



Downtown Development Review Overlay (DDRO) District

MEMORANDUM

To: Downtown Development Review Overlay District Committee
From: Kat Groskreutz, Planning & Design Coordinator
Thru: Joseph Haberman, AICP, Urban Design Administrator
Date: May 2, 2023

Case No: 23-OVERLAY-0004

Property Address: 540 S. 4th St.

Case History

The DDRO Committee met on March 15, 2023 to review case 23-OVERLAY-0004, which was for the after-the-fact demolition of the existing storefront and reconstruction of the storefront. Members present were Committee Chair Monica Brown, Emily Liu, Ashlyn Ackerman, Marlene Men, Kelli Jones, Rebecca Fleischaker, George Timmering, and Councilman Jecorey Arthur. After the staff report presentation, applicant presentation, and public testimony, the Committee voted to continue the hearing to a date uncertain, and asked the applicant to finalize the storefront design.

On April 26, 2023 the applicant provided the final drawing of the proposed storefront reconstruction (see attached).

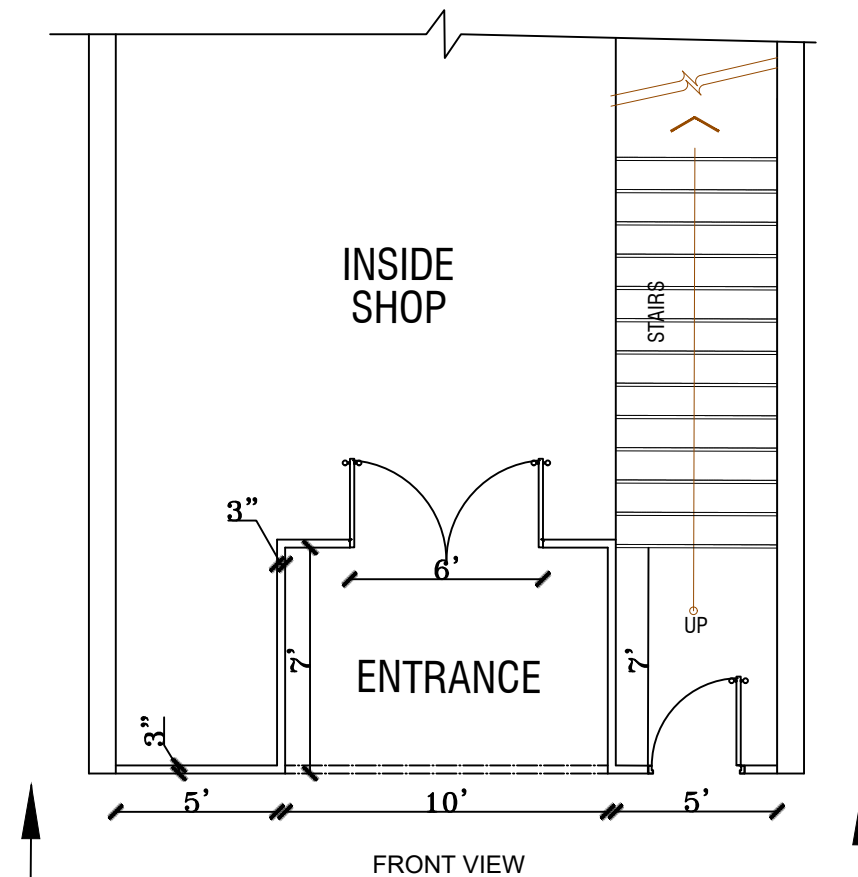
The Committee will meet on May 10, 2023 at 8:30 am for the continued hearing. The applicant will be unable to attend this meeting, but has granted permission to his nephew, who is also his draftsperson, to represent him on his behalf. He has also granted his representative permission to review and/or accept any possible conditions of approval the Committee may add to Staff recommendations.

