

Board of Zoning Adjustment

Staff Report

September 11, 2017



Case No:	16CUP1063
Project Name:	200 & 212 W. Broadway
Location:	1324 S. Brook St.
Owner:	Second and Broadway, LLC
Applicant:	Luckett & Farley Development, LLC
Jurisdiction:	Louisville Metro
Council District:	4 – Barbara Sexton Smith
Case Manager:	Brian Mabry, AICP, Planning Supervisor

REQUEST

CUP request to allow Student Housing in the Broadway sub-area of the SoBro PDD

CASE SUMMARY / BACKGROUND

The subject property, the Jefferson Educational Center, has two buildings: one that consists of office and college-related space and is nine stories in height and another that consists of a parking garage with four levels of parking area and two stories of office space above the parking. The applicant wishes to convert a portion of the nine-story office building to student housing, which requires a CUP in the Broadway subarea of the SoBro PDD. The SoBro PDD does not have specific CUP standards for student housing. In addition, the applicant proposes to retain some of the building as office space and to establish a restaurant or coffee shop and retail space, such as a bookstore. These uses do not require a CUP. The student housing aspect of the proposal consists of 52 apartments, with the capacity to house 192 students. There will be 44 two-bedroom apartments housing four students each, and 8 one-bedroom apartments housing two students each.

The subject property is located in a Downtown Form District and in the Broadway subarea of the SoBro PDD. The property is approximately 1.51 acres in area. The existing office building has a gross floor area of 128,209 square feet. It is proposed to increase by 500 square feet due to the demolition of a vestibule and the addition of a new fire corridor within the internal drive-through between the office building and the parking garage. The property has frontage on West Broadway and South 2nd Street, both designated as Major Arterials.

Surrounding zoning is C-3 to the north and the Broadway Subarea of the SoBro PDD in all other directions. Surrounding uses include, but are not limited to office, restaurant and off-street parking.

STAFF FINDINGS

Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

TECHNICAL REVIEW

There are no outstanding technical issues.

INTERESTED PARTY COMMENTS

The applicant held a neighborhood meeting with no guests in attendance. Staff has not received any interested party comments.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR CONDITIONAL USE PERMIT

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

STAFF: The proposal does not conflict with Comprehensive Plan policies. The redevelopment of the existing building into student housing retains the grid pattern in the Downtown. The proposal is compatible with the scale and site design of nearby existing development. It is also consistent with the form district's pattern of development, which includes a mix of uses, grid street pattern and higher density. The proposal includes the reuse of an existing building to provide residential and office use along with supporting retail and restaurant/coffee shop use. The subject property is at the intersection of two bus routes and near several bus stops. Large sidewalks are adjacent to the subject property. The existing building materials are consistent with the area. Open space is provided in the form of modest existing landscaping, appropriate for downtown.

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

STAFF: The applicant proposes to retain the existing characteristics of the exterior of the building, which are compatible with its surroundings.

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: The subject property is served by existing public utilities and facilities.

