

26-OVERLAY-0004

Mid City Market

1250 Bardstown Rd

**Bardstown Rd/Baxter Ave Corridor Review
Overlay District Committee**

April 21, 2026

Case Manager: Kat Groskreutz

SUMMARY OF REQUEST

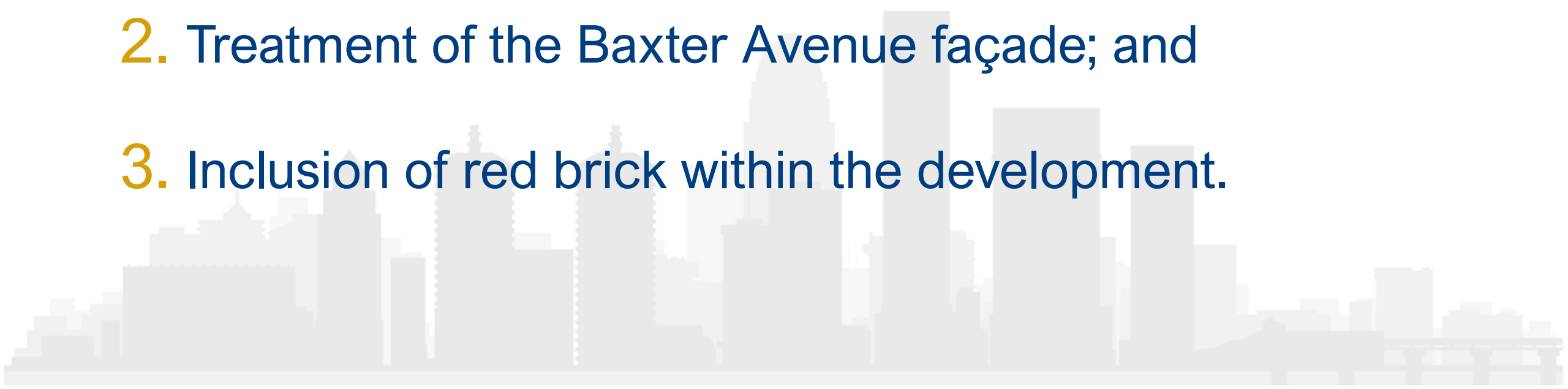


- Demolish the circa 1962, non-contributing, Mid City Mall building
 - Heine Brothers Coffee and Raising Cane's will remain, including surface parking required by lease agreements
- Construct five 1 to 2-story commercial buildings
 - Total of approximately 99,800 sq ft of retail space
 - 2-stories facing Bardstown Rd
- Reduce total parking by 232 space and reconfigure main lot to be internal to the site, mostly screened by buildings
- Redesign main drive entrance from Bardstown Rd
- Construct a masonry colonnade along Baxter Ave
- Provide an open space at the south corner along Baxter Ave
- Improve both alleyways

