

Board of Zoning Adjustment Staff Report

June 1, 2026



Case No:	25-MCUP-0004
Project Name:	Student Success Housing
Location:	200 W Broadway
Applicant:	Louisville Broadway Project LLC
Representative:	Sabak, Wilson, & Lingo
Jurisdiction:	Louisville Metro
Council District:	4 – Ken Herndon
Case Manager:	Mark Pinto, Planner II

REQUEST(S)

- **Modified Conditional Use Permit (MCUP)** for RU-2 Residential Housing in the Broadway sub-area of the SoBro Planned Development District (PDD).

CASE SUMMARY

The subject site is located within the Broadway sub-area of the SoBro Planned Development District at the corner of W. Broadway and S. 2nd Street. The site is currently operated as an educational institution with offices and a retail component that serves Jefferson Community and Technical College, a parking garage is connected to the existing building. A Conditional Use Permit was approved on February 5, 2024 for RU-2 Residential Housing to permit the conversion of the existing building to 62 dwelling units for students. No exterior site construction was proposed at the time.

The applicant has requested a modification of the previously approved Conditional Use Permit to allow the existing building to be converted to dormitory student housing comprised of 309 dorm rooms total. The main portion of the building at the corner of Broadway and S 2nd St is to remain. The existing parking garage portion is to be removed and replaced with a 7-story building consisting of a parking garage and retail on the first three levels and student housing above.

STAFF FINDING

Based on the information provided, the Conditional Use Permit is adequately justified for approval. The proposal meets the standards set forth in LDC 11.5.A.1.B and is in compliance with the Comprehensive Plan.

TECHNICAL REVIEW

Transportation Planning and MSD have preliminarily approved the proposal, all outstanding agency review comments have been resolved.

INTERESTED PARTY COMMENTS

All comments received have been placed in the record and made available to the Board in advance of the public hearing. At the time of this report, staff has not received any interested party comments.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR CONDITIONAL USE PERMIT

1. Is the proposal consistent with applicable policies of the Comprehensive Plan?

STAFF: The proposal is consistent with applicable policies of the Comprehensive Plan, Plan 2040.

2. Is the proposal compatible with surrounding land uses and the general character of the area including factors such as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting and appearance?

STAFF: The proposal is compatible with surrounding land uses and the general character of the area including factors such as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting, and appearance. The primary portion of the building at the corner of S 2nd Street and W. Broadway is to remain. The building addition is compliant with the building design standards of the SoBro PDD and conforms to the Downtown form district standards. The proposal would permit the adaptive reuse of the site to provide student housing and contribute to the diversity of housing types in the area.

3. Are necessary on-site and off-site public facilities such as transportation, sanitation, water, sewer, drainage, emergency services, education and recreation adequate to serve the proposed use?

STAFF: All necessary on-site and off-site public facilities such as transportation, sanitation, water, sewer, drainage, emergency services, education and recreation adequate to serve the proposed use are available or will be provided.

REQUIRED ACTIONS

- **APPROVE OR DENY** the **Modified Conditional Use Permit** to allow RU-2 Residential Housing in the Broadway sub-area of the SoBro Planned Development District.

