

July 21, 2016

Louisville Metro Planning and Design  
444 S. Fifth St.  
Louisville, KY 40202

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PLANNING &  
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RE: 16ZONE1038  
Justification Statement  
Text Amendment to Planned Development District

To whom it may concern:

The intent of the Change in Zoning/ Form District Application is to request a change in the text of the SoBro Planned Development District.

The request is to allow the RU-2 Residential Use Category to be a Conditional Use within the SoBro 'Broadway' PDD Subarea.

Currently there are four subareas defined in the SoBro PDD. The 'Campus' subarea is the only one of the four subareas that allows RU-2 residential use.

Background on the request:

The existing building located at 200 W. Broadway, currently contains 9 floors and approximately 128,209 square feet of offices, and college/institutional related space. There is also a parking garage on site, which is connected to the building, and contains two floors of office structures over the top of the parking garage.

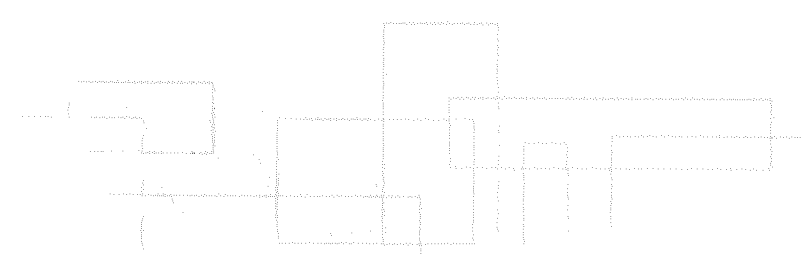
The developer has plans to renovate the existing building. Part of the renovations would include the conversion of some of the floors into student housing apartments. The proposal currently plans for approximately 38% of the building to be converted into student housing apartments, creating approximately 124 student apartments.

Since RU1 multi-family residential is currently a permitted use in the Broadway Subarea, the applicant believes that the request to revise the text of the PDD to allow RU-2 institutional housing to be a conditional use is appropriate. Given that the property is an existing educational use, and that the property is immediately adjacent to the border of the Campus Subarea, RU-2 housing would be in keeping with the character of the area, as well as the Downtown Form District and intent of the Cornerstone 2020 plan. By making this a conditional use, it will allow for projects seeking RU-2 housing to be reviewed by Planning and Design staff on a case by case basis, where neighborhood appropriateness can be further evaluated.

Thank you for your consideration. We look forward on working on this update to the SoBro PPD, and are excited about the great things that are starting to take shape in the SoBro neighborhood.

Sincerely,

Kelley A. Parker



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