



**Bardstown Road/Baxter Avenue Corridor
Review Overlay District**

**Overlay District Permit
Report of the Urban Design Administrator**

Case No: 15BROD1012
Classification: Non-Expedited

GENERAL INFORMATION

Property Address 1250 Bardstown Road #5

Owner: Sandy Metts
Metts Company Inc.
4014 Dutchmans Lane
Louisville, KY 40207
502-895-7777
smetts@bellsouth.net

Applicant: Tom Johnston
Dropping Bird #11 LLC
145 Rose Street
Lexington, KY 40507
859-225-3680
jrogers@abacusky.com

Architect: Barrett Architectural Design LLC
108 Derby Drive
Nicholasville, KY 40356
859-948-4979

Contractor: TBD

Estimated Project Cost: \$ 950,000.00

DESCRIPTION OF PROPOSED DEVELOPMENT:

The applicant requests approval for renovations to an existing restaurant space into a Raising Cane's Chicken Fingers Restaurant. Included in the proposal is removal of the:

- existing parapet cap
- existing light fixtures
- existing storefront door system and windows

- existing cooler
- existing pay window and bump out
- existing wood plank fencing

The building is proposed to be remodeled as follows:

Front Elevation (facing Bardstown Road)

This elevation focuses on the pedestrian, with entry access of double doors with metal canopy and signage, including a painted mural. Materials used are EIFS and brick with accent bands and rowlock and soldier coursing. Standing seam metal roof with neon channel lighting.

Side Elevation (drive thru)

The side elevation has two drive thru windows, same materials as the front elevation with wainscoting and horizontal accent banding. Signage includes a drive thru mural. Pipe bollards at drive thru windows. Metal canopies above drive thru windows. Scuppers, overflow scuppers, and downspouts.

Rear elevation (facing Mid-City Mall)

The rear of the building has employee entry door and roof access ladder. Enclosed area with treated cedar fencing. Roof scuppers and downspouts and exterior lighting shown.

Side elevation

The side elevation features a storefront window system facing the dining area inside. Storefront windows to have standing seam metal roof canopy. Side entry door at front entrance vestibule and two additional entry doors. Raising Cane's signage above entry door and additional signage with accent lighting. EIFS finish with brick wainscoting.

Communications with Applicant, Completion of Application

The application was submitted on July 13, 2015. The application was considered complete and requiring non-expedited review on July 20, 2015. The Proposed Project is scheduled for a hearing at the regular meeting of the Bardstown Road/Baxter Avenue Corridor Review Overlay District Committee on **August 11, 2015 at Noon** at Metro Development Center located at 444 S. Fifth Street.

FINDINGS

Guidelines

The following design guidelines, approved for the Bardstown Road/Baxter Avenue Corridor Review Overlay District, are applicable to the proposed exterior alteration: **Signage, Sign Mounting and Placement, Awnings and Canopies, Building Design, and Site Planning and Parking.** The report of the Design Staff's findings of fact and conclusions with respect to these guidelines is attached to this report.

The following additional findings are incorporated in this report:

Site Context/Background

The proposed project is a part of the Mid City Mall Building and is zoned C2 within a Traditional Marketplace Corridor Form District. The sites location directly faces Bardstown Road. The Mid City Mall is an auto centric 1960's replacement development for an orphanage that occupied the same parcel prior to that time.

The Mall is developed as a centered building with parking surrounding three of the four sides and vehicular access on all four sides, making the development outdated in terms of pedestrian-friendly connections, which are further hampered by drive through-oriented satellite developments.

There have been numerous cases involving this site, including the construction of the Baxter Avenue Cinemas in 1996, redevelopment of the current Dairy Queen, redesign of the facades of the main box, signage, revamping of the Skyline Chili, and the freestanding construction of the Dunkin Donuts in 2012.

CONCLUSIONS

The proposed changes comply with the applicable Design Guidelines for the Bardstown Road Baxter Avenue Corridor Overlay District.

RECOMMENDATION

Considering the information furnished, the Urban Design Administrator finds that the proposal substantially complies with the Design Guidelines of the Overlay and therefore **recommends approval** of the application for an overlay permit with the following condition:

- 1. Final signage and mural design to be submitted for review and approval prior to installation**
- 2. Temporary pole flag signs are not to be installed on property**
- 3. Awnings and canopies are to be installed at a minimum of 8'-0" above finished grade so that pedestrian entry clearances are operationally functional. Awnings must project a minimum of 24" from the building.**

The foregoing information is hereby incorporated in the overlay district permit as approved and is binding upon the applicant, his successors, heirs or assigns. This permit does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.

