

**Planning Commission
Staff Report**
July 30th, 2015



Case No:	15ZONE1007
Request:	Text amendment regarding density within the SoBro Planned Development District for the Campus subarea
Project Name:	The 800 Building
Location:	800 S. 4th St.
Owner:	The 800 Building LLC
Applicant:	Village Green Holdings LLC
Representative:	Bingham Greenebaum Doll
Jurisdiction:	Louisville Metro
Council District:	4 – David Tandy
Case Manager:	Christopher Brown, Planner II

REQUEST

- SoBro PDD Text Amendment

CASE SUMMARY/BACKGROUND/SITE CONTEXT

Existing Zoning District: PDD, Planned Development District
Existing Form District: Downtown
Existing Use: Multi-Family Residential
Proposed Use: Multi-Family Residential
Plan Certain Docket #: 15635

The applicant is proposing a change to the current text regarding density within the Campus subarea of the SoBro Planned Development District to accommodate the project at the existing 800 Building. The current density in the Campus subarea allows a maximum of 58 DU/acre. The 800 Building currently contains 247 units on .811 acres. It exceeds the maximum allowed density in its existing state. This density was not accounted for as part of the SoBro PDD charrette and writing process. The existing condition is grandfathered in and allowed but cannot exceed the current 247 units without an amendment to the density text. The applicant is proposing to convert several three and four bedroom units to single bedroom units. It will increase the total number of units to 289 units. To accommodate the increase in units and density on the site the text is proposed to be amended as follows:

Existing Text

Campus Subarea Lot Standards – Density
Min: N/A
Max: 58 DU/AC

Proposed Text

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 proposed text amendment above will not affect any buildings within the Campus subarea except the intended 800 Building. It is considered a major text amendment in accordance with Chapter 2.8 of the Land Development Code.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Multi-Family Residential	PDD	D
Proposed	Multi-Family Residential	PDD	D
<i>Surrounding Properties</i>			
North	Parking Lot	PDD	D
South	Parking Garage	PDD	D
East	Church	PDD	D
West	Auto Service and Repair	PDD	D

PREVIOUS CASES ON SITE

15635: Planning Commission and Metro Council approved an area-wide form district change from Traditional Neighborhood to Downtown as well as an area-wide rezoning from multiple zoning districts to Planned Development District for the SoBro (South of Broadway) Neighborhood.

INTERESTED PARTY COMMENTS

None received.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
SoBro Planned Development District
Land Development Code
SoBro Neighborhood Plan

STAFF ANALYSIS FOR MAJOR TEXT AMENDMENT

Following is staff's analysis of the proposed rezoning against the Guidelines and Policies of Cornerstone 2020.

The site is located in the Downtown Form District

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

The proposal to amend the text for the SoBro Planned Development District will allow for the needed increase in density at the existing 800 Building. The Downtown form district encourages a mixture of high density and intensity uses. The proposed interior changes to the structure will not change the footprint on the overall site and allow an increase in the number of units as the site is remodeled.

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.

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.

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.

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.

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.

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.

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 authority over the property in question.

TECHNICAL REVIEW

- No outstanding technical reviews issues need to be addressed.

STAFF CONCLUSIONS

The proposed text amendment will allow the existing building to be rehabilitated and increase the number of units provided within the existing footprint of the structure. The proposal meets the comprehensive plan guidelines in a similar manner as the original approval for the SoBro Planned Development District and has followed the process for a major text amendment as required within Chapter 2.8 of the Land Development Code. Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal meets the standards for granting a major text amendment to the SoBro Planned Development District.

