

# 16ZONE1038

## SoBro PDD Text Amendment



Louisville Metro Planning Commission Public Hearing

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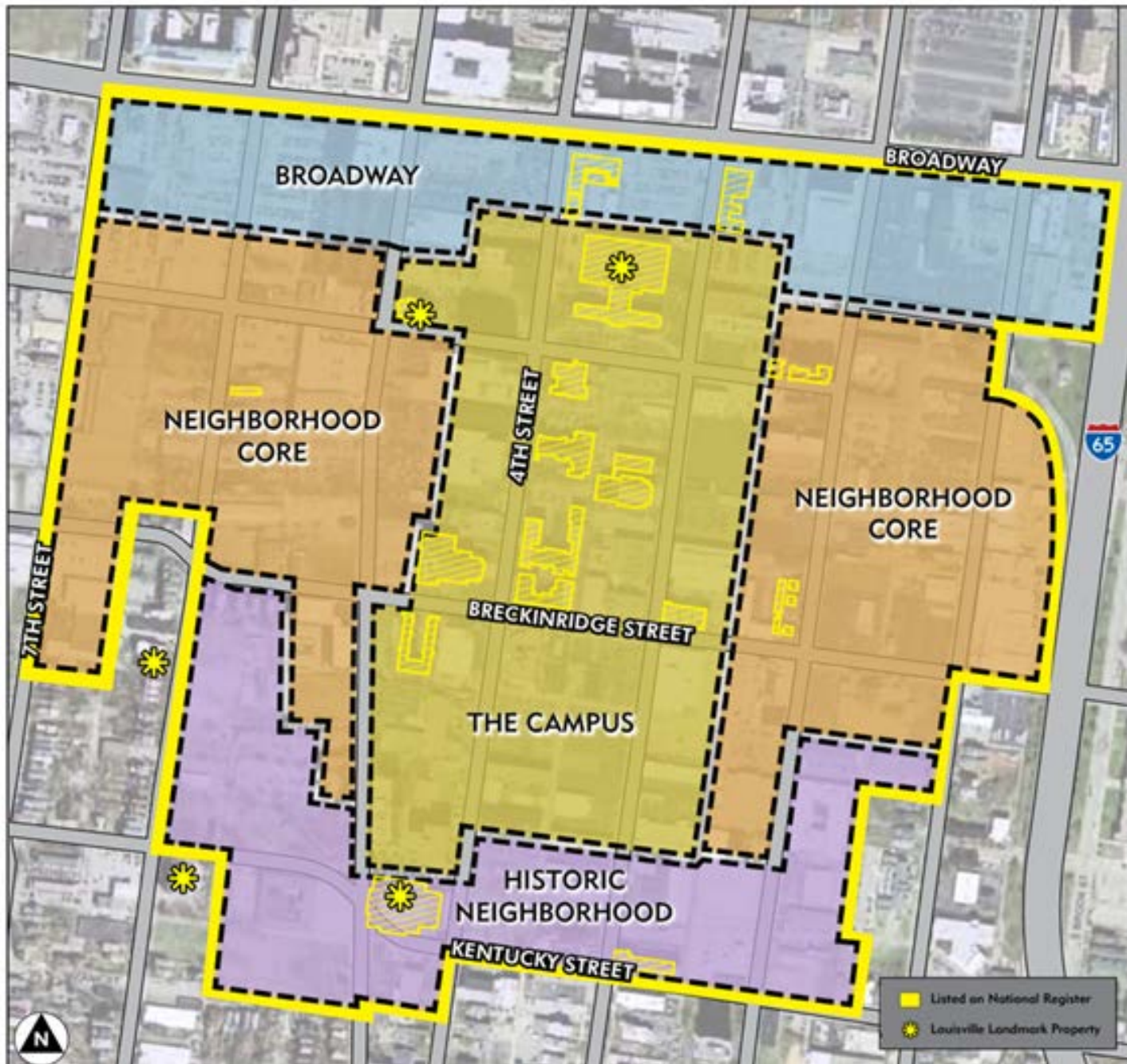
September 15, 2016

# Request

- SoBro Planned Development District (PDD) Text Amendment to allow RU2 uses in the Broadway Subarea with a Conditional Use Permit (CUP)
- Not a site-specific request
- If Metro Council approves this request, applicant intends to submit a CUP application to allow dormitories associated with the Jefferson Educational Center at 200 and 212 West Broadway

# Case Summary / Background

- The SoBro PDD has four subareas, based on predominant land use or similar characteristics.
- Current text of the PDD permits RU2 uses, which consist of “institutional related residential housing such as dorms, fraternities, and sororities” only in the Campus subarea.
- Prohibited in the three other subareas.
- The applicant is proposing a change to the text of the SoBro Planned Development District so that these RU2 uses would be allowed with a Conditional Use Permit within the Broadway subarea.