July 22, 2015
Date

7/22/2015
Date

Burcum Keeton
Burcum Keeton
Architectural Projects Coordinator

Bob Keesaer
Bob Keesaer, AIA, NCARB
Urban Design Administrator

Signage

- + Meets Design Guidelines
- Does Not Meet Design Guidelines Information

NA Not Applicable
NSI Not Sufficient

SPECIFICATIONS	DESIGN REVIEW GUIDELINES	REVIEW RESULTS
1. Significant or Contributing Signs	Re-use and reface existing "significant or contributing signs". See list below.	NA
2. Contributing Signs	Contributing signs are encouraged to remain. These signs are recognized as contributing to the historic artistic character of the corridor. See list below.	NA
3. Back-lit Cabinet Signs and monument signs.	Signs including refaced shall have opaque, non-illuminated face panels. Only the individual letters and logos should be back lit, not the entire surface of the sign.	NA
4. Freestanding Pole Signs.	Freestanding pole signs are not allowed. Existing pole signs that are associated with a property that has not been abandoned or vacant for a period of less than (1) year may be restored or refaced.	+
5. Signs that incorporate LED text /image, flashing, animation, moving graphics, or video.	Signs with an image or text change rate greater than (1) hour are prohibited.	+
6. Storefront Window Signage.	Window signage including temporary window signage and promotional advertising shall not exceed 25% of the total window area. Neon and hanging window signs are encouraged.	+
7. Projecting Wall Signs	Projecting wall signs can be erected or attached to a building's wall and extend a minimum of 18" to a maximum of 8'-0" from the wall surface.	NA
8. Projecting Banner Signs	Projecting banner signs can project no more than 24" from the face of the building.	NA
9. Attached Wall Signs	Attached wall signs composed of individual letters or projecting signs are preferred.	+
10. Monument Sign	Monument signs are allowed only for businesses with a minimum front yard of 15'-0" as measured from the street to the wall of the structure. Monument signs must also be set back a minimum of 15'-0" from the adjacent side property line.	NA
11. Existing Non Conforming Signage	Existing non conforming signage must be removed prior to new approved signs being installed. A " Significant or Contributing Sign" as defined by the guideline in A1.1 is exempt from this requirement.	NA
12. Neon and Neon Simulated Signs.	Neon and simulated neon such as fiber optic and LED lighting strips are encouraged.	+
13. Projecting Lighting Fixtures	Projecting Lighting fixtures used for externally illuminated signs shall be simple and unobtrusive in appearance. They should not obscure the graphics of the sign.	+

14. Directional Signage	Directional signage is used to direct pedestrian or vehicular traffic. No more than 1 image, logo or text combined with the "entry" or 'exit" text is allowed on each directional sign. Directional signage can not exceed 3'-0" in height above finished grade.	+
15. Exposed Conduit	Exposed conduit, electrical transformer boxes, and electrical raceways should be concealed from public view, or painted to blend in with background.	+
16. Multiple Signs Placed on A Building'	Multiple signs placed on a building's façade should be compatible with other surrounding signage located on the structure.	+
17. Permanent Banner Signage	Permanent banner signage shall be made of canvas material or matte textured vinyl material.	NA

Sign Mounting and Placement

+ Meets Design Guidelines
- Does Not Meet Design Guidelines Information

NA Not Applicable
NSI Not Sufficient

SPECIFICATIONS	DESIGN & REVIEW GUIDELINES	REVIEW RESULTS
1. Sign Mounting	Signs shall be mounted or erected so they do not obscure the architectural features or openings of a building.	Final signage to be submitted for review and approval prior to installation
2. Sign Location	Signs may not be located in the right-of-way unless they are approved by the public works department. Exceptions include portable "A" Frame Signs which must be removed at the close of business day. "A" frame signs can not exceed 4'-0" in height and 3'-0" in width.	+
3. Wood Signs	All wood signs need to be stained or painted and have a finished appearance.	NA
4. Sign Placement on the Building.	No sign or portion of a sign shall extend above the cornice line at the top of the building façade or exceed 20 feet in height above finished grade. Rooftop signs are prohibited..	+
5. Outdoor Advertising Billboards	New outdoor advertising billboards are not permitted. Removal of existing billboards is encouraged to promote an active and engaging atmosphere for pedestrians and vehicle traffic.	+

