Street Suite 202  
Chicago, IL 60601

**Jurisdiction:** Louisville Metro  
**Council District:** 4 – David Tandy

**Case Manager:** **Christopher Brown, Planner II**

Notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

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:**

01:35:47 Christopher Brown presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.) He added that, the way the proposed text is written, it only affects The 800 Building itself.

**The following spoke in favor of the proposal:**

Jeffrey McKenzie, Bingham Greenebaum Doll, 3500 National City Tower, 101 South Fifth Street, Louisville, KY 40202

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

01:46:06 Jeff McKenzie, the applicant's representative, presented the applicant's case (see recording for detailed presentation.) He said the proposal would only increase the number of units within an existing building and is more of an internal remodeling.

**The following spoke in opposition to the proposal:**

No one spoke.

**The following spoke neither for nor against the proposal:**

Frances Spears, 800 South Fourth Street, Louisville, KY 40203 (was called but was not present to speak)

**Deliberation:**

01:45:19 Commissioners' deliberation.

01:46:16 In response to a question from Commissioner Turner regarding affordable housing, Mr. McKenzie discussed the estimated prices of the proposed apartments.

**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.**

**SoBro PDD Text Amendment**

01:48:15 On a motion by Commissioner Jarboe, seconded by Commissioner Kirchdorfer, the following resolution was adopted:

**WHEREAS**, the Louisville Metro Planning Commission finds that 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 Commission further finds that the text amendment provides the opportunity to enhance the vitality of the existing 800 Building site while 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; therefore, this proposal is in conformance with **Guidelines Two, Centers and Three, Compatibility**, of the comprehensive plan; and

**WHEREAS**, the Commission further finds that the proposal is in conformance with **Guideline Five, Natural Areas and Scenic and Historic Resources**, because the text amendment recognizes the importance of the existing structure and provides a means to allow the rehabilitation of the building; and

**WHEREAS**, the Commission further finds that the proposal is in conformance with **Guideline Six, Economic Growth and Sustainability**, because the text amendment to the Planned Development District will promote redevelopment of the site and ensure the compatibility of the rehabilitation of the existing structure to both the downtown to the north and the historic neighborhoods to the south; and

**WHEREAS**, the Commission further finds that 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 connectivity to the building; and

**WHEREAS**, the Commission further finds that the proposal is in conformance with the South of Broadway (SoBro) Neighborhood Plan that was adopted by Louisville Metro in October of 2007 and the Planned Development District as part of the implementation of the original neighborhood plan; and

**WHEREAS**, the Commission further finds that, based on the evidence and testimony presented and the staff report that all of the applicable Guidelines of Cornerstone 2020 and the Comprehensive Plan are being met; now, therefore be it

**RESOLVED**, the Louisville Metro Planning Commission does hereby **RECOMMEND** to the legislative body of Louisville Metro Council that the requested SoBro PDD Text Amendment be changed to read as follows:

“Campus Subarea Lot Standards – Density

Min: N/A

Max: 58 DU/AC, **except that the number of dwelling units in existing structures in excess of 15 stories tall may be increased to no more than 360 DU/AC so long as the net rentable square footage of the structure is not increased”**

**The vote was as follows:**

**YES: Commissioners Blake, Proffitt, Brown, Kirchdorfer, Jarboe, Tomes, and Turner.**

**NO: No one.**

**NOT PRESENT: Commissioners White and Peterson.**

**ABSTAINING: Commissioner Lewis.**