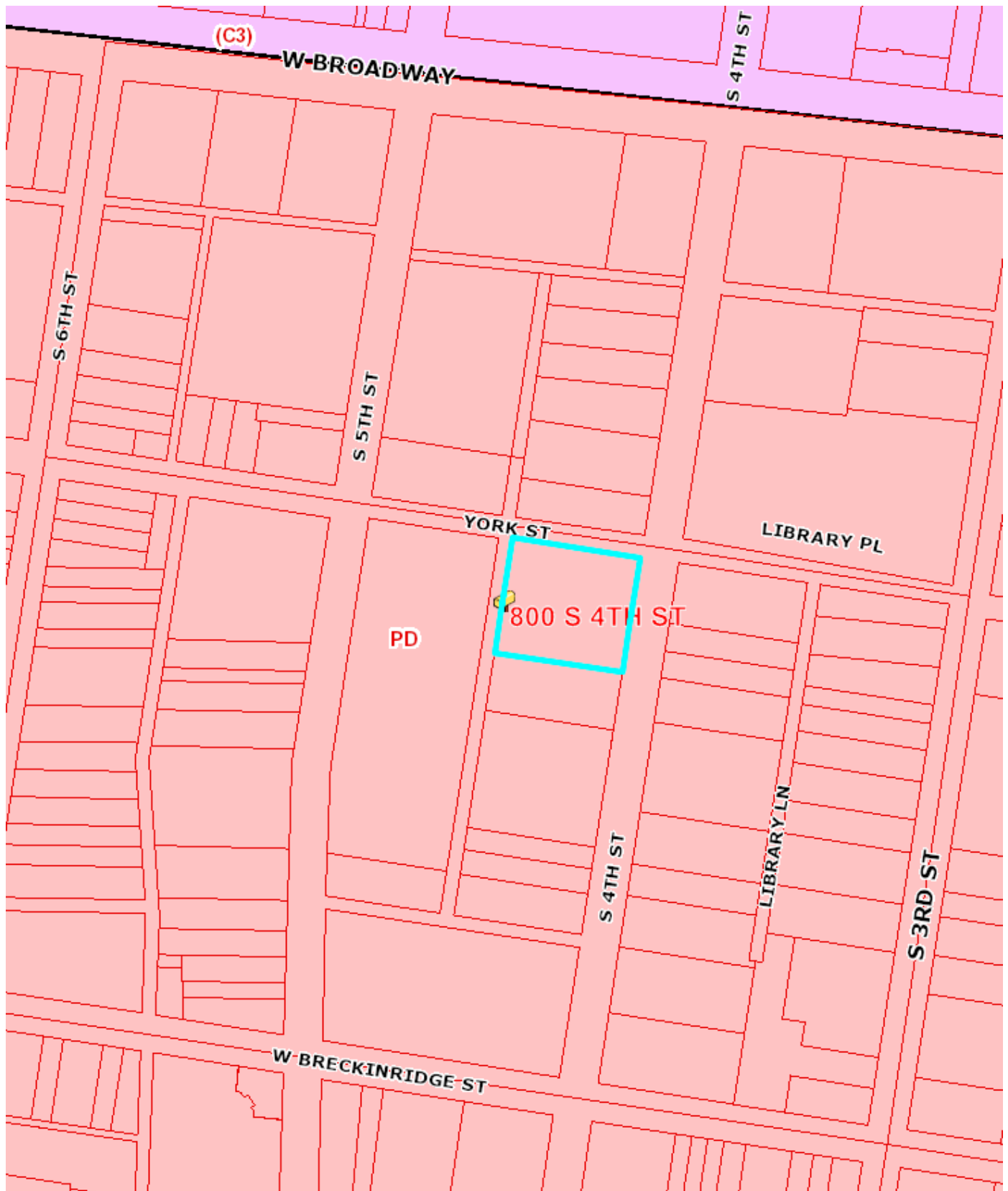
NOTIFICATION

Date	Purpose of Notice	Recipients
6/25/15	Hearing before LD&T	1 st and 2 nd tier adjoining property owners Speakers at Planning Commission public hearing Subscribers of Council District 4 Notification of Development Proposals
7/16/15	Hearing before PC	1 st and 2 nd tier adjoining property owners Speakers at Planning Commission public hearing Subscribers of Council District 4 Notification of Development Proposals
7/15/15	Hearing before PC	Sign Posting on property

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Existing Text
4. Proposed Text

1. Zoning Map



2. Aerial Photograph



3. Existing Text

Campus Subarea Lot Standards – Density

Min: N/A

Max: 58 DU/AC

4. Proposed Text

Campus Subarea Lot Standards – Density

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