

# Bardstown Road/Baxter Avenue Corridor Review Overlay (BROD) District

20-OVERLAY-0002

Hensley Hotel, 1125 & 1131 Bardstown Rd

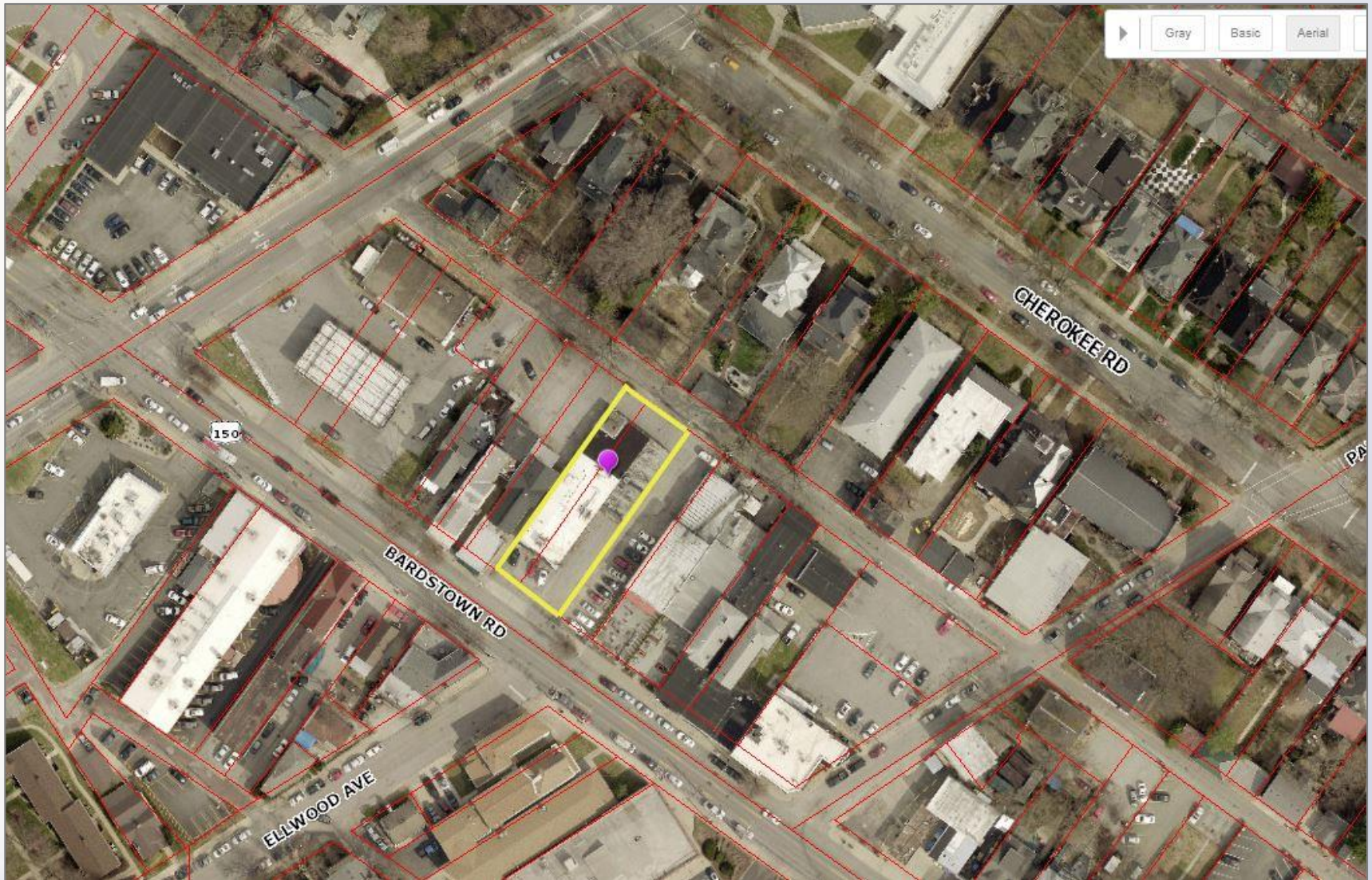


# Request

The applicant is requesting an Overlay Permit to redevelop the subject property by demolishing the existing commercial building and constructing a new 1-story commercial building at the front of the lot and a new 5-story hotel at the rear of the lot with a parking area. The scope of work includes the following:

- Demolition of an existing 1-story structure built circa 1954 building (6,420 sq.ft), formerly used as a laundry facility;
- Construction of a new restaurant/bar building - a 1-story cmu/fiber cement/corrugated metal structure with 3,489 sq. ft. of floor area, 1,871 sq. ft. patio out front, and an upper story concrete deck and staircase framed with woven galvanized steel;
- Construction of a hotel building - a 5-story cmu structure with 19,293 sq. ft. featuring anodized aluminum framed windows and EFIS wall panels, parking on the ground level of the structure;
- Construction of new side and rear parking areas (30 spaces); and
- Completion of associated site improvements.





**Subject Property: 1125 and 1131 Bardstown Rd**  
LOJIC 2016





**Subject Property**  
Google



# Existing Conditions



**Subject property from Bardstown Rd**

Staff photo

# Existing Conditions



**Subject property**  
Staff photo



# Existing Conditions



**Subject property from Bardstown Rd**

Staff photo

# Existing Conditions





# Existing Conditions



**Bardstown Rd, Section Adjacent to subject property**  
Google



# Existing Conditions





# Site Plan



## PROPERTY INFO

PARCEL ID	0750 0009 0009
ZONING	C2
FORM DISTRICT	TWO
OVERLAY DISTRICT	BARDSTOWN ROAD
HISTORIC SITE	NO
CONSTRUCTION TYPE	SA
USE GROUP	A-2, R-2
EXISTING USE	RETAIL
PROPOSED USE	HOTEL / BAR
GROSS SITE AREA	18,900 SQ. FT.
ACRES	0.431 ACRES
HOTEL FOOTPRINT	848 SQ. FT.
CLUB FOOTPRINT	3,245 SQ. FT.
FRONT YARD SETBACK	15 FT.
SIDE YARD SETBACK	NONE
REAR YARD SETBACK	6 FT.
PROPOSED BUILDING HEIGHT	49'-0"
ELEVATOR PENTHOUSE	6'-0"
EXISTING IMPERVIOUS AREA	18,900 SQ. FT.
PROPOSED IMPERVIOUS AREA	17,500 SQ. FT.
NET DECREASE OF IMPERVIOUS AREA	800 SQ. FT.

## OWNER

DAVID BENNELLY  
1123 BARDSTOWN ROAD  
LOUISVILLE, KY 40204  
DAVID BENNELLY: 502.442.3131  
davidbennelly@kva.com

## ARCHITECT

ARCHITECTURAL ARTISANS INC.  
211 SOUTH BELLARY STREET  
LOUISVILLE, KY 40202  
JEFF BARKLEY: 502.442.3667  
jebarkley@archartisans.com

## SCOPE OF WORK

PHASE I: CONSTRUCT NIGHT BAR & PARKING AS SHOWN  
PHASE II: CONSTRUCT HOTEL AS SHOWN

## SQUARE FOOTAGES

PROPOSED HOTEL (1ST FLOOR)	540 SQ. FT.
PROPOSED HOTEL (2ND-5TH FLOORS)	19,544 SQ. FT.
<b>TOTAL PROPOSED HOTEL</b>	<b>20,084 SQ. FT.</b>
PROPOSED BAR 1ST FLOOR	3,245 SQ. FT.
PROPOSED BAR 2ND FLOOR	243 SQ. FT.
<b>TOTAL PROPOSED BAR</b>	<b>3,488 SQ. FT.</b>
<b>TOTAL PROPOSED BAR EXTERIOR PATIO</b>	<b>1,871 SQ. FT.</b>

## OCCUPANCY CALCULATIONS

BAR (LOUNGE SEATING 2,567 SQ. FT.) @ 17	139 PEOPLE
BUSINESS SPACE (1,238 SQ. FT.) @ 19	23 PEOPLE
OUTDOOR PATIO SPACE (1,871 SQ. FT.) @ 17	26 PEOPLE
<b>TOTAL OCCUPANCY</b>	<b>477 PEOPLE</b>
HOTEL SPACE (19,544 SQ. FT.) PEOPLE @ 1300	54 PEOPLE
<b>TOTAL OCCUPANCY</b>	<b>54 PEOPLE</b>

## PARKING SUMMARY

CLUB (4,488 SQ. FT.) SPACES	MIN @ (1,250)	MAX @ (1,100)
OUTDOOR (1,871 SQ. FT.) SPACES	MIN @ (1,250)	MAX @ (1,100)
HOTEL (40 UNITS) SPACES	MIN @ (1,250)	MAX @ (1,100)
<b>TOTAL PARKINGS PER USE</b>	<b>47 SPACES</b>	<b>47 SPACES</b>
REDUCTIONS	TAXI @ 10%	31 SPACES
	BIKE @ 10%	3 SPACES
	GREEN DEVELOPMENT DESIGN @ 20%	3 SPACES
<b>TOTAL PARKING REQUIRED</b>		<b>31 SPACES</b>
ON-SITE PARKING PROVIDED		30 SPACES
ON-STREET PROVIDED (RESTRICTED)		3 SPACES
<b>TOTAL PARKING WALKER REQUIRED</b>		<b>1 SPACE</b>

## VUA/ILADATA

VEHICLE USE AREA	9,306 SQ. FT.
INTERIOR LANDSCAPE AREA REQUIRED	0%
ACCENT LANDSCAPE AREAS	300 SQ. FT.

## GENERAL NOTES

- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. DOWNSPROUTS FROM NEW BUILDINGS TO OUTLET ON SURFACE.
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH MSD'S WASTEWATER/STORMWATER DISCHARGE REGULATIONS (SRR) AND MSD'S FATS, OILS & GREASE (FOG) MANAGEMENT POLICY.
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL CONTACT MSD PRIOR TO CONDUCTING PRIVATE PLUMBING WORK AT THIS MULTI-UNIT SITE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELFARE IN ACCORDANCE WITH CHAPTER 118 OF LOUISVILLE, JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

1912

ARCHITECTURAL ARTISANS, INC.

THE HENSLEY Hotel & Bar  
DEVELOPMENT PLAN  
111th STREET, LOUISVILLE, KY 40202

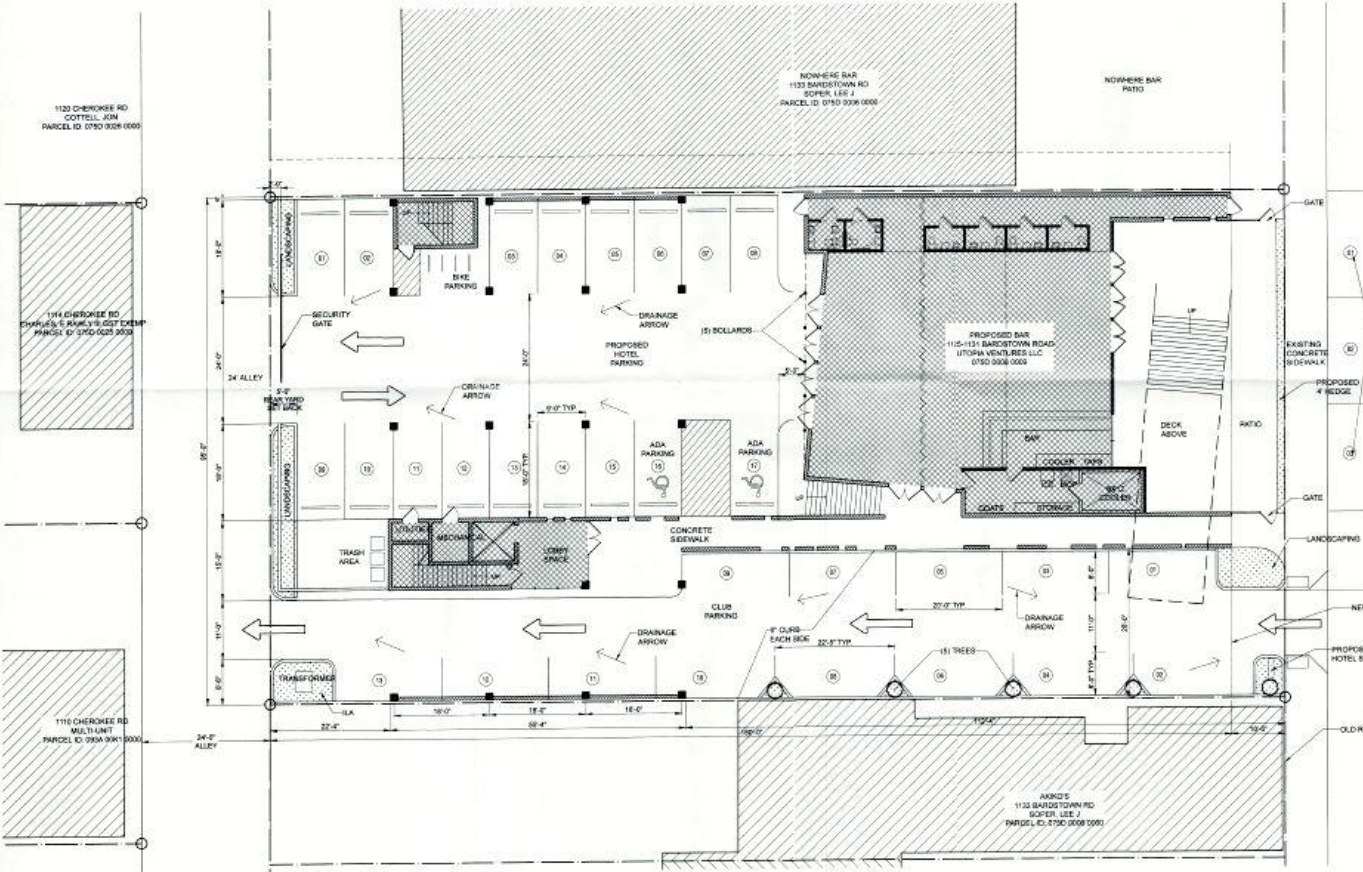


REVISIONS  
DATE: 10-10-2024  
BY: [Signature]

w m # 00000

## SITE PLAN

SCALE: 1" = 10'-0"







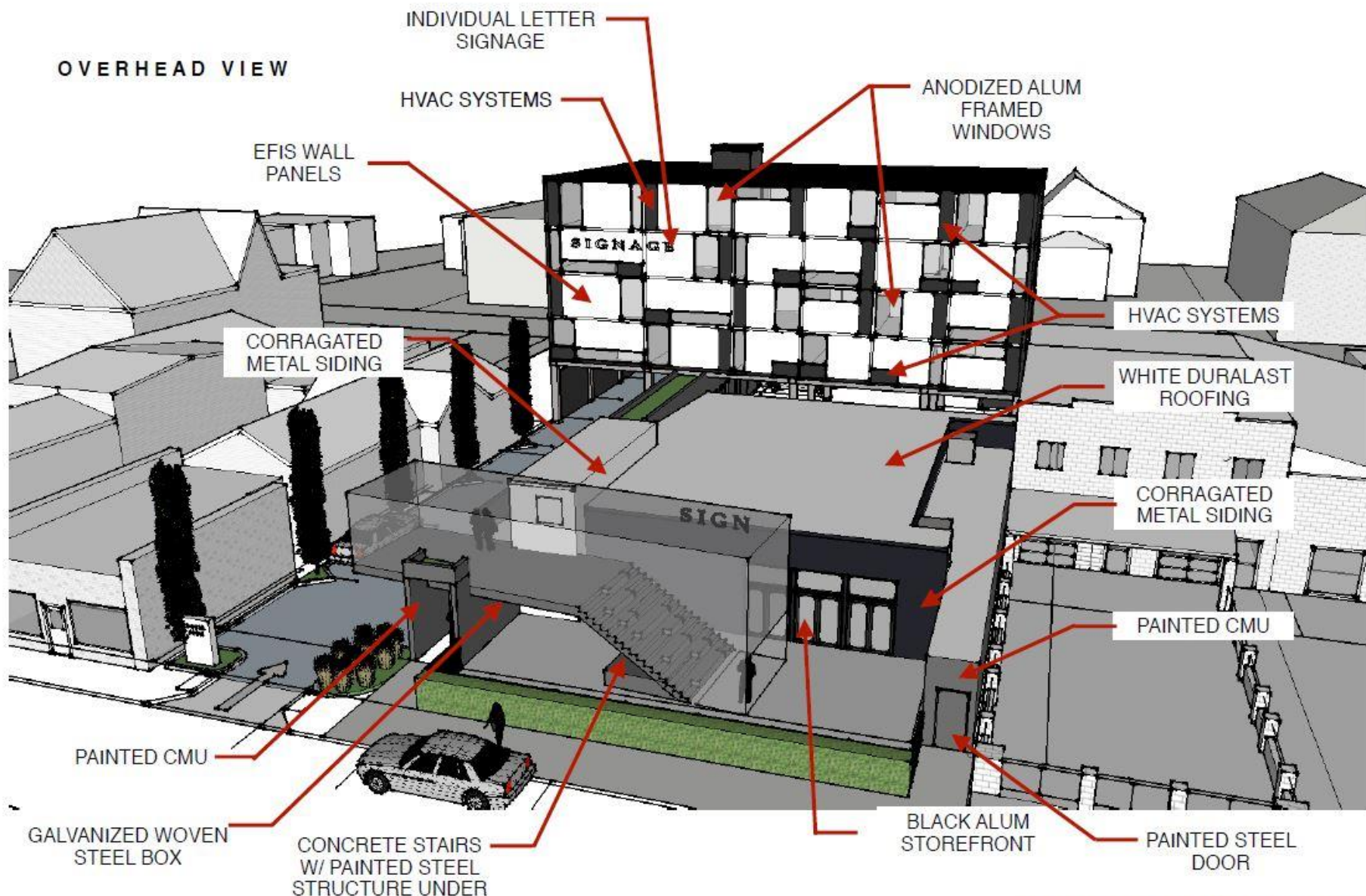




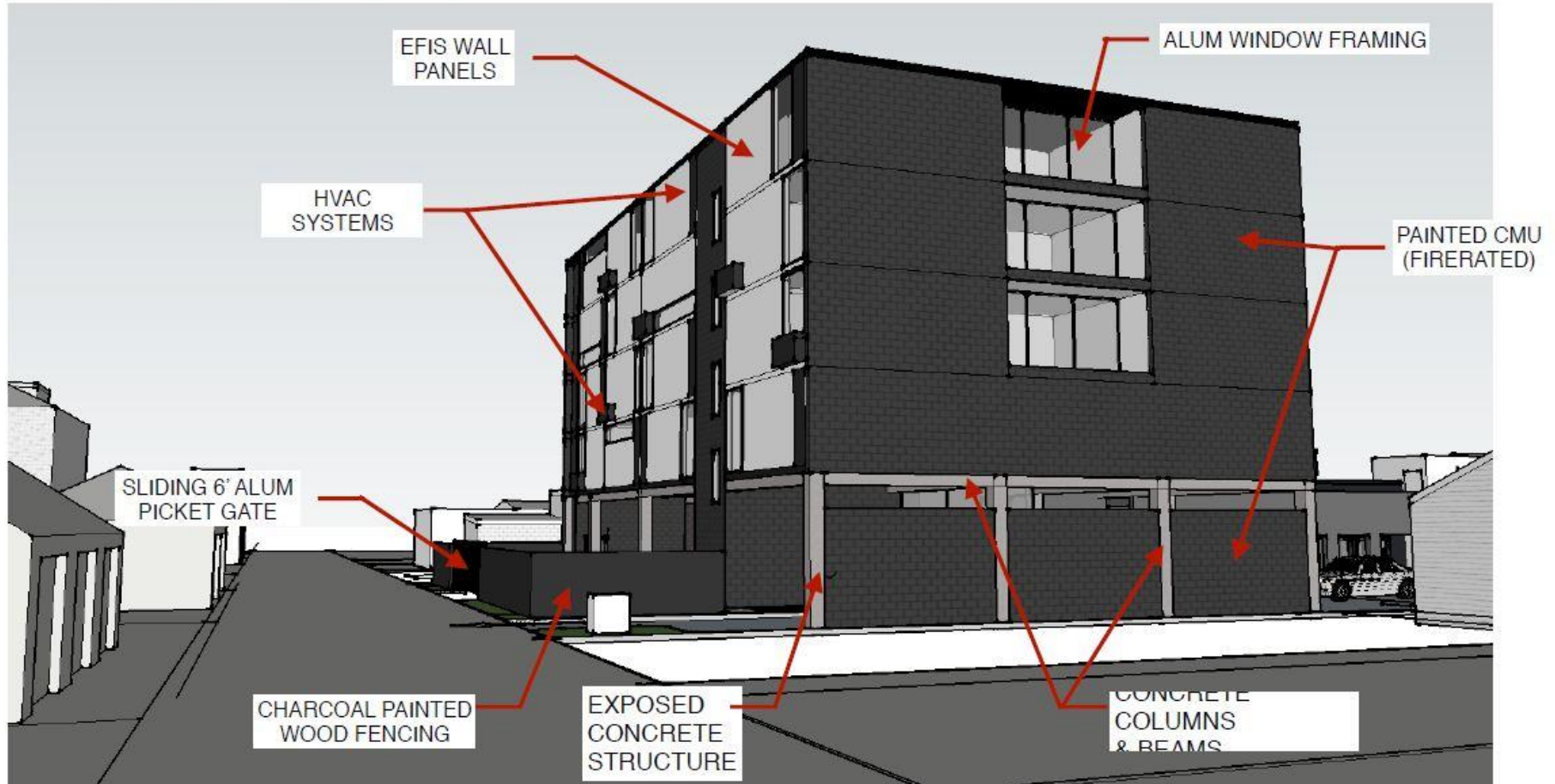




OVERHEAD VIEW

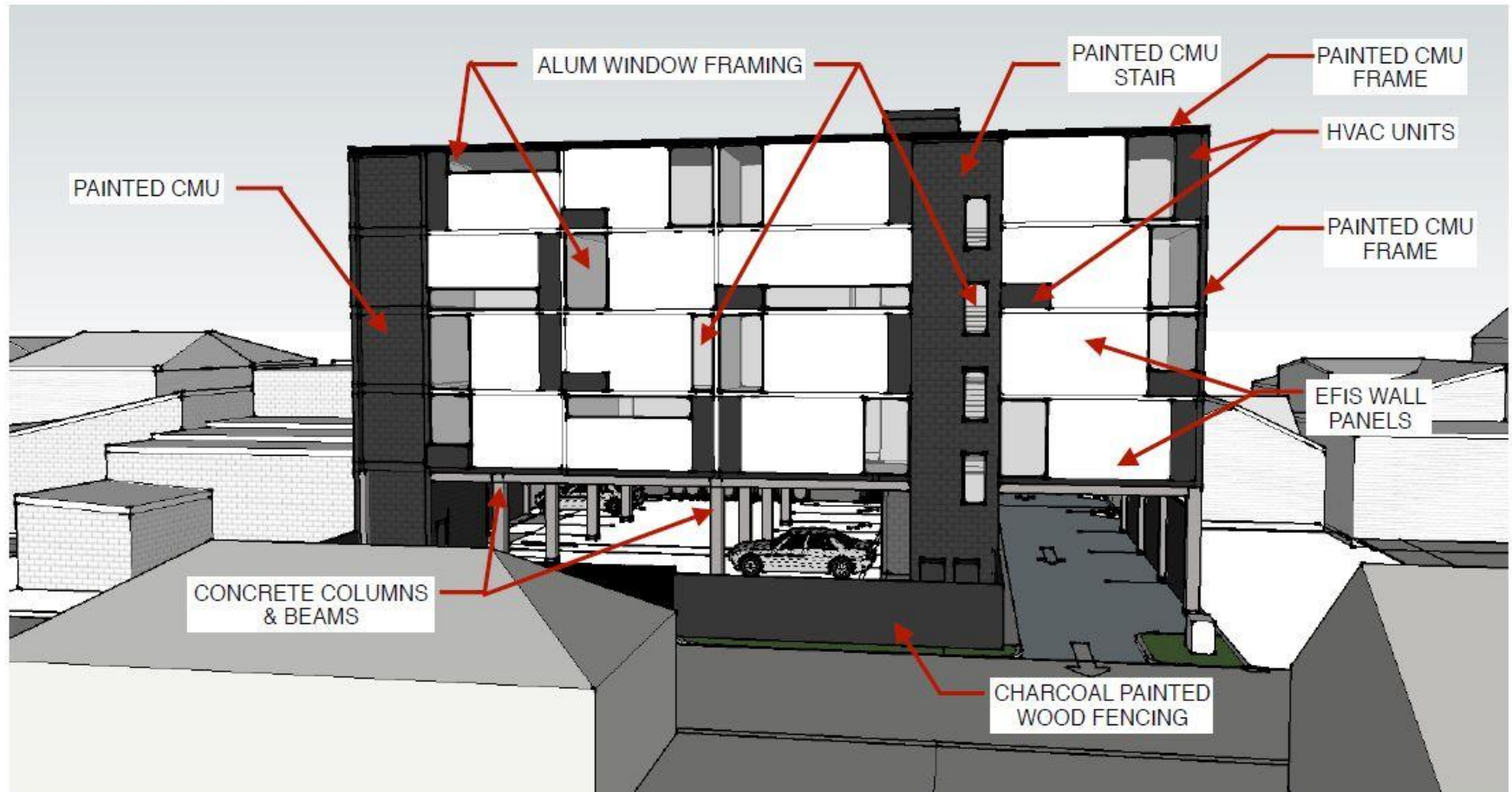


## ALLEY VIEW FROM THE WEST

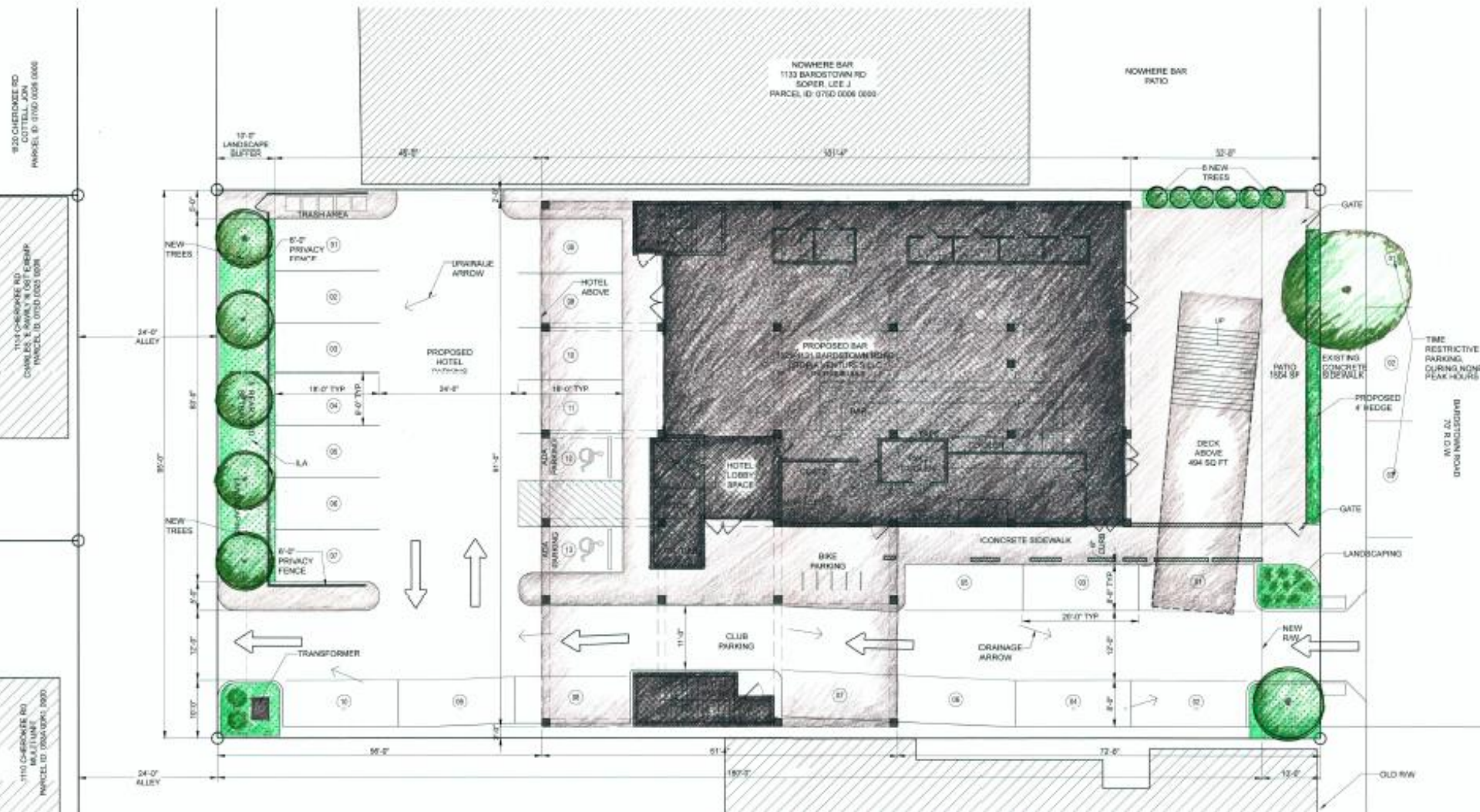




## REAR VIEW

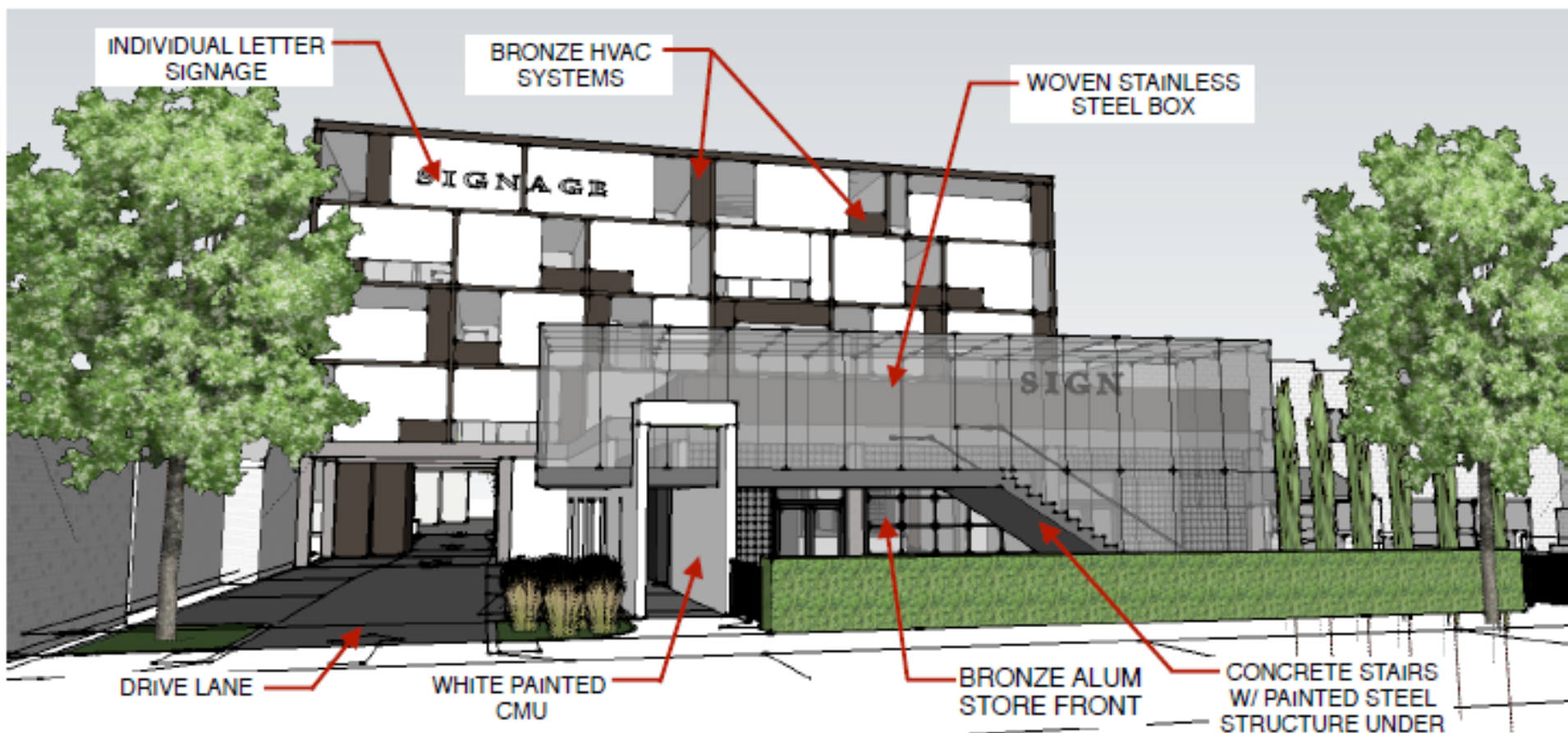


## NORTH



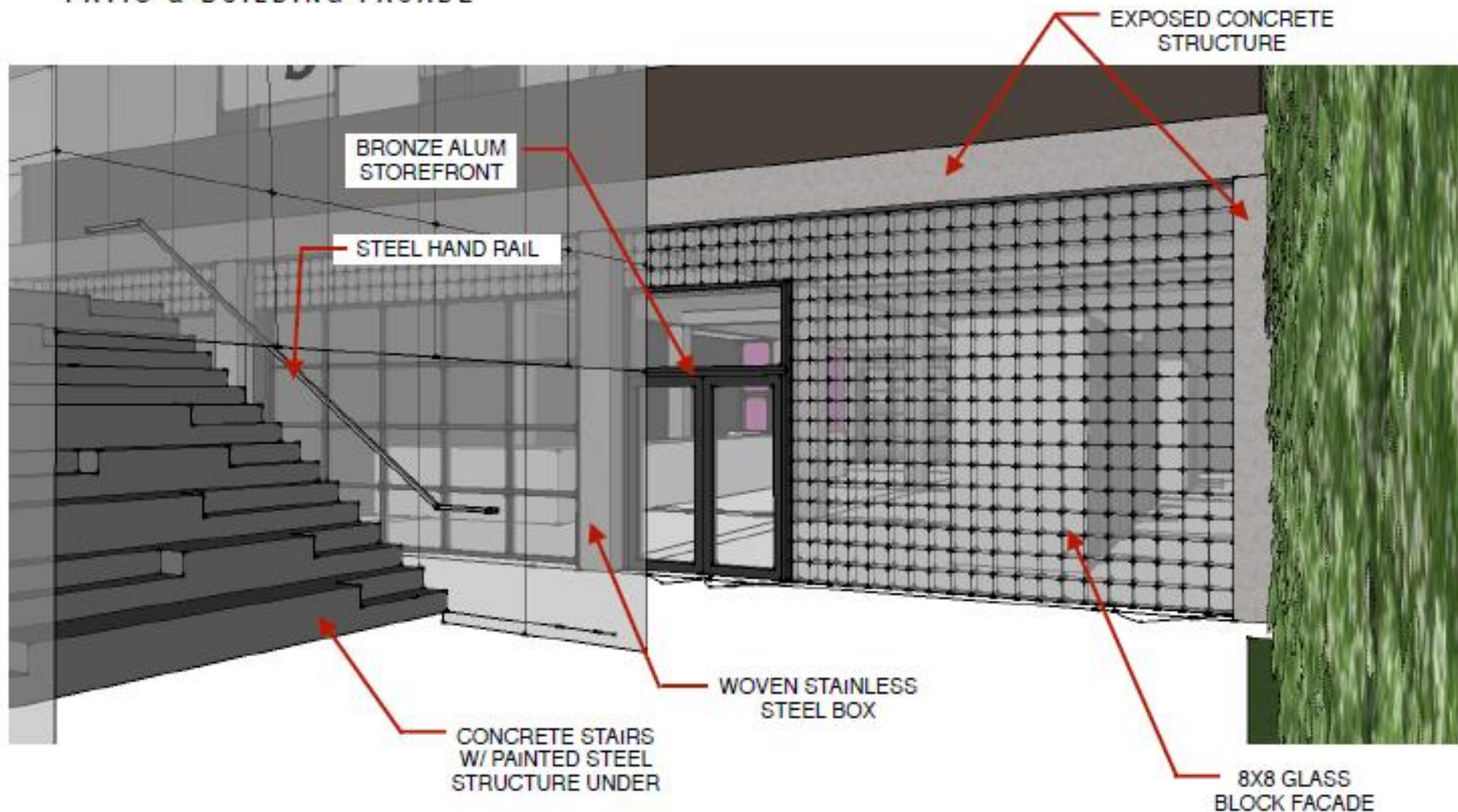


## STREET VIEW





## PATIO & BUILDING FACADE



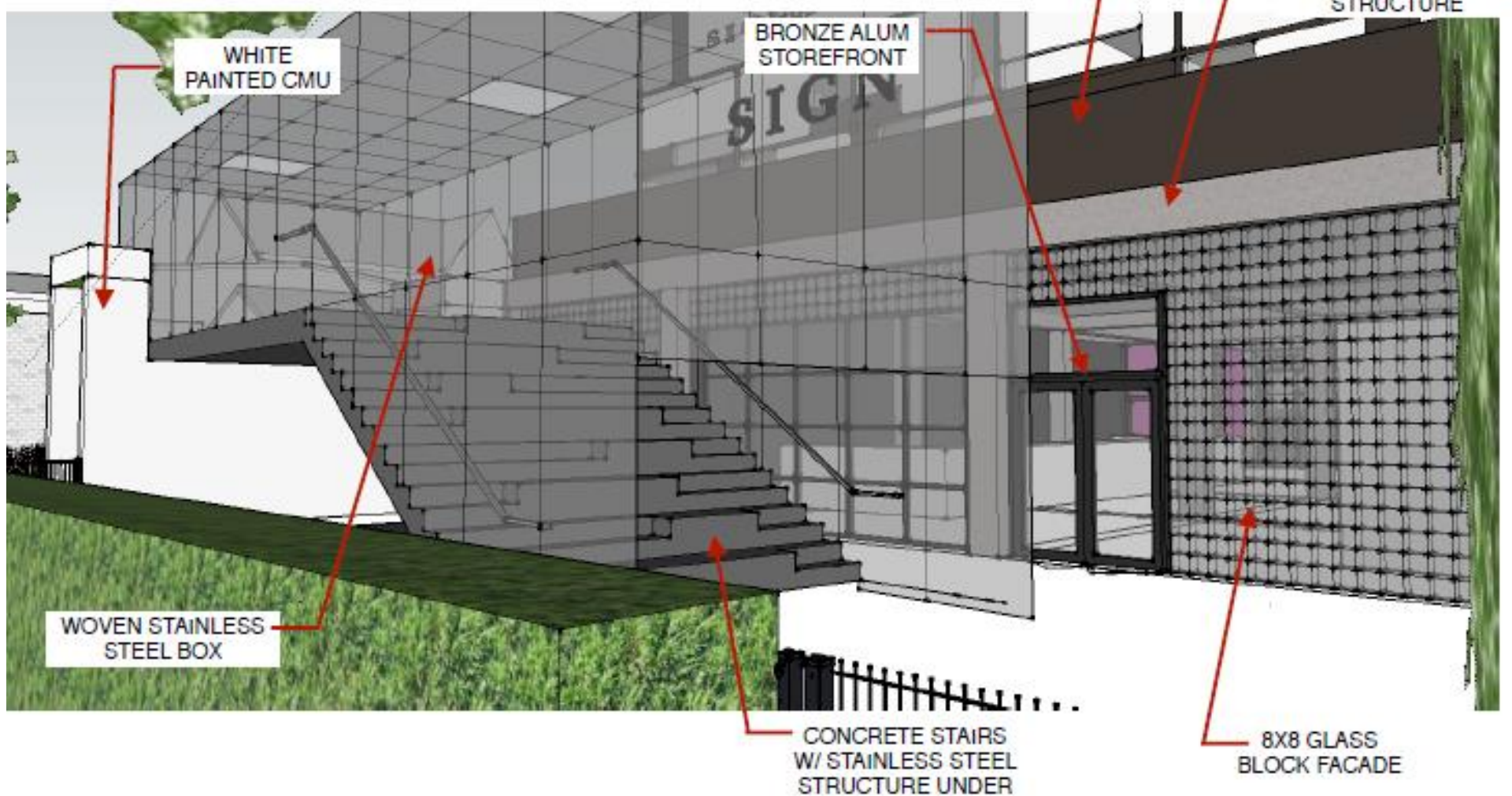
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THE HENSLEY HOTEL & BAR

1125-1131 BARDSTOWN ROAD  
LOUISVILLE, KENTUCKY 40504



## PATIO & BUILDING FACADE (2)

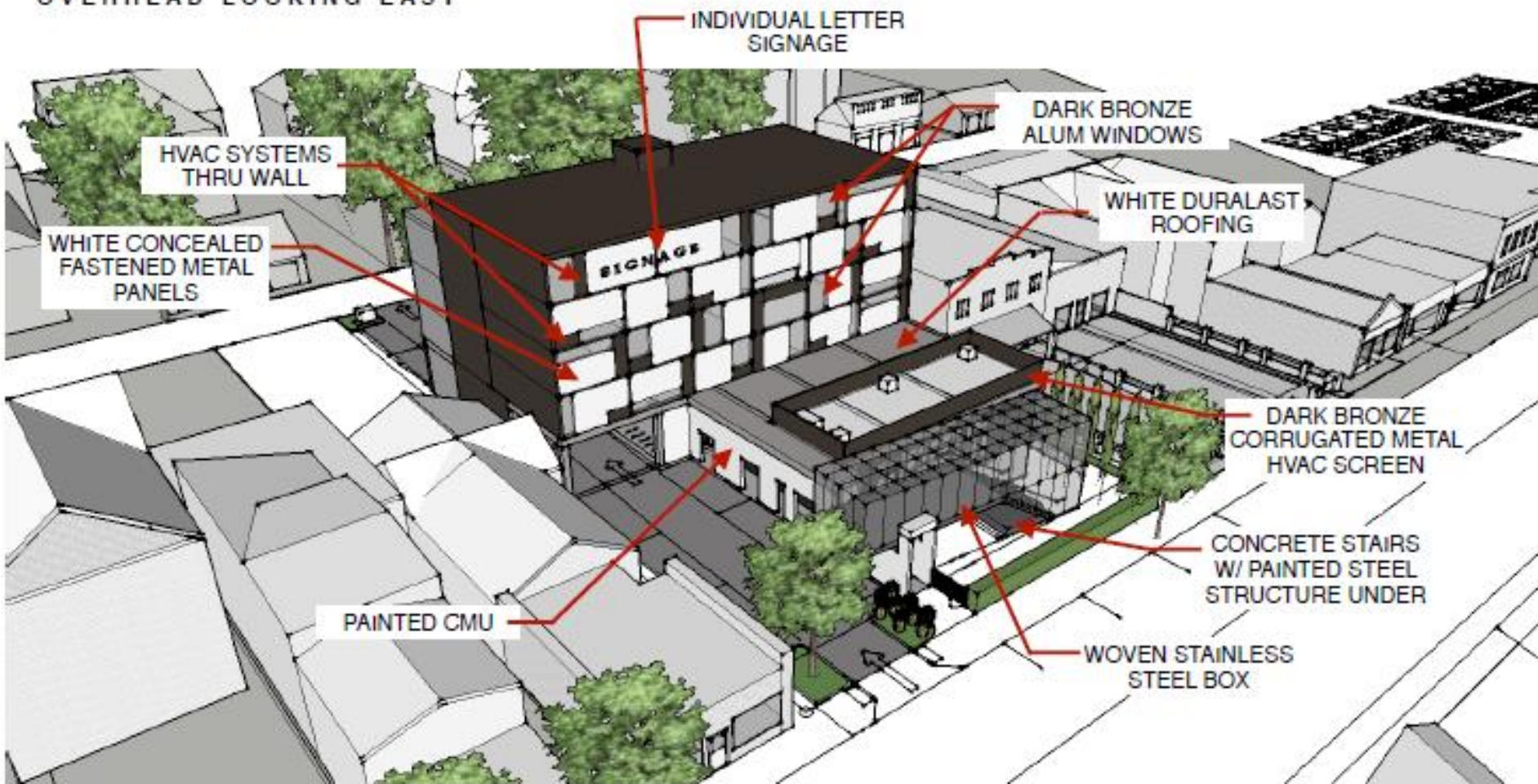


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OVERHEAD LOOKING EAST



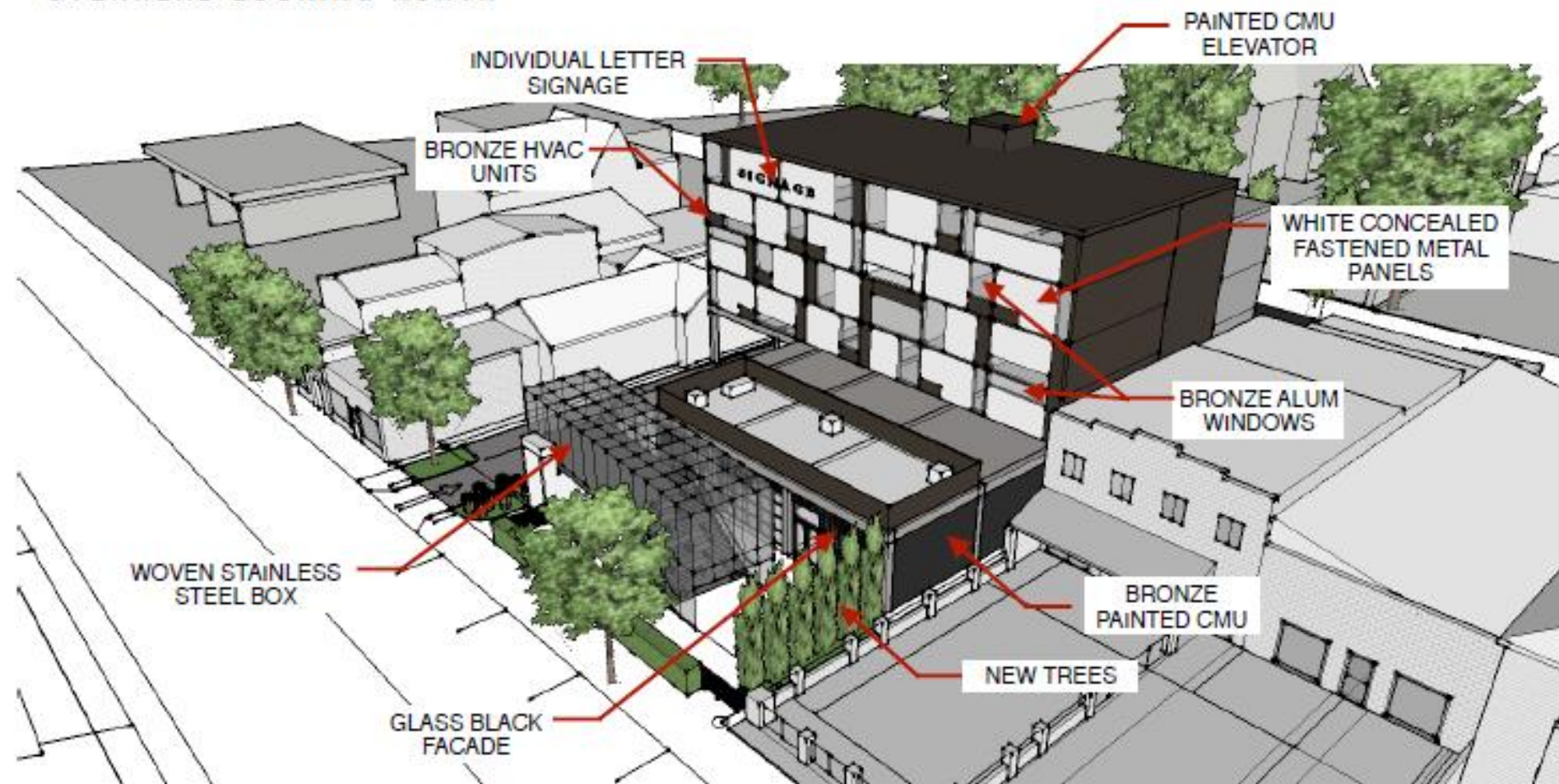
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OVERHEAD LOOKING NORTH