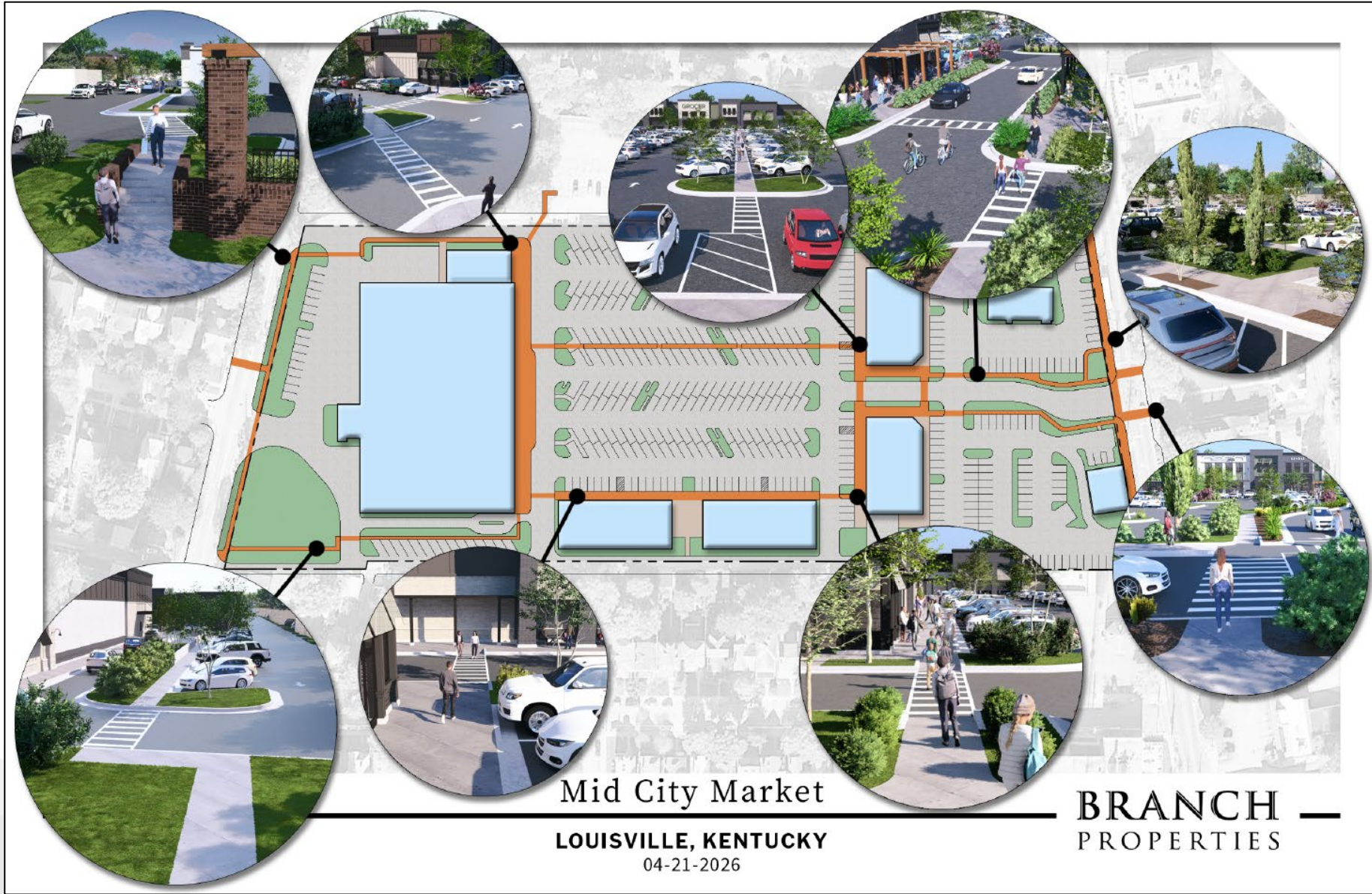
AREAS FOR REVISION



- At the March 17, 2026 meeting, the BROD Committee continued the case and requested the applicant consider three areas for revision:
 1. Pedestrian connectivity across the site;
 2. Treatment of the Baxter Avenue façade; and
 3. Inclusion of red brick within the development.



PEDESTRIAN CONNECTIVITY



Mid City Market

LOUISVILLE, KENTUCKY

04-21-2026

BRANCH

PROPERTIES

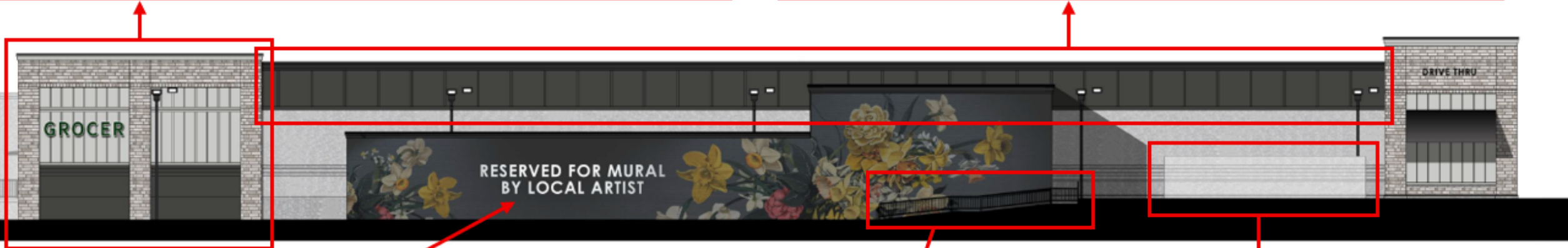
All pedestrian walkways and crosswalks throughout the site

TREATMENT OF BAXTER AVENUE FAÇADE



New north corner detailing to mimic the west corner.

Board and batten treatment carried along the rear.



Clearer representation of the area to include a mural or other public art.

Walkway with railing around ramp and base of screening wall.

Trash compactor screening wall not previously shown.

INCLUSION OF RED BRICK



- The colonnade and knee walls along Baxter Avenue have been changed from dark grey/black brick to red brick.
- Changes were made to the design of the proposed library building to include red brick, but it is not part of this application and not under review by the Overlay Committee.

