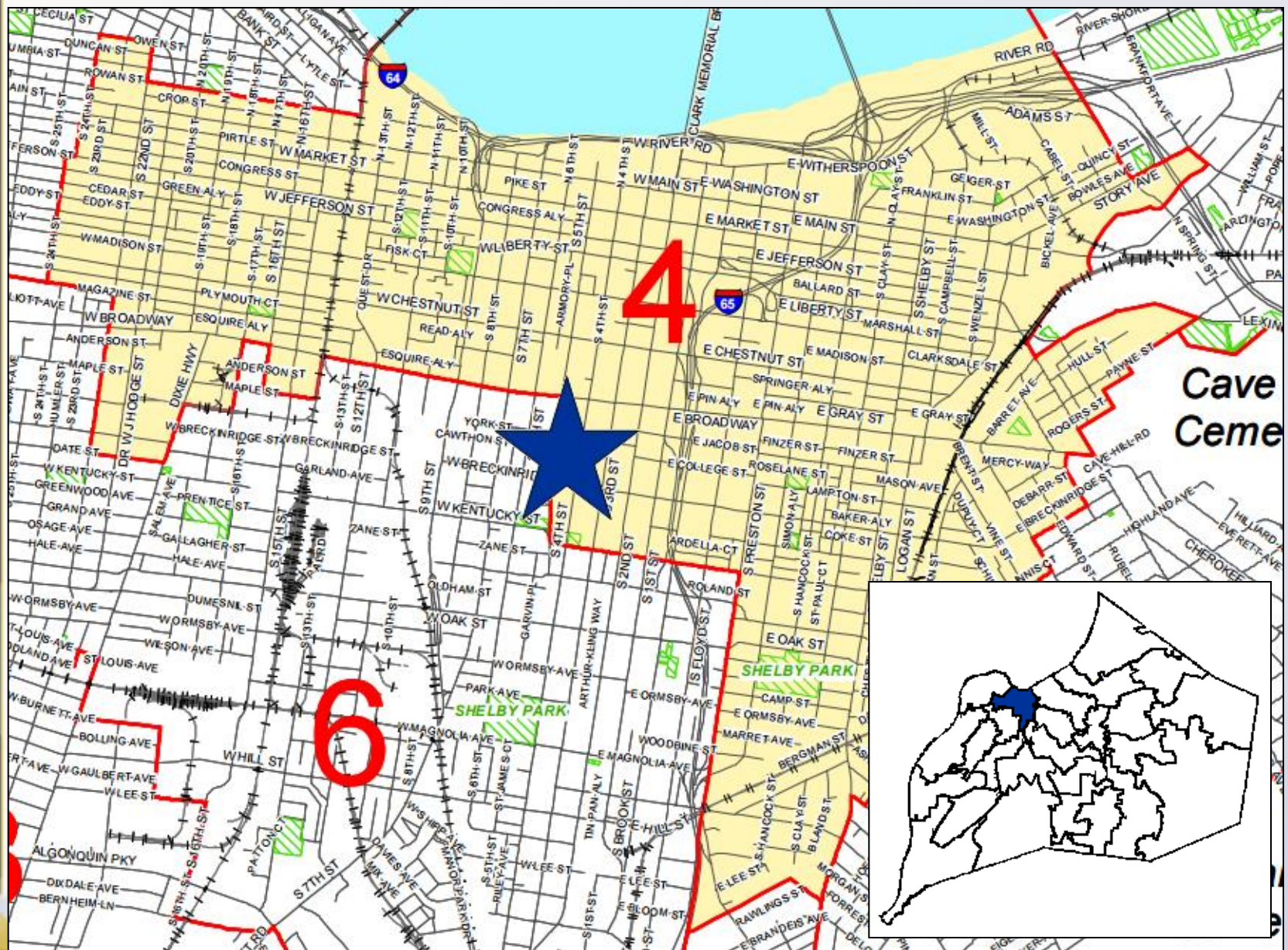


15ZONE1007

The 800 Building



Planning/Zoning, Land Design & Development
August 18, 2015



Request

- SoBro PDD Text Amendment

SOBRO PLANNED DEVELOPMENT DISTRICT

CITY OF LOUISVILLE, KY

FINAL DRAFT: JUNE 30, 2011



Case Summary / Background

- Proposing to change the current text regarding density within the Campus subarea of the SoBro Planned Development District
- Current maximum density in the Campus subarea is 58 DU/acre
- 800 Building currently contains 247 units on 0.811 acres
- Exceeds current maximum density
- Current project would increase number of units to 289
- Proposed text amendment is to account for the proposed renovations to the 800 Building; only affects the 800
- 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

