



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

Report of the Urban Design Administrator to the
Committee

From: Becky Gorman, Planning and Design Coordinator
Through: David R. Marchal, AIA, Deputy Director / Urban Design Administrator
Report Date: October 26, 2020
Meeting Date: November 3, 2020

CASE INFORMATION:

Case No: 20-OVERLAY-0048
Classification: Non-Expedited

GENERAL INFORMATION:

Property Address: 1369 Bardstown Rd
Applicant: Rachel Harman
Concept Architects
1621 Windsor Place
Louisville, KY 40204
270.823.4647
rachel@conceptarcs.com

Property Owner: Cherokee Triangle Partners, LLC
1377 Bardstown Rd.
Louisville, KY 40204

Project Cost: Not provided

DESCRIPTION OF PROPOSED DEVELOPMENT:

The applicant is requesting an Overlay Permit to redevelop the subject property into a beer garden. The scope of work includes the following:

- Demolition of the existing garage;
- Demolition of the non-contributing, non-historic additions to the existing structure;
- Convert existing structure to an open wood frame pavilion structure, reinforced with brick veneer;
- Site improvements including a new trellis at the street front, a new front yard patio with seating, new ADA ramp, and parking slots in the rear yard for food trucks; and
- Enclosed dumpster and utility building.

COMPLETION OF APPLICATION:

The applicant submitted the Overlay Permit application on October 1, 2020. The application was determined to be substantially complete and classified as requiring a non-expedited review by the Urban Design Administrator on October 9, 2020. The Committee will review the application at Noon on November 3, 2020 via Webex.

FINDINGS:

The following Principles and Design Guidelines are applicable to the proposal: 4- Building; 6- Site Planning, Parking, and 7- Historic Preservation. Staff’s findings of fact and conclusions with respect to the Principles and Design Guidelines are attached to this report.

Site Context



**Subject Property
Lojic map**



**Subject Property
Google earth**

Existing Conditions, 1369 Bardstown Rd (Parcel 075F00050000):

The parcel contains a circa 1902 wood frame residential structure that has been modified with aluminum siding and several additions, as well as, a 2-car cmu block garage on the rear of the lot. The structure was a single family residence that was eventually converted into 4 units. It is set back approximately 40' from the front property line, and is approximately 2,133 sq. ft

Oriented towards Bardstown Road, its front façade has been modified including new doors, sidelights, metal porch columns. It appears that a recessed entry was enclosed as part of a front addition for a more squared front façade. The original roof is hipped and still visible. There is a 1½- to 2- story addition on the rear and an added covered entry. The entire building is wrapped in aluminum.

The subject property is bordered by Bardstown Road to the southwest, an alley to the north and northeast, and private property to the east. The parcel is zoned C-2 (Commercial) and within the Traditional Marketplace Corridor (TMC) form district. It is surrounded by a mix of uses and building types, including: residential with 1- to 2-story residential garages and carriage houses across the alley to the north; a mixed use 1-story commercial front and 2-story residential structure to west, across the street a 2-story commercial brick building restaurant (Sonotone); and a residential structure to the east.



Subject property facing Bardstown Road.
Staff photo.



Rear elevation
Staff photo



Garage
Staff photo



Rear yard
Staff photo

CONCLUSIONS :

The extant building is considered a non-contributing to the District due to multiple modifications, additions, and lack of historic integrity. The additions will be removed and, the structure will be reused in the form of a pavilion as the service point for the new use. Reinforcement of the structure will be added; new brick veneer is proposed. Additional detail should be provided. By maintaining the form, scale, and location of the existing structure, the project retains the residential character of the corridor along this block.

A new patio with seating in the front yard enhances the pedestrian experience. A new wooden trellis is proposed at the street that stretches across the width of the front of the property. This will separate the patio and public sidewalk and serve as an entry point for patrons, as will a new ADA ramp. The existing front yard trees will remain. If the existing turf is to be replaced, as per the guidelines, permeable pavers or an equivalent shall be used in its place. Additionally, the guidelines require 4'-0" wide landscape buffer containing a 36" minimum height (at maturity) screen along 90% of the lineal area in front of the patio.

Patron seating will be located on the east side of the structure along the length of the property. New fencing and lighting are proposed along the east property line, as well, as planters. Fencing and lighting details were not submitted and should have final approval from staff.

The rear yard will serve as food truck parking with access from the alley. Temporary barricades will be used at the alley between trucks to cordon off the property activity from the alley. Food trucks will be in operation only during beer garden hours. A new utility building is proposed at the rear of the lot and will include an enclosed dumpster, utility service, and storage.

