

Justification Statement

Revision of SoBro Planned Development District

August 9, 2022

The SoBro Planned Development District was enacted in 2011, creating a single Planned Development District (PDD) for the entirety of the neighborhood that replaced a patchwork of zoning districts in the area. The PDD contained multiple subareas, including Broadway, Campus, Neighborhood Core, and Historic Neighborhood. The boundaries of these subareas were mapped as part of the PDD.

The northern boundary of the Campus subarea includes the Louisville Free Public Library's Main Library and extends to the east and west across 3rd and 4th Streets approximately one half of a block to the north/south alleys dividing those blocks. The Campus subarea allows for mid-rise buildings up to six stories in height but only allows for a maximum density of 58 dwellings per acre. The Broadway subarea allows for both greater height (a minimum of four stories) and greater density, up to 145 dwellings per acre.

LDG Development proposes to construct a multi-family development on property that formerly housed Brown Bros. Cadillac. The proposed development will include a building that meets the design requirements of both the Broadway and Campus subareas but exceeds the density limits in the Campus subarea. Because of the difference between the density of the proposed development and the limits within the Campus subarea, LDG proposes to shift the line dividing the Broadway subarea and the Campus subarea to the east and south to 4th Street and York Street.

The proposed shift will not result in a deviation from the design requirements of the Campus subarea, as there is overlap between the design requirements of the Campus subarea and the Broadway subarea. The proposed shift will also allow for a new residential development in the SoBro neighborhood that will bring residents to a portion of the neighborhood that lacks new housing options.