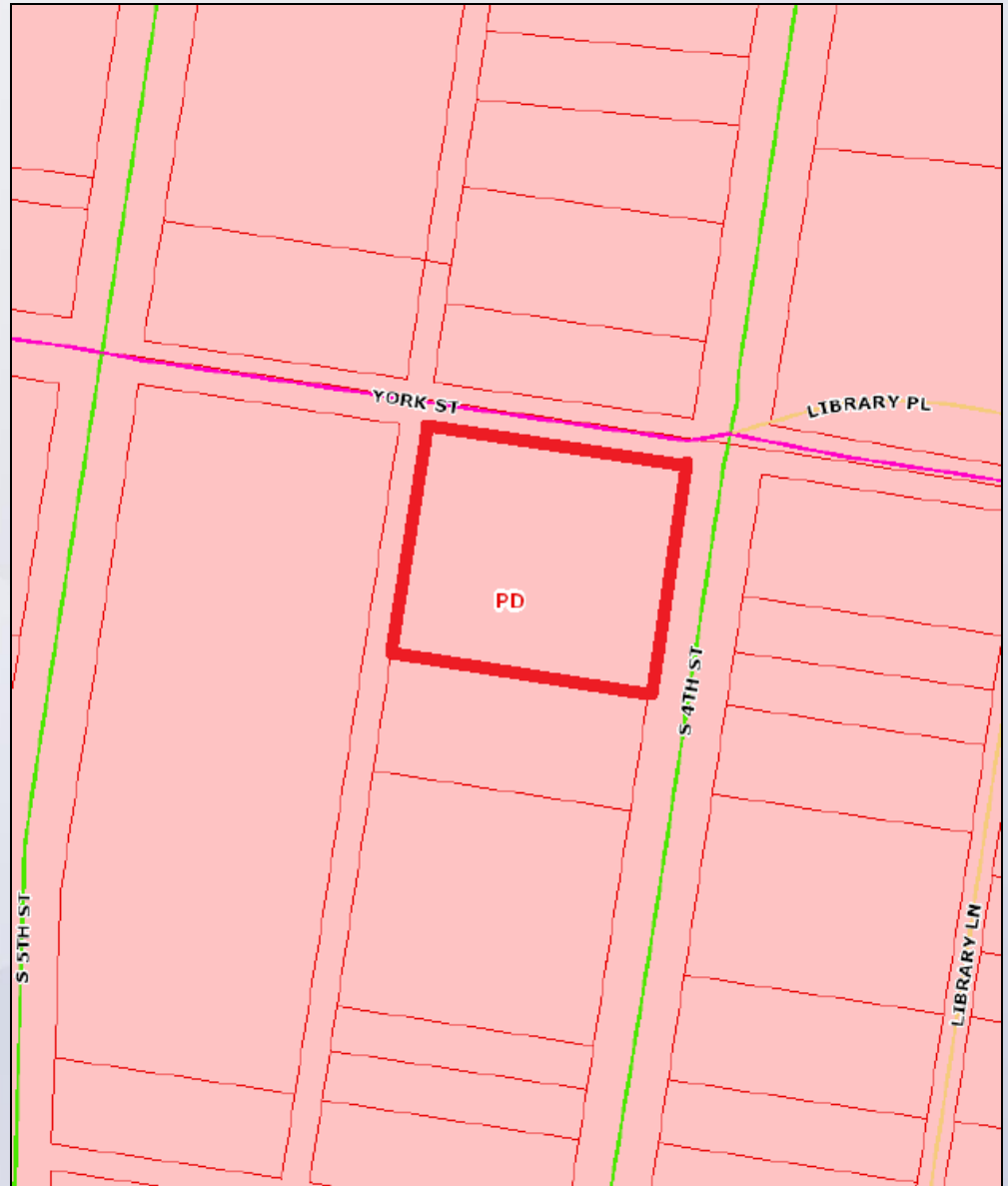
Zoning/Form Districts

Subject Property:

- Existing: PDD/D
- Proposed: PDD/D

Adjacent Properties:

- North: PDD/D
- South: PDD/D
- East: PDD/D
- West: PDD/D



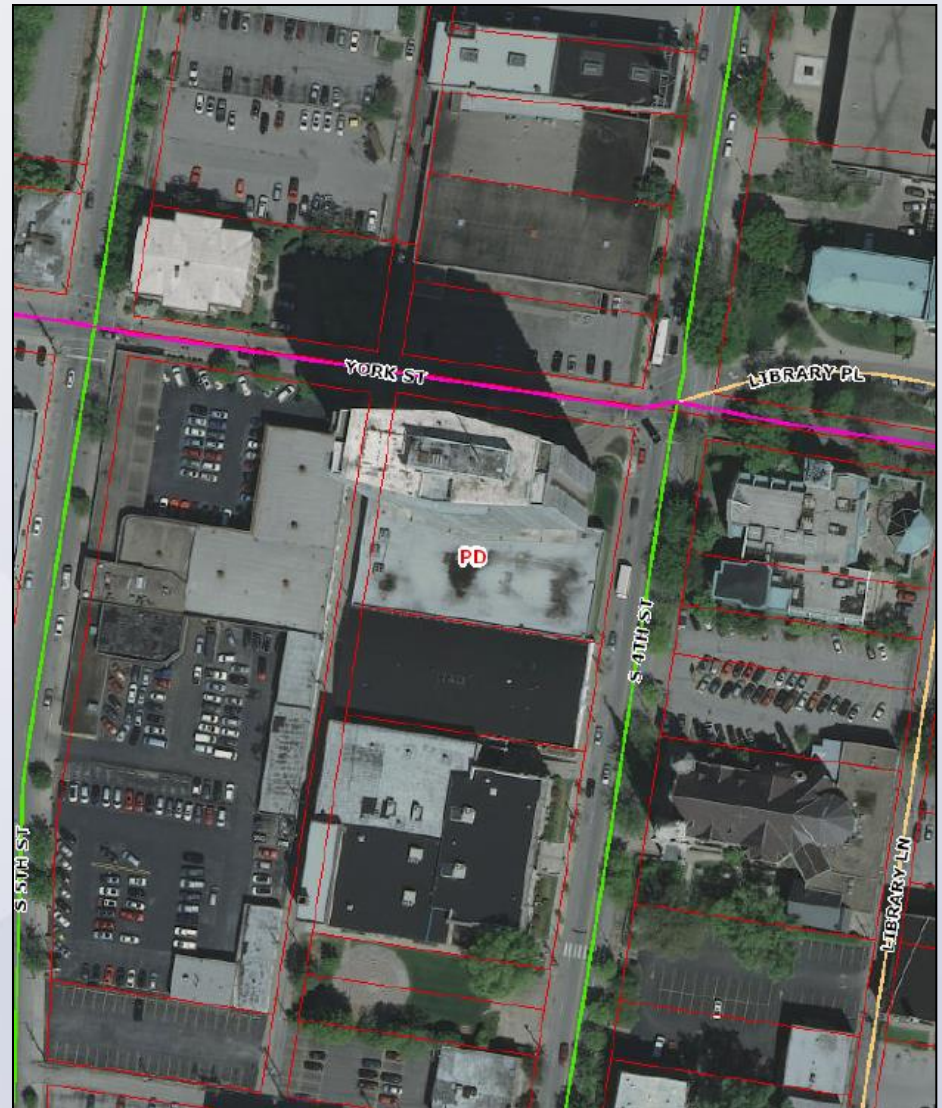
Aerial Photo/Land Use

Subject Property:

- Existing: Apartments
- Proposed: Apartments

Adjacent Properties:

- North: Parking Lot
- South: Parking Garage
- East: Church
- West: Auto Service



SoBro PDD Major Text Amendment (Pg. 24):

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

PC Recommendation

- Public Hearing was held on 7/31/2015
 - No one spoke in opposition to the request.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the proposed text amendment to Louisville Metro Council (7 members voted)