

16ZONE1038

- SoBro PDD Text Amendment



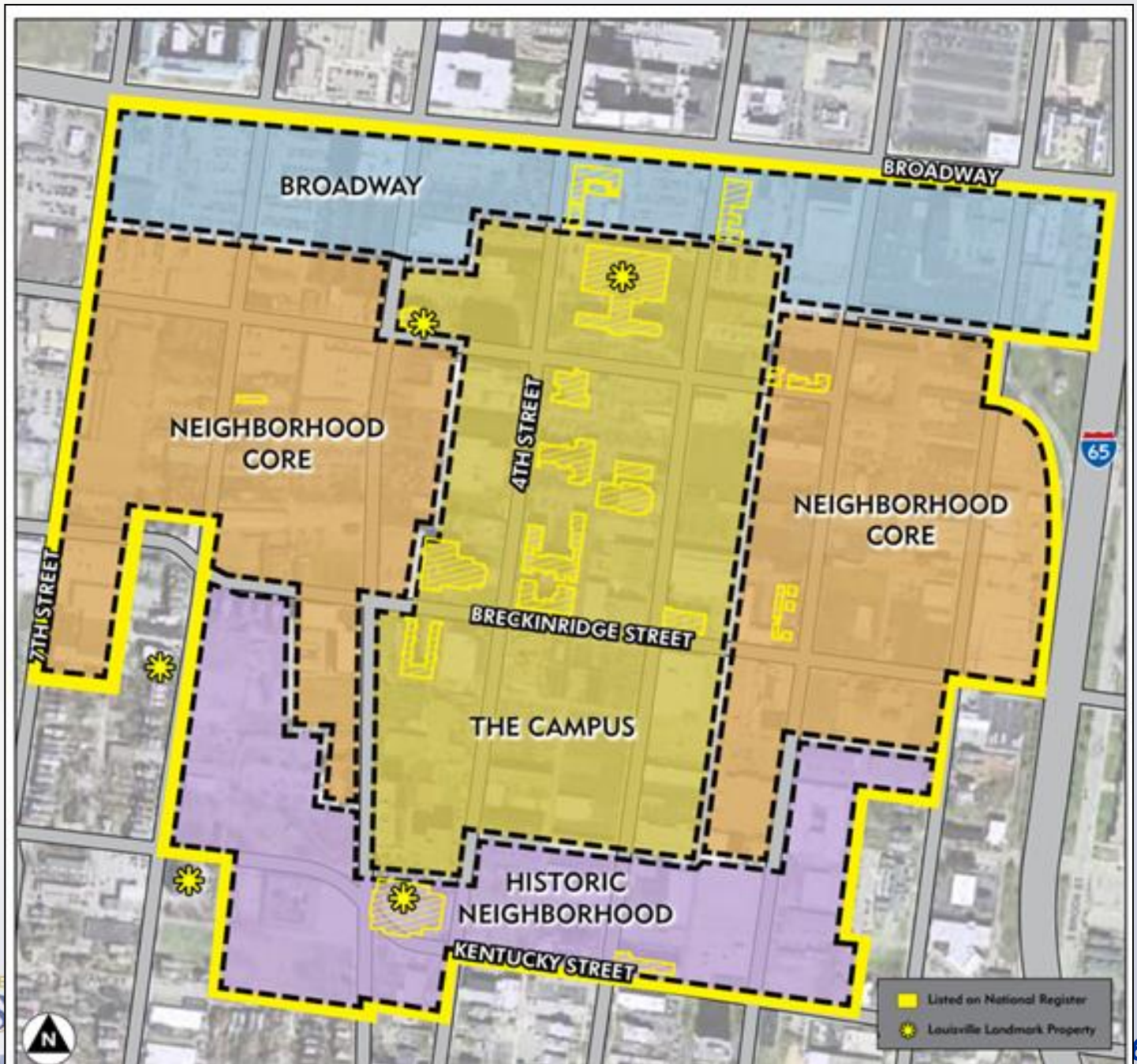
Planning/Zoning, Land Design & Development
October 11, 2016