INCLUSION OF RED BRICK

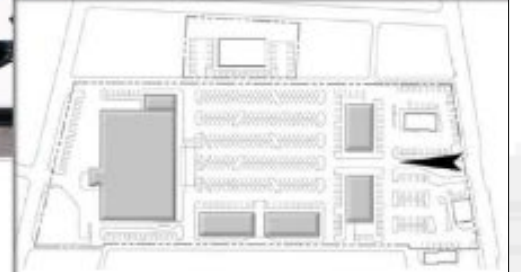


Proposed library building – for reference only, not part of the Overlay review

RENDERINGS



From Bardstown Rd, facing southwest



RENDERINGS



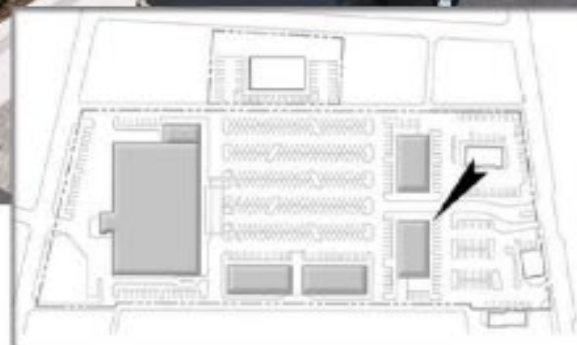
East corner of Heine Brothers from Bardstown Rd, facing west



RENDERINGS



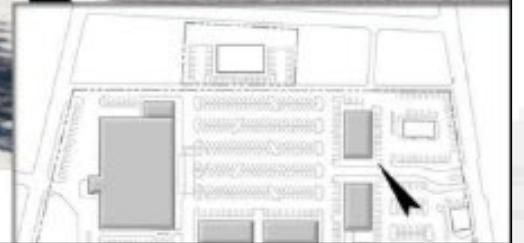
North corner of Building 400, looking south



RENDERINGS



North corner of Building 400, looking west



RENDERINGS

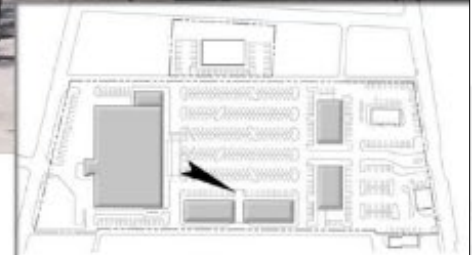


North corner of Building 300, looking south

RENDERINGS



In front of Building 100, looking northeast



STAFF RECOMMENDATIONS



The Urban Design Administrator recommends the application for an Overlay Permit be **approved with the following conditions:**

1. Final design/material details for the building facades shall be provided to staff for review and approval prior to the issuance of construction permits.
2. All design details regarding paving or sidewalk changes, lighting, street furnishings, artwork, mechanical equipment, and landscaping shall be provided to staff for review and approval prior to construction/installation taking place.
3. All storefront windows and doors at ground level, especially facing or visible Bardstown Road, 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." Any areas of window tinting for service areas shall be focused interior to the side and be reviewed and approved by staff prior to installation.
4. Rooftops shall not look cluttered from any pedestrian vantage point. All mechanical or utility equipment should be well-integrated into the overall design and be screened from view with either landscaping, solid screening, or both.

STAFF RECOMMENDATIONS



5. There should be a change in paving surface or other visual treatment at the interior pedestrian intersection to ensure pedestrians and motorists are aware of the presence of each other. Safe, vibrant, and engaging crosswalk designs and pavement marking are highly encouraged.
6. A screening wall, landscaping, or a mix of the two shall be installed in front of any parking areas along both street frontages at a height of at least 36” to screen cars from the sidewalk and street view. Details regarding screening shall be provided to staff prior to installation.
7. The installation of new columnar trees along both street frontages should be avoided and do not qualify for planting requirements. Canopy trees that meet the requirements of the Land Development Code shall be planted to create a more shaded, comfortable, pedestrian-friendly experience.
8. Exterior lighting shall be designed to be visually integrated into the exterior design of the building. Lighting should be designed to provide illumination that creates a greater sense of activity, security, and interest for the pedestrian. Intensity, location, color, and direction of outdoor lighting shall be sensitive to nearby residential areas.
9. No awning or canopy shall be convex or have a bullnose, and they all shall be installed at a minimum of 8’ above finished grade and project a minimum of 24” from the building.

STAFF RECOMMENDATIONS



10. No specific tenant signage is reviewed or approved under this permit. Signage shall be applied for and reviewed under subsequent sign permit application(s).
11. Locations for public art/murals are included on the approved elevations. Specific works have not yet been proposed and shall be applied for and reviewed under a subsequent overlay permit application. Additional locations for public art are encouraged.
12. A mural or other public art, to be reviewed under a subsequent overlay permit as outlined above, shall be installed on the loading dock screening wall facing Baxter Avenue within 6 months of construction completion. In the time from construction to art installation, the screening wall shall be a contrasting color from the main masonry building wall.
13. If the design or materials change, the applicant shall contact staff for review and approval prior to any work taking place.
14. All other required permits and approvals shall be obtained prior to construction.