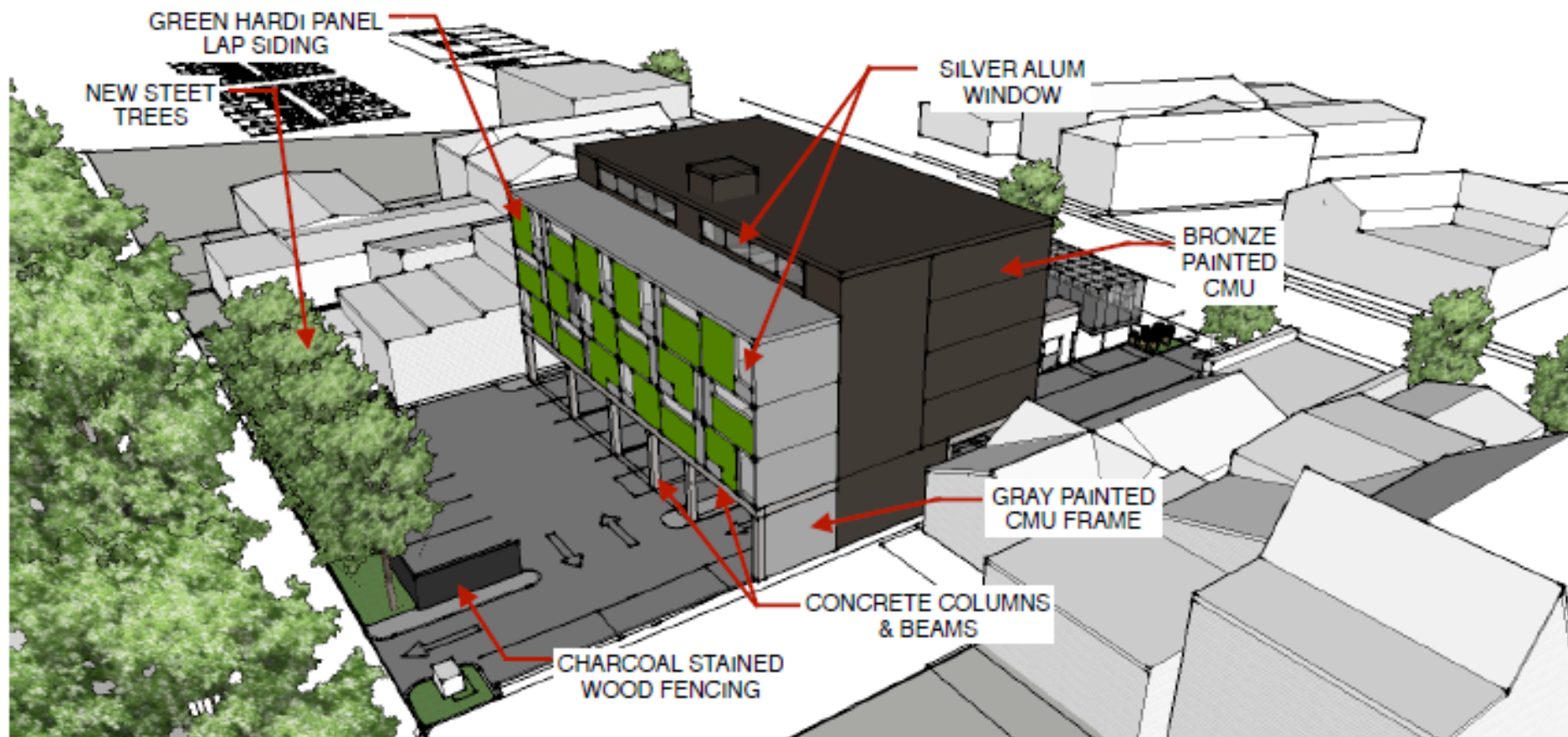


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OVERHEAD LOOKING SOUTH



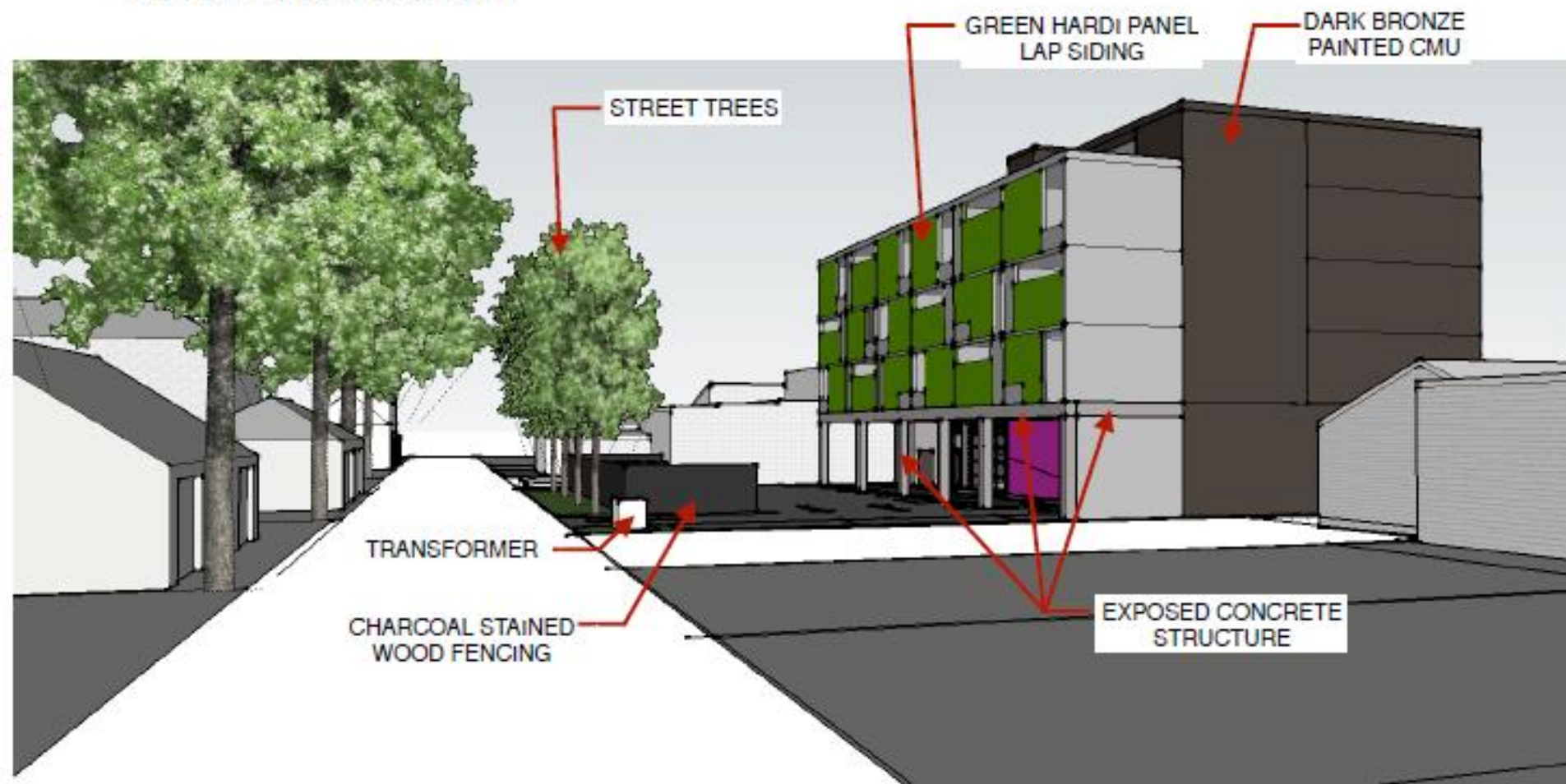
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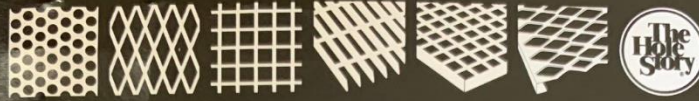
ALLEY LOOKING SOUTH



ARCHITECTURAL ARTISANS INC

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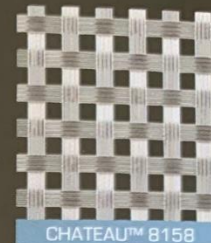
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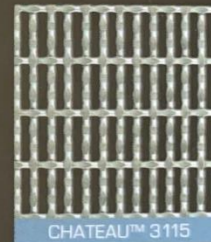
SHIRE™ 8148