Based on information provided, the use will be tavern/bar/saloon permitted with C2. By reusing the existing the building, there is no minimum parking required. However, the new outdoor seating will have a parking requirement. The applicant is working with staff on that determination. Food trucks are regulated under the authorization of LMCO 115.350 to 115.368 and 115.999(K) Food Truck & Mobile Vending Permits are issued by Codes & Regulations and must be renewed annually. Lighting, noise, and hours of operation are address in chapter 4 of the LDC, 4.1.3 and 4.1.6 respectively.

RECOMMENDATION:

The proposed changes generally comply with the applicable Design Guidelines for the BROD District. Final details need additional review either by staff or the committee.

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

1. Signage shall be submitted to staff for final review and approval.
2. Final landscape, lighting and fencing design shall comply with applicable Design Guidelines and be submitted to staff for final review and approval.

3. Final design and detailing of the utility building shall be submitted for staff level review and approval.

Becky Gorman
 Planning & Design Coordinator

David R. Marchal, AIA
 Urban Design Administrator

4 Building

Checklist

Existing structures along the Bardstown Road/Baxter Avenue Corridor are encouraged to be renovated and reused. The Overlay Staff can assist a licensed architect or design professional to develop designs that adaptively reuse these structures to meet the needs of new businesses and services. The Overlay Staff will also assist the applicant through the review and approval process.

- + Meets Guidelines NA Not applicable
- Does not meet Guidelines TBD To be determined; insufficient Information
- +/- Meets Guidelines with conditions as noted

Guideline		Finding	Comment
A	Existing structures along the Corridor are encouraged to be renovated and reused. The Overlay Staff can assist a licensed architect or design professional to develop designs that adaptively reuse these structures to meet the needs of new businesses and services. The Overlay Staff will also assist the applicant through the review and approval process.	+	The existing structure will be modified into a pavilion type building.
B	Buildings should be "pedestrian- friendly". Design building facade elements that promote a pedestrian-friendly environment include building to the edge of sidewalk, large storefront window openings at the ground floor, awnings, canopies, and lighting.	NA	
C	All storefront windows and doors at ground level shall have clear glass or light window tinting. Severe window tinting or mirrored glass is not permitted unless pre-approved by staff for "special conditions". Examples of "special conditions" may include restaurant kitchen areas, storage space, and restrooms that would need to be hidden from public view.	NA	
D	New structures should be located at the front property line. 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.	NA	

E	High quality materials and historically appropriate architectural details at the ground floor/street level of buildings can both accent buildings, and provide visual interest for pedestrians and motorists.	TBD	New fencing, lighting, and utility building are proposed. See Condition.
F	New structures greater than three stories high may be permissible if taller portions are set back from the street frontage so that overall sight lines are compatible, and if the increased height is not intrusive towards adjacent structures.	NA	
G	A visual terminus, such as a cornice at the top of a wall helps articulate the architecture, and gives it a completed finished look.	NA	
H	Roof forms that are inconsistent with the character of the Corridor include single pitch (shed) roofs, curving roofs. Flat roof forms with parapets are well-suited to the character and image of the Corridor.	NA	
I	Outdoor eating or temporary seating located within public sidewalk areas must receive staff approval prior to installation. A 4' wide pedestrian zone is required in the public "right-of-way" sidewalk area.	NA	
J	All new mechanical equipment that is visible from a public right-of-way should be installed to have a minimal impact on adjacent properties and from public view. Replacement of existing mechanical equipment is considered general maintenance and will not require a staff review. Additional permits and approvals by other government agencies or authorities may be required.	NA	
K	Permanent service counters, service bars, decks, or similar structures may not be constructed in front of a building's primary street facing façade.	NA	

6 Site Planning, Parking

Checklist

Site planning is an important part of any project. Your site should incorporate attractive and maintainable landscaping to enhance the hardscape of the building. Plants can be used in minimizing the visual impact of parking lot and service areas along BROD.

- + Meets Guidelines NA Not applicable
- Does not meet Guidelines TBD To be determined; insufficient Information
- +/- Meets Guidelines with conditions as noted

Guideline	Finding	Comment
A Development plans shall minimize the adverse visual impact of utility lines on the Corridor. Underground lines or service from the alley, where feasible, is encouraged.	NA	
B Combining existing, small, under-utilized lots to create shared parking areas that are more efficient and more accessible is strongly encouraged.	NA	