Awnings and Canopies

+ Meets Design Guidelines
 - Does Not Meet Design Guidelines
 Information

NA Not Applicable
 NSI Not Sufficient

SPECIFICATIONS	DESIGN REVIEW GUIDELINES	REVIEW RESULTS
1. Lettering, Logos, and Symbols.	Lettering, logos, and other symbols shall take up less than 33% of the total area of an awning that is attached to a commercial structure. It is recommended that signs and logos be located on the valance area of awnings that have them.	NA
2. Awning Design and Shapes	Convex or (bull nose) awnings are not allowed. Awnings with backlit graphics or other kinds of illumination are not allowed.	+
3. Awning Materials	Approved awning fabric materials include canvas and vinyl.	+ Standing seam metal proposed for canopies
4. Metal or Glass Canopies.	Metal or glass canopies may be appropriate on some buildings if they are compatible with the design and scale of the building.	+
5. Awning height and projecting design dimensions.	Awnings and canopies are to be installed at a minimum of 8'-0" above finished grade so that pedestrian entry clearances are operationally functional. Awnings must project a minimum of 24" from the building. They should be mounted on the wood or metal framing within a door or window opening (and not on the wall surrounding the opening).	+
6. Awning Mounting Locations	In openings with transoms, the awnings should be mounted on the horizontal framing element separating the storefront window from the transom. Awnings should be designed to project over individual window and door openings and not be a continuous feature extending over masonry piers or arches.	+

Building Design

- + Meets Design Guidelines
- Does Not Meet Design Guidelines Information

NA Not Applicable
 NSI Not Sufficient

SPECIFICATIONS	DESIGN REVIEW GUIDELINES	REVIEW RESULTS
1. Existing Structures	Existing structures along the Bardstown Road / Baxter Avenue corridor are encouraged to be renovated and reused.	+
2. Pedestrian -Friendly	Design building façade elements that promote pedestrian – friendly environment include; building to the edge of sidewalk, large storefront window openings at the ground floor, awnings, canopies, and lighting.	+
3. Storefront Windows	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.	+
4. Building Setback	New structures should be located at the front of the 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
5. Building Materials	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.	+
6. Building Height	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 increased height is not intrusive towards adjacent structures.	NA
7. Building Façade Details	A terminus, such as a cornice at the top of a wall helps articulate the architecture, and gives it a completed finished look.	+
8. Roofs	Roof forms that are inconsistent with the character of the Bardstown Road / Baxter Avenue Corridor include: single pitch (shed) roofs, curving roofs. Flat roof forms with parapets are well-suited to the character and image of the Bardstown Road / Baxter Avenue Corridor.	+
9. Outdoor Eating Areas	Outdoor eating or temporary seating located within public sidewalk areas must receive staff approval prior to installation. A 4'-0" wide pedestrian zone is required in the public "Right of Way" sidewalk area.	NA
10. Mechanical Equipment	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.	+
11. Permanent Service Counters	Permanent service counters, service bars, decks, or similar structures may not be constructed in front of a building's primary street facing façade.	NA

Site Planning, Parking

- + Meets Design Guidelines
- Does Not Meet Design Guidelines Information

NA Not Applicable
NSI Not Sufficient

SPECIFICATIONS	DESIGN REVIEW GUIDELINES	REVIEW RESULTS
1. Utility Lines	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
2. Lot usage	Combining existing small, under-utilized lots to create shared parking areas that are more efficient and more accessible is strongly encouraged.	NA
3. Parking areas and Drive Thru's	Parking areas and Drive-Thru's should be located to the side or rear of the structures.	+
4. Parking Areas	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 principle 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
5. Perimeter Landscaping	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 the parking lot. This height will enable drivers of vehicles to safely see and avoid pedestrians and vehicles while screening most of the parked vehicles mass.	+
6. Residential Screening	New development projects should provide adequate significant screening to residential structures.	+
7. Lighting	Intensity, location, color, and direction of outdoor lighting shall be sensitive to nearby residential areas.	+
8. Fencing	Fencing and screening shall be constructed of materials compatible with the principal structure.	+
9. Chain Link Fencing	Chain link fencing must not be visible from Bardstown Road/Baxter Avenue.	NA
10. Curb-cuts	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
11. Patios, Plazas, and Outdoor Spaces	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 form the property.	NA
12. Landscaped Buffer Area	Minimum 4'-0" wide landscape buffer area (LBA) 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 (LBA) shall include permanent landscaping material such as trees (minimum 1	NSI

	¾" 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 LBA. Landscape Buffer Plantings shall be installed prior to occupancy or use of the patio, plaza, or outdoor space.	
13. Existing Trees Preserved and Replaced	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 a 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 ¾" caliper 9at time of planting. Replacement tree(s) shall be planted within 3 months of the tree(s) removal or during the next planting season, which ever comes first.	+
14. Decks in Front of Buildings and Balconies	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 floor of a buildings that are cantilevered or bracketed, scaled to match the building's façade, and utilize contextual materials are appropriate.	NA