MAJESTIC



CHATEAU™ 8158



CHATEAU™ 3115



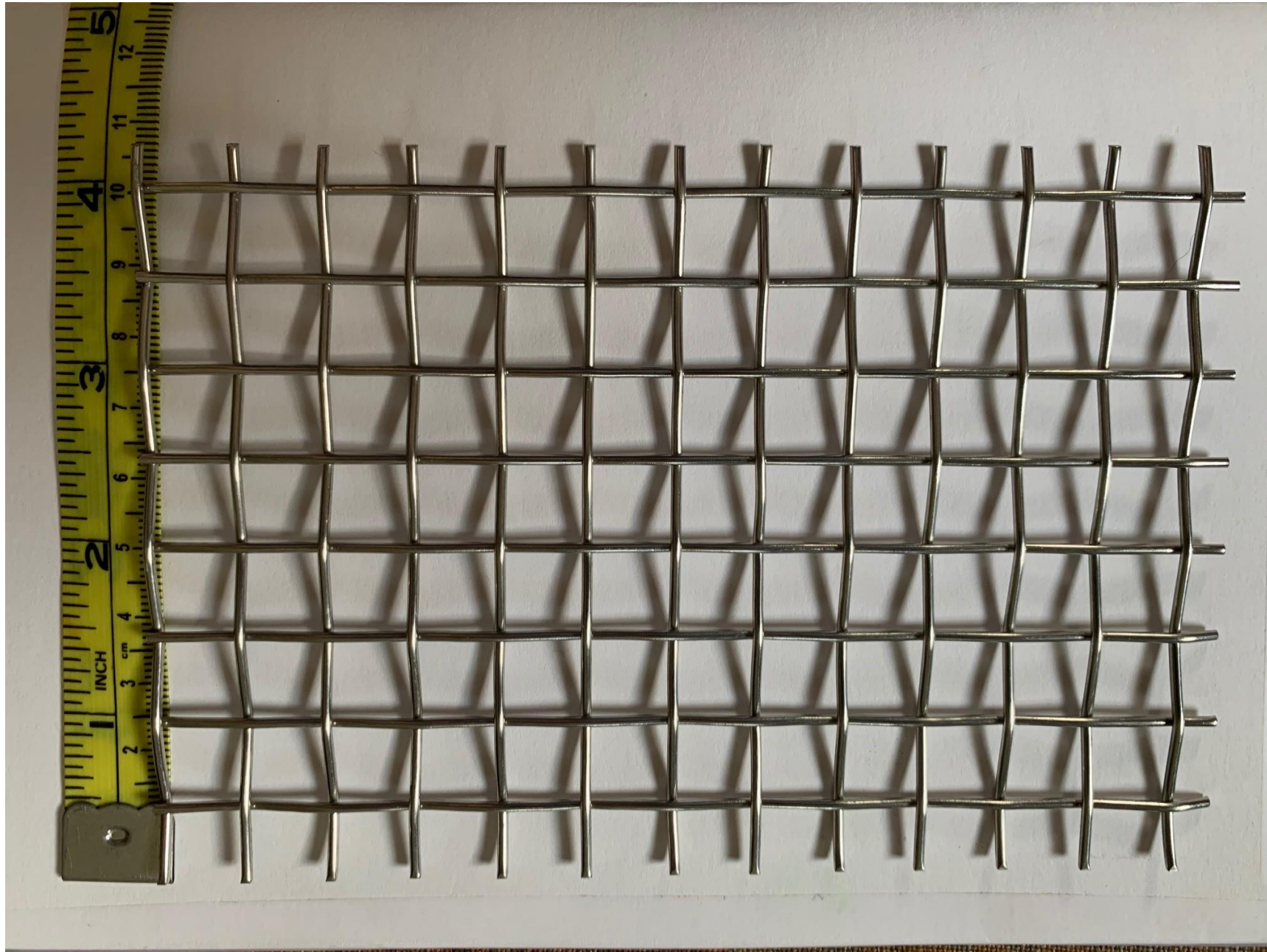
TALICA™ 8146

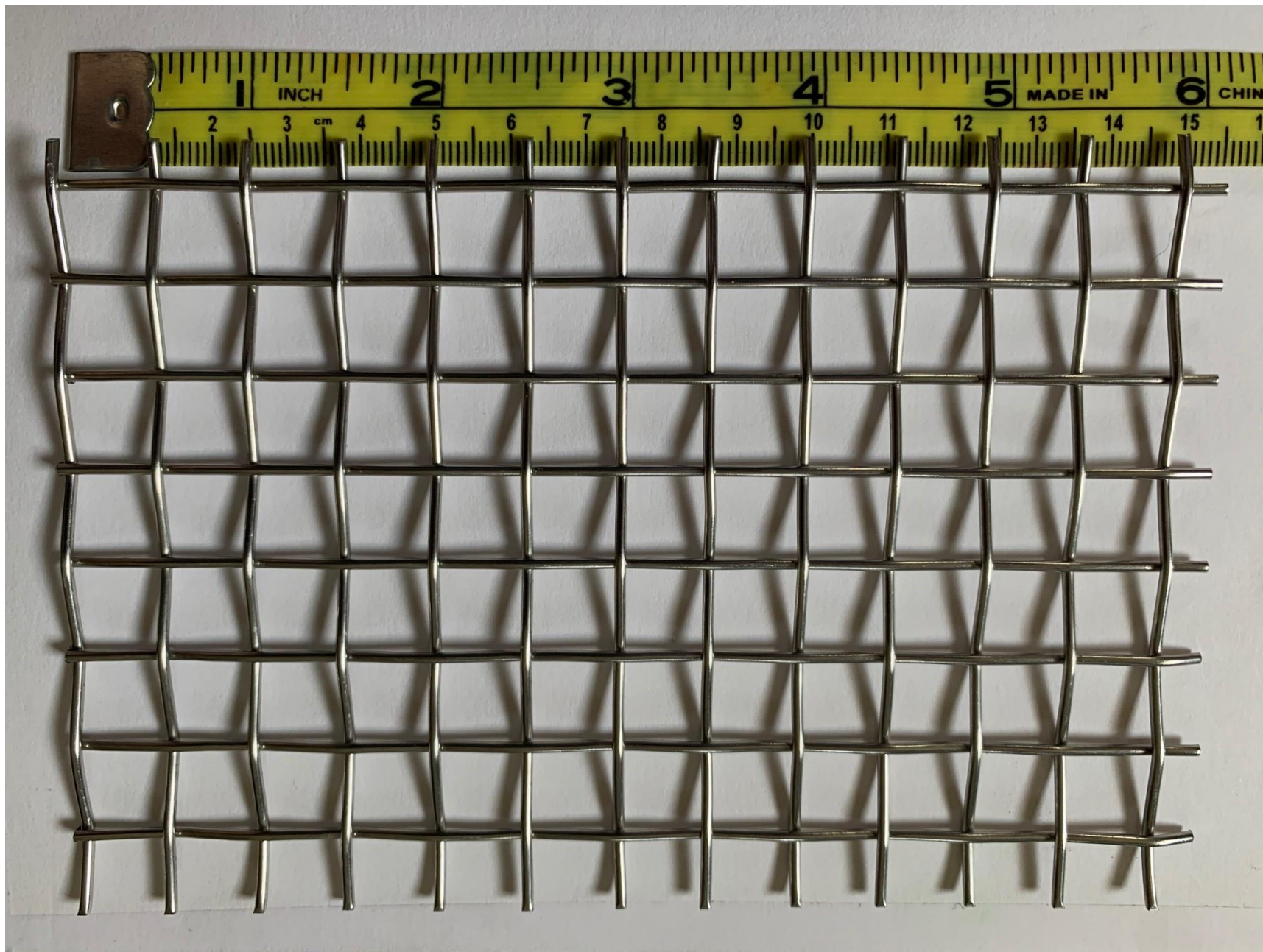
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# Recommendation

**Considering the information furnished, the Urban Design Administrator recommends approval of the Overlay Permit with the following conditions:**

1. The proposed attached signage complies with the guidelines in general concept. Final signage details and materials for signs indicated in the application as well as any additional signage proposed in the future shall comply with the Signage Design Guidelines and be submitted to staff for final review and approval.
2. Building sites should provide side yards wide enough to allow for maintenance of the building unless common party walls are provided on the lot line. As the hotel structure is proposed to be built to the side property lines and the side facades are large and very exposed due to their height and area, provisions shall be made for regular maintenance and finished appearance of all sides of the building.
3. Final landscape and streetscape design including light fixtures, street furnishings, street trees, and paving materials shall comply with applicable Design Guidelines and be submitted to staff for final review and approval.
4. Public art is always encouraged to enhance the quality and design of projects in the district. Any public art proposals should comply with the Public Art guidelines and shall be submitted to staff for review and approval.
5. Final design and detailing of the front area of the 1 story bar building shall be submitted for staff level review and approval indicating building materials, plantings, lighting, stair and screen detail.