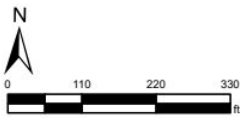
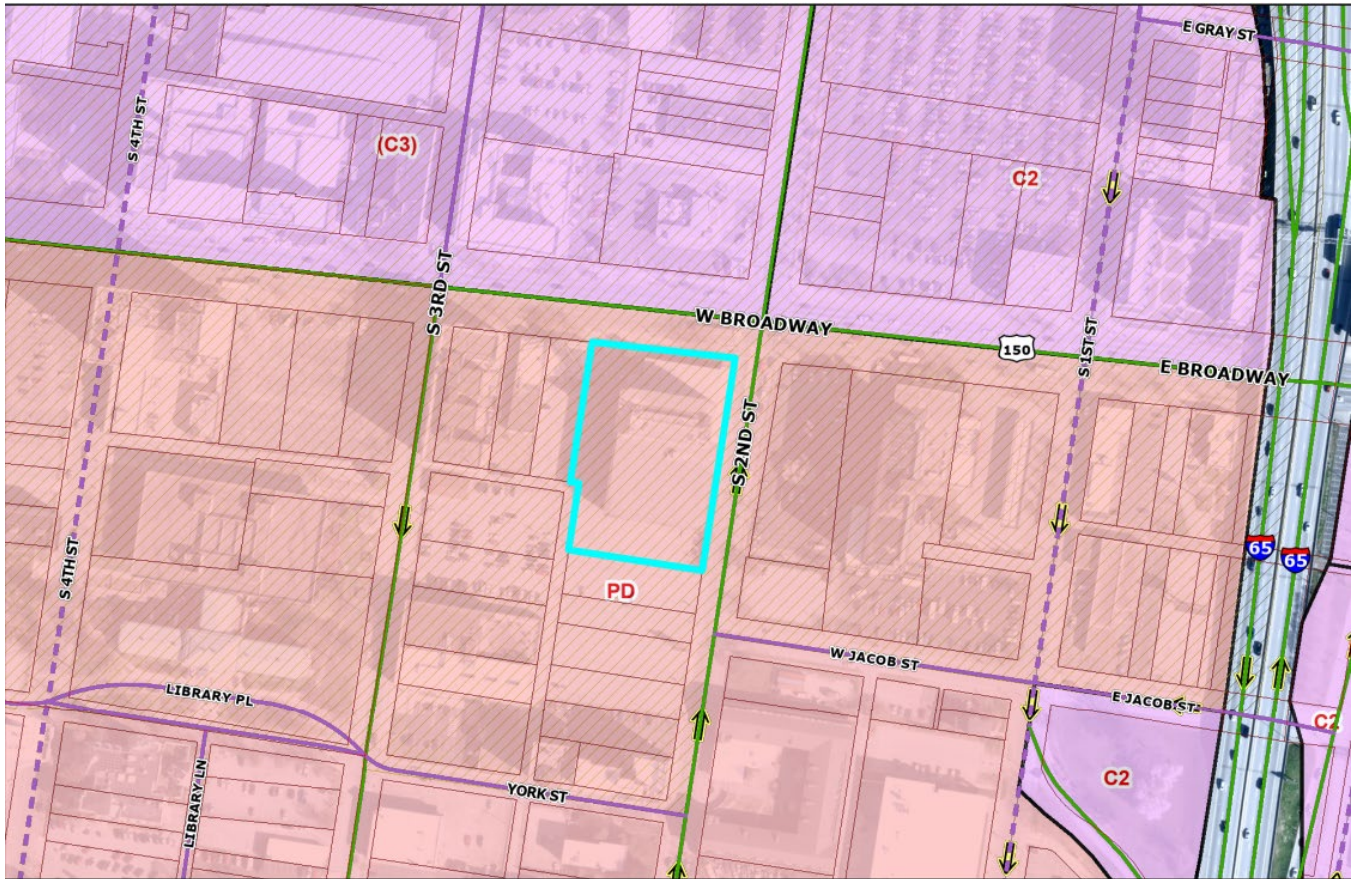
NOTIFICATION

Date	Purpose of Notice	Recipients
5/15/2026	Hearing before BOZA	1 st and 2 nd tier adjoining property owners and current residents. Registered Neighborhood Groups in Council District 21

ATTACHMENTS

1. Zoning Map
2. Aerial Map
3. Proposed Conditions of Approval

1. **Zoning Map**



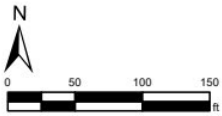
Monday, May 18, 2026 | 11:36 AM



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2. Aerial Map



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3. Proposed Conditions of Approval

1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
2. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for an accessory dwelling unit until further review and approval by the Board.