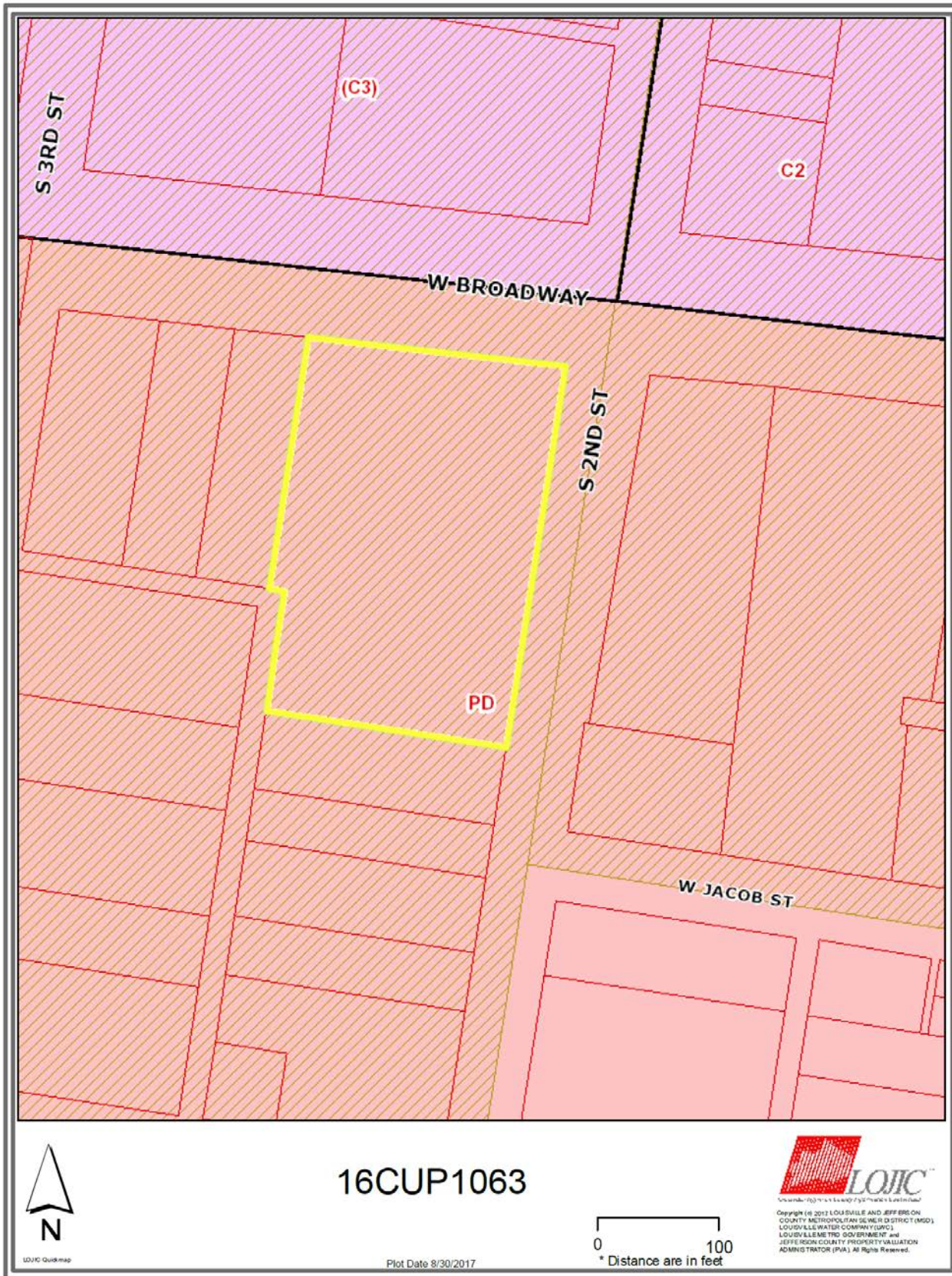
NOTIFICATION

Date	Purpose of Notice	Recipients
8/25/17	APO Notice	First tier and second adjoining property owners Subscribers to Council District 6 Development Activity
8/30/17	APO Notice	Neighborhood notification recipients
8/25/17	Sign Posting	Subject Property

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Proposed Conditions of Approval

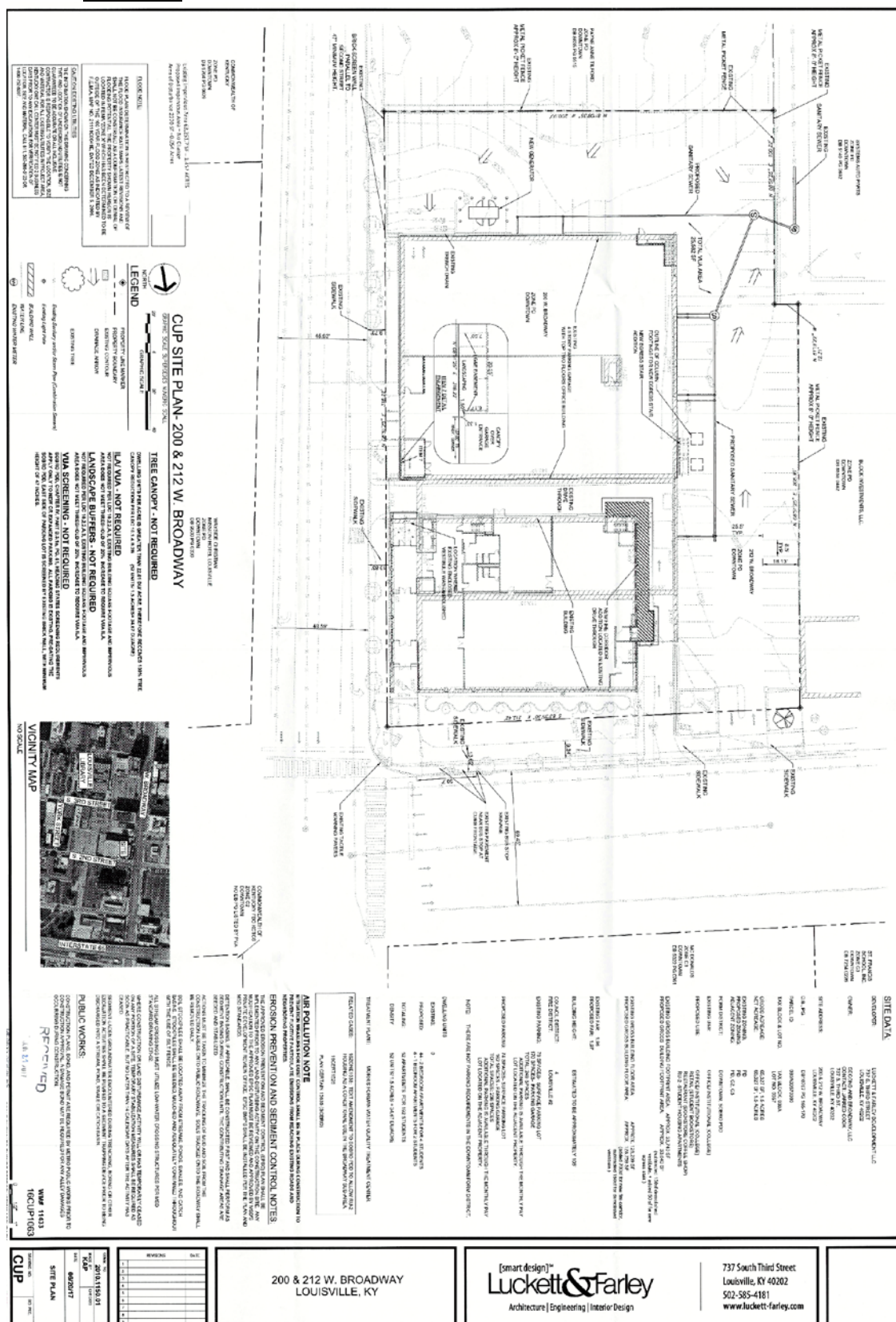
1. Zoning Map



2. Aerial Photograph



3. Site Plan



4. 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 student housing without further review and approval by the Board.