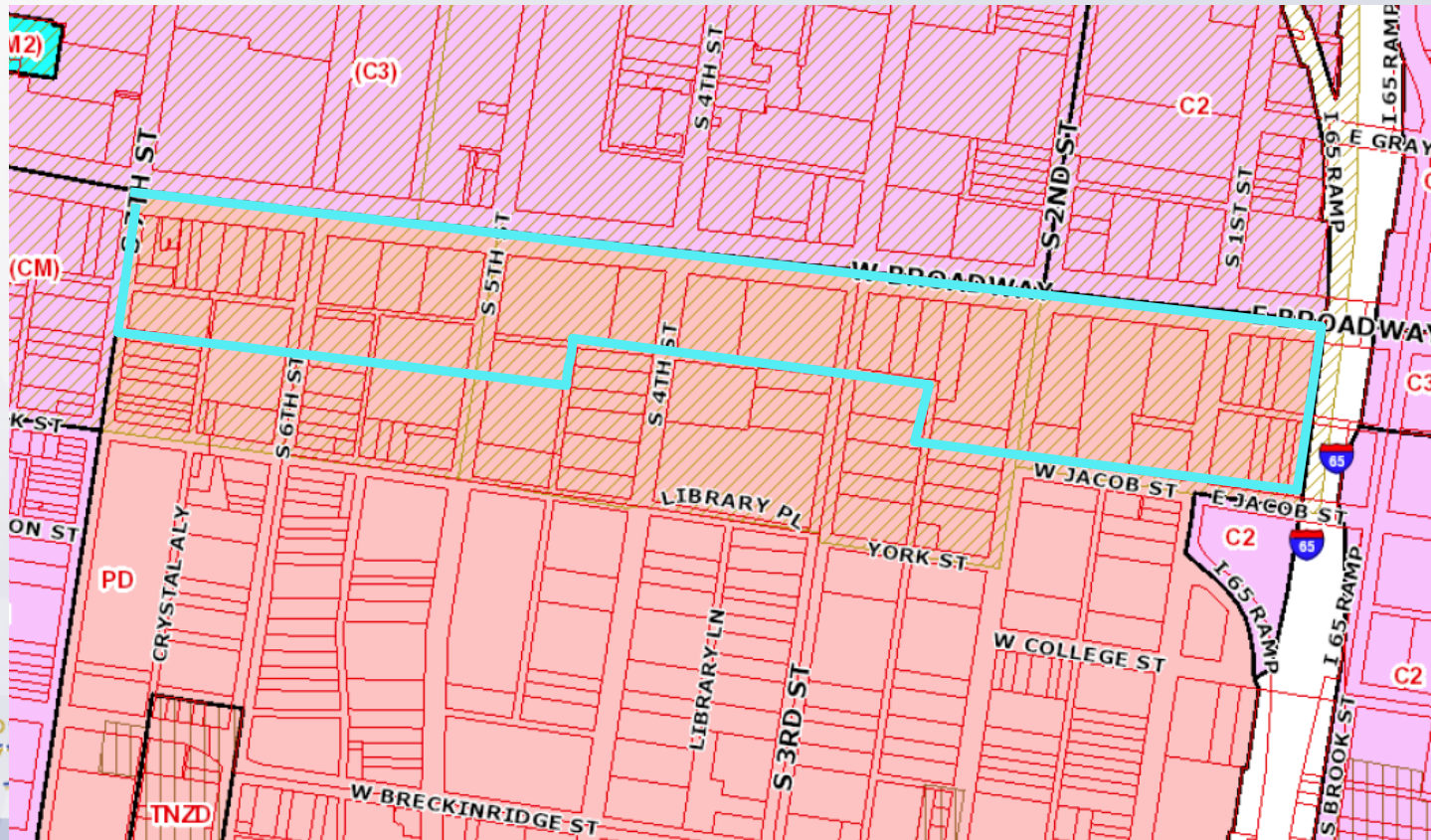
# Zoning/Form Districts

## Subject Property:

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