C	Parking areas and drive-thru's should be located to the side or rear of structures.	+	Food truck parking is proposed at the rear lot behind the structure with alley access.
D	Parking areas adjacent to the public sidewalks must use landscaping, trees, colonnades or other construction, to maintain the building line created by structures along the sidewalk. Side parking lots which exceed 40% of the total linear lot frontage adjacent to right-of-way shall provide a 36" high masonry, stone, or concrete wall that makes reference to a similar design within the surrounding area extending from the principal structure across the front of the parking area. Surface parking lots with no principal structure shall provide the 36" wall as described. The 36" tall wall can wrap around any existing or proposed monument signage to maintain visibility.	NA	
E	Adequate perimeter landscaping, fencing, or a combination of both is required to help screen parked vehicles from full public view. The screening height shall be 36" above finished grade of parking lot. This height will enable drivers of vehicles to safely see and avoid other pedestrians and vehicles while screening most of the parked vehicles' mass.	NA	
F	New development projects should provide adequate and significant screening to adjacent residential structures. Opaque landscape buffers and other forms of screening shall be used to minimize noise and lighting impact.	+/TBD	Fencing and landscaping are proposed. See Condition.
G	Intensity, location, color, and direction of outdoor lighting shall be sensitive to nearby residential areas.	+/TBD	Outdoor lighting details were not provided. See Condition.
H	Fencing and screening shall be constructed of materials compatible with the principal structure.	+/TBD	Fencing is proposed. See Condition.
I	Chain link fencing must not be visible from Bardstown Road/Baxter Avenue.	NA	
J	The number and width of curb-cuts on the Corridor should be minimized to promote pedestrian circulation. Existing continuous curb-cuts should be reduced to widths necessary for vehicular traffic.	NA	
K	Patios, plazas, or outdoor spaces, constructed, created, or installed in front of a structure that replaces existing turf and/or landscaped areas, shall use permeable pavers, pervious concrete, or equivalent permeable hard surface to reduce water runoff from the property.	+/TBD	A front yard patio and landscaping are proposed. See Condition.
L	Minimum 4'-0" wide landscape buffer area containing a 36" minimum height (at maturity) screen shall run along 90% of the lineal area in front of the patio, plaza, or outdoor space that faces the street. This landscape buffer area shall include permanent landscaping material such as trees (minimum 1-3/4" caliper size at time of planting), shrubs (minimum 18" height at time of planting), groundcover, and/or perennials. Fences, planters, and/or walls (maximum height of 36") are permitted within the landscape buffer area. Landscape buffer plantings shall be installed prior to occupancy or use of the patio, plaza, or outdoor space.	+/TBD	A front yard patio and landscaping are proposed. See Condition.

M	Existing trees located within the property or adjacent property along the street, alley, or access easement shall be preserved and protected unless the City Arborist determines they are not healthy or are dangerous and should be removed. Removed trees should be replaced with appropriate trees approved by the City Arborist. The replacement trees shall be sized at a minimum of 1-3/4" caliper (at time of planting). Replacement tree(s) shall be planted within three months of the tree(s) removal or during the next planting season, whichever comes first.	+	
N	The construction or installation of a deck or structure built off the ground and over existing landscaped areas in front of a building's primary façade is prohibited. Balconies located on the second or third floors of buildings that are cantilevered or bracketed, scaled to match the building's façade, and utilize contextual materials are appropriate.	NA	

7 Historic Preservation

Checklist

Historic buildings (65 years of age or older) help to anchor the BROD to our community's history. Buildings can serve as reminders to future generations how Louisville's citizens lived and worked in the past while serving business and residential requirements today through adaptive reuse. These buildings can serve as future adaptive reuse opportunities. Contributing historical structures are structures that have unique designs, are constructed with unusual materials, or served the public in a manner that was important to the local area. Such structures also add character to the pattern of established development in the Corridor. Given the significant role of historic structures in the Corridor, demolition of any structure will entail stringent review.

- + Meets Guidelines NA Not applicable
- Does not meet Guidelines TBD To be determined; insufficient Information
- +/- Meets Guidelines with conditions as noted

Guideline	Finding	Comment
A Changes to the exterior of contributing historical structures and other structures within the Corridor which were constructed in the last 65 years and that have not been significantly altered shall be reviewed in accordance with the standards established for contributing historic structures by the U.S. Secretary of the Interior, but the Planning and Design Director or Committee may relax these standards in the interest of accomplishing the intentions of the guidelines	NA	Although the structure is over 65 years old, it has been significantly altered. Due to the numerous modifications, it is a non-contributing structure due to lack of historic integrity.
B The design of new or substantially remodeled structures which are adjacent to contributing historic structures should be compatible with them and should incorporate similar design details or references where appropriate.	NA	
C No application to demolish any contributing historical structure or structure built within the last 65 years shall be approved by the Urban Design Administrator unless the applicant demonstrates to the satisfaction of Urban Design Administrator and the Historic Preservation Officer: 1) That the rehabilitation of a structure or construction of a new structure will have a greater positive impact on the District's economic vitality and appearance than would preservation of the structure proposed to be demolished and the rehabilitation of the structure or the construction of the new structure would not be possible or economically feasible without the demolition of the structure proposed to be demolished; or 2) That the applicant cannot obtain a reasonable economic return from the property or structure unless the contributing historical structure or structure constructed within the last 65 years is demolished in accordance with the application.	NA	