STAFF RECOMMENDATION - UPDATED

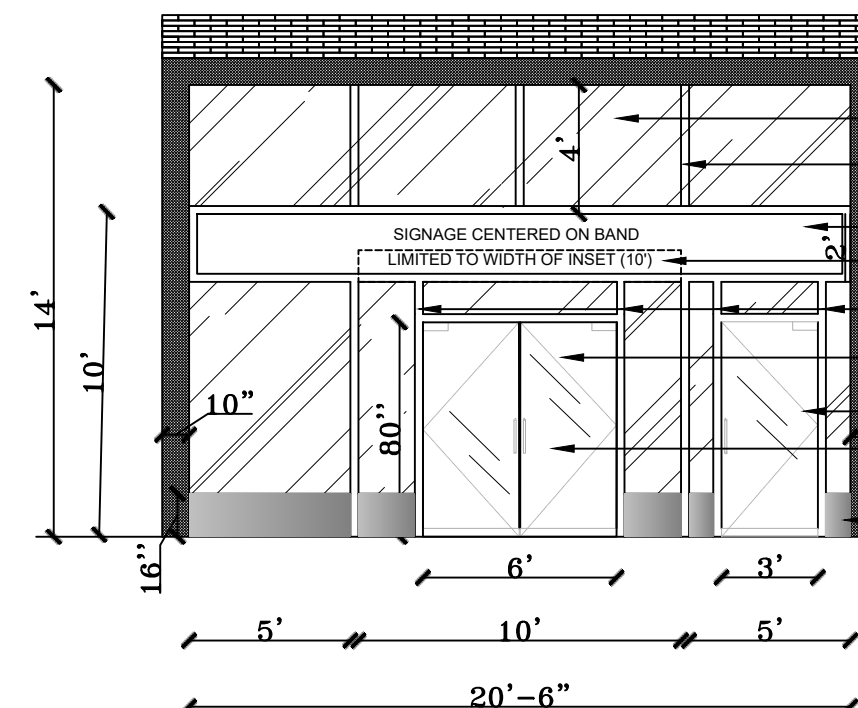
The proposed storefront reconstruction complies with the applicable Design Guidelines for the DDRO District and meets the overall intent of the District, and addresses the concerns raised by the Committee at the March hearing.

Considering the information furnished, the Urban Design Administrator recommends the application for an Overlay Permit be **approved with the following conditions**:

- 1. All window and door glass on the ground level of the front façade shall be clear. It shall not be tinted, smoked, or have added reflection or mirroring. If the glass is low-E, it shall be clear.**
- 2. If a retractable security gate is to be installed, it shall be incorporated into the new storefront design to hide the mechanics, either through the storefront design itself or through additions such as an awning. It shall be applied for as a separate Overlay Permit and not installed until such approval is obtained.**
- 3. Signage shall be reviewed separately as part of subsequent sign and Overlay Permits.**



SHOP ENTRANCE TOP VIEW



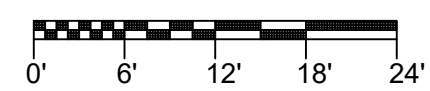
FRONT VIEW

- DOUBLE GLASS FRONT 1/4"
- 3" BLACK ALUMINUM PROFILE TUBE
- SHOP SIGNAGE AREA
- 10' SECURITY GATE HARDWARE TRUCKED BEHIND SIGN BAND
- 3" DOOR VERTICAL SUPPORTING FRAME
- DOUBLE LEAF SIDE GLASS DOOR
- SINGLE LEAF SIDE GLASS DOOR
- 7' DEEP ENTRANCE
- 16" DARK COLOR SMOOTH FIBER CEMENT SKIRTING

NOTE:
MAIN ENTRANCE IS PROTECTED WITH 10' SECURITY GATE IN THE FRONT

540 South 4th. street, Louisville, KY , 40202

Graphic scale: 1 inch = 6 ft.



Legend

6		
5		
4	FOR APPROVAL	04-26-2023
3	FOR APPROVAL	04-06-2023
2	FOR APPROVAL	04-05-2023
1	FOR APPROVAL	03-26-2023
0	FOR APPROVAL	04-22-2023
No.	Issue/Submission	Date

6		
5		
4		
3		
2		
1		
0		
No.	Revision	Date

Drawing
SHOP FRONT DESIGN

Location 540 South 4th. Street, Louisville, KY, 40202

Plot No. 2302

Project Title
540 South 4th. Street Shop front design

Owner

JFK Real Estate

ADDRESS:
6500 Six mile Ln.
Louisville, KY
Zip Code : 40218
Cell : (502)9963-357
Email : szshehab@hotmail.com

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Scale	Drawn	Checked	Authorized	
1:72	Eng.Samer	Dr.Khalid		A3
2302	ARC-C-01	04-26-2023	04	

23-OVERLAY-0004, Rec'd 04/26/23