## Adjacent Properties:

- North: C-3/D; South: PDD/D
- East: C-2 and C-3/D; West: CM/D



# Aerial Photo/Land Use

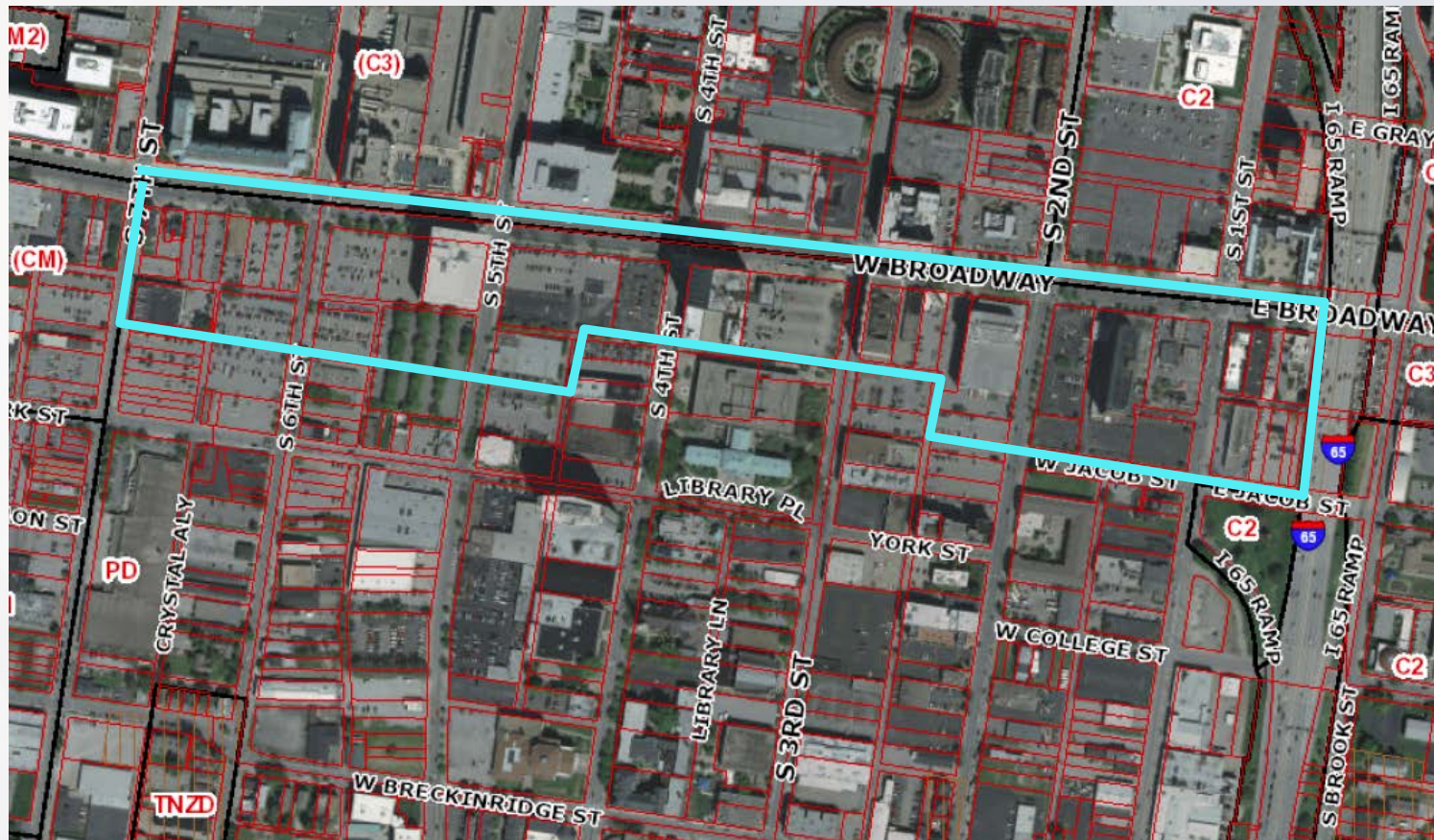
## Subject Property:

- Existing: Multiple, including but not limited to fuel sales, hotel, restaurant, florist, mobile phone service, off-street parking, office, and vacant
- Proposed: Allowing RU2 use groups with a Conditional Use Permit

## Adjacent Properties:

- North: Multiple, including but not limited to government office, newspaper establishment, restaurant, hospital, hotel, and theater
- South: Multiple, including but not limited to off-street parking, contractor, government office, multifamily and religious
- East: Off-street parking and retail
- West: Restaurant and contractor

# Aerial Photo/Land Use



# Proposed Text Amendment



**TABLE 1: PERMITTED, LIMITED, AND CONDITIONAL USES**

List of Uses	Broadway	Campus	Neighborhood Core	Historic Neighborhood
Commercial Use Category 1 (CU1)	✓	✓	✓	✓
Commercial Use Category 2 (CU2)	✓	✓	✓	
Institutional Use Category (IU)	✓	✓	✓	✓
Office Use Category (OU)	✓	✓	✓	✓
Residential Use Category (RU1)	✓	✓	✓	✓
Residential Use Category (RU2)	✓ <sup>§</sup>	✓		
Limited Use Category 1 (LU1) <sup>1,5</sup>			✓	
Limited Use Category 2 (LU2) <sup>2,5</sup>	✓		✓	
Limited Use Category 3 (LU3) <sup>3</sup>	✓	✓	✓	
Limited Use Category 4 (LU4) <sup>4</sup>			✓	✓
Limited Use Category 5 (LU5)	✓	✓	✓	✓
Limited Use Category 6 (LU6)	✓	✓	✓	✓
Limited Use Category 7 (LU7) <sup>5</sup>			✓	
Limited Use Category 8 (LU8)	✓	✓	✓	
Limited Use Category 9 (LU9) <sup>5</sup>	✓	✓	✓	✓
Limited Use Category 10 (LU10) <sup>5</sup>	✓			
Conditional Use Category 1 (CO1) <sup>5</sup>			✓	
Conditional Use Category 2 (CO2)		✓		

<sup>1</sup> Limited to property fronting Seventh Street or adjacent to the I-65 corridor.

<sup>2</sup> Limited to property within the SoBro PDD, north of Breckenridge Street.

<sup>3</sup> This use shall not be located adjacent to or directly across the street from existing single-family residential uses.

<sup>4</sup> This use shall be permitted only as accessory to an existing single-family structure within the Neighborhood Core.

<sup>5</sup> These limited and conditional uses have additional location restrictions.

<sup>6</sup> [This use shall be permitted with a Conditional Use Permit in accordance with Chapter 11, Part 5A, of the Land Development Code](#)

**Note:** Land uses in effect prior to the adoption of these regulations and operating in a legal fashion according to the prior zoning classification of the property, including legal non-conforming uses, may continue to operate under the prior zoning classification of the property. Legal non-conforming uses may not be expanded and are subject to Section 1.3 of the LDC.





# Applicable Plans & Policies

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

# Staff Analysis and Conclusions

- Proposed text amendment will allow RU2 uses with a Conditional Use Permit in the Broadway Subarea of the SoBro Planned Development District
- Proposal complies with the following Guidelines of Cornerstone 2020
  - Guideline One, Community Form
  - Guideline Two, Centers
  - Guideline Three, Compatibility
  - Guideline Six, Economic Growth and Sustainability
  - Guideline Nine, Bicycle, Pedestrian and Transit

# Staff Analysis and Conclusions

- Proposal is generally in conformance with the SoBro Neighborhood Plan. It furthers the Vision statement in the Plan which seeks to make SoBro a vibrant and diverse neighborhood district.
- Proposal is in conformance with the provisions for the Broadway Subarea of the SoBro Planned Development District, which is geared toward greater density than the other Subareas and has a purpose statement that seeks to bring in “new community-wide uses and structures such as retail, restaurants, entertainment and residential to balance the existing institutional and office uses.”

# Required Actions

- Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Planning Commission must recommend approval, approval with modifications, or denial of the proposed text amendment to the SoBro PDD to Louisville Metro Council