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

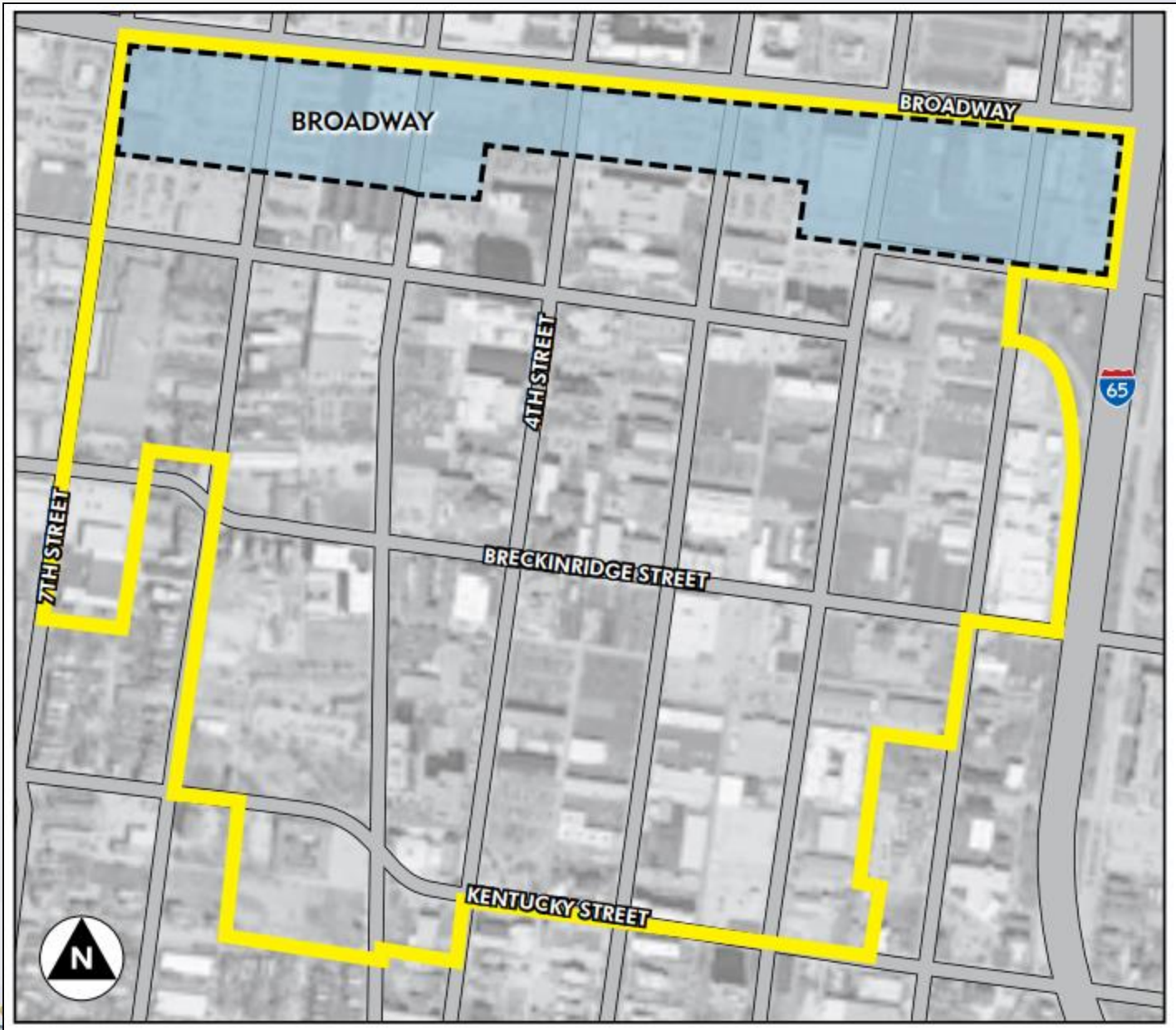
Case Summary/Background

- A Planned Development District (PDD) is a planning tool designed to promote diversity and integration of uses and structures through flexible design standards.
- The SoBro PDD was created in 2011 to address the unique conditions of the SoBro Neighborhood by offering flexible and creative alternatives to typical zoning in hopes of creating a vibrant district that links downtown, residences, institutions, open space, and work places.
- The SoBro PDD has four subareas, based on predominant land use or similar characteristics: Broadway, Neighborhood Core, Campus and Historic Neighborhood.



Case Summary/Background

- 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.



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) | ✓ ² | ✓ | | |
| Limited Use Category 1 (LU1) ^{1,5} | | | ✓ | |
| Limited Use Category 2 (LU2) ^{2,5} | ✓ | | ✓ | |
| Limited Use Category 3 (LU3) ³ | ✓ | ✓ | ✓ | |
| Limited Use Category 4 (LU4) ⁴ | | | ✓ | ✓ |
| Limited Use Category 5 (LU5) | ✓ | ✓ | ✓ | ✓ |
| Limited Use Category 6 (LU6) | ✓ | ✓ | ✓ | ✓ |
| Limited Use Category 7 (LU7) ⁵ | | | ✓ | |
| Limited Use Category 8 (LU8) | ✓ | ✓ | ✓ | |
| Limited Use Category 9 (LU9) ⁵ | ✓ | ✓ | ✓ | ✓ |
| Limited Use Category 10 (LU10) ⁵ | ✓ | | | |
| Conditional Use Category 1 (CO1) ⁵ | | | ✓ | |
| Conditional Use Category 2 (CO2) | | ✓ | | |

¹ Limited to property fronting Seventh Street or adjacent to the I-65 corridor.

² Limited to property within the SoBro PDD, north of Breckenridge Street.

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

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

⁵ These limited and conditional uses have additional location restrictions.

⁶ [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.

PC Recommendation

- Public Hearing was held on 9/15/2016
 - 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 recommended approval of the amendment by a vote of 10-0 (10 members voted)