



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 17 COA 1007 Intake Staff: 3B

Date: 12/2/16 Fee:

Instructions:

For detailed definitions of *Certificate of Appropriateness* and *Overlay District Permit*, please see page 4 of this application. Applications for *Signage* are no longer submitted to Planning & Design Services. Applications for Signage are to be made directly to the Construction Review Division.

Project Information:

Certificate of Appropriateness: ☐ Butchertown ☐ Clifton ☐ Cherokee Triangle ☒ Individual Landmark
☐ Limerick ☐ Old Louisville ☐ Parkland Business ☐ West Main Street

Overlay Permit: ☐ Bardstown/Baxter Ave Overlay (BRO) ☐ Downtown Development Review Overlay (DDRO)
☐ Nulu Review Overlay District (NROD)

Project Name: IL- Colonial Gardens

Project Address / Parcel ID: 818 W Kenwood Dr 062G 0068 0000

Deed Book(s) / Page Numbers²: 10095 / 366

Total Acres: 1.4322

Project Cost: \$ PVA Assessed Value: \$764,580

Existing Square Feet: 7,856 New Construction Square Feet: 0 Height (ft.): 40' Stories: 2

Project Description (use additional sheets if needed):

The Colonial Gardens Project consists of three or four new restaurants gathered around a common outdoor courtyard space with parking located along the rear of the site. There is currently an existing early 1900's building on site, which has been stripped of most of it's detailing, that has individual landmark status. There are four primary alterations to the historic Colonial Gardens building: the demolition of a small one story addition constructed in 1939 to the south, the addition of overhead doors facing an inner proposed courtyard, the addition of a porch on the west façade facing Iroquois Park, and a one story kitchen addition which will replace a previous kitchen removed by emergency order. The two proposed sister buildings, which are slightly more modern and complimentary in design, are not included in the review but contribute to the spirit of the original beer garden.

RECEIVED
JAN 19 2017
PLANNING &
DESIGN SERVICES

17 COA 1007
1167 COOA 1730047

Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Jefferson County Metro, Louisville

Name: Jeff Underhill

Company: _____

Company: Underhill Associates

Address: _____

Address: 808 Lyndon Ln # 204

City: Louisville State: KY Zip: 40202

City: Louisville State: KY Zip: 40222

Primary Phone: _____

Primary Phone: 502-637-5638

Alternate Phone: _____

Alternate Phone: _____

Email: mark.zoeller@louisvilleky.gov

Email: _____

Owner Signature (required): E. Jeffrey M. Rawlins

Attorney: ☐ Check if primary contact

Plan prepared by: ☒ Check if primary contact

Name: RECEIVED

Name: Jeff Rawlins

Company: JAN 19 2017

Company: Architectural Artisans

Address: PLANNING &

Address: 748 East Market Street

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40202

Primary Phone: RECEIVED

Primary Phone: 502-582-3907

Alternate Phone: JAN 19 2017

Alternate Phone: _____

Email: PLANNING &

Email: jr@architecturalartisans.net

Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Jeffrey M Rawlins, in my capacity as architect, hereby
representative/authorized agent/other

certify that Jefferson County Metro, Louisville is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: [Signature] Date: 12/02/16

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

Please submit the completed application along with the following items:

Project information

- ☐ Land Development Report¹
- ☐ Current photographs showing building front, specific project area, and surrounding buildings
- ☐ Pictures, samples, brochures, or other technical data describing materials, such as windows, doors, roofing, fencing, etc. to be used in the renovation or replacement
- ☐ One map of the project area and surrounding properties (may be obtained from <http://www.lojic.org/> using the *LOJIC Online Map*)

Site plan (see site plan example on next page)

- ☐ Two sets of site plans *drawn to scale* with dimensions, as applies to the project, indicating property lines, structures, landