

16CUP1063

200 & 212 W. Broadway



Louisville Board of Zoning Adjustment Public Hearing

Brian Mabry, Planning and Design Supervisor

September 11, 2017

Requests

- CUP to allow student housing in the Broadway sub-area of the SoBro PDD

Case Summary/Background

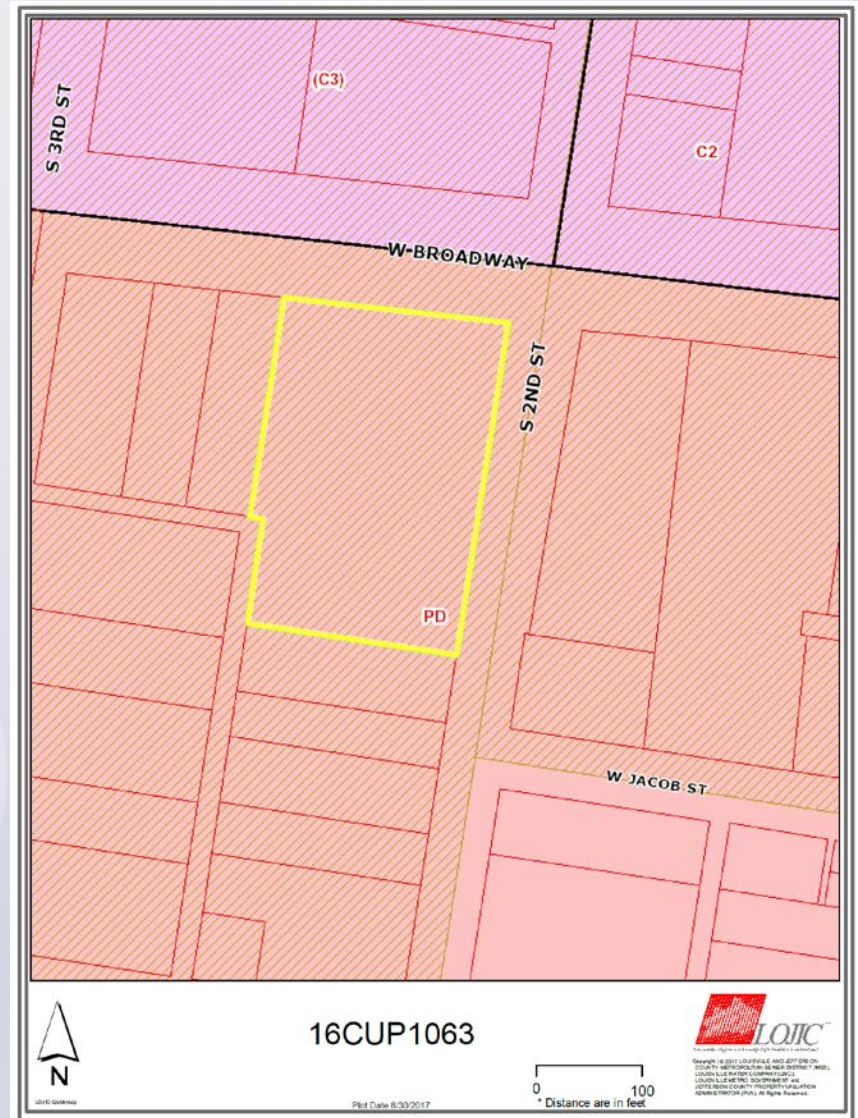
- Subject property, Jefferson Educational Center, has 2 buildings
 - One that consists of office and college-related space and is nine stories in height
 - Another that consists of a parking garage with four levels of parking area and two stories of office space above the parking.
- Applicant wishes 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.
- No specific CUP standards for student housing.
- 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.

Case Summary/Background

- Student housing proposal consists of 52 apartments, with the capacity to house 192 students.
- 44 two-bedroom apartments housing four students each and 8 one-bedroom apartments housing two students each.
- Subject property is approximately 1.51 acres in area.
- Existing office building has a gross floor area of 128,209 square feet.
- 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.
- Property has frontage on West Broadway and South 2nd Street, both designated as Major Arterials.

Zoning/Form Districts

- Existing: PC/D
 - Proposed: PD/D
-
- North: C-3/D
 - South: PD/D
 - East: PD/D
 - West: PD/D



Aerial Photo/Land Use

- Existing: Office
- Proposed: Student Housing
- North: Restaurant
- South: Off-street parking
- East: Off-street parking
- West: Restaurant





FDC

08/26/2017 01:54

Subject property along Broadway

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Attached parking garage with office space

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Restaurant across Broadway

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**THE HUNGER GAMES**
THE EXHIBITION

THE Frazier
HISTORY MUSEUM

APRIL 1 - SEPT 10, 2017
FRAZIERMUSEUM.ORG

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OUTDOOR

R113

SUBWAY

Sandwiches

SUBWAY

FREE
BAR
LIQUOR

BEER
REDDIE'S

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Restaurant to West



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Off-Street Parking & Shelter to East

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Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, BOZA must determine if the proposal meets the standards for granting the Conditional Use Permit as established in the LDC.

Required Actions

- Approve or Deny Conditional Use Permit to allow an student housing in the Broadway subarea of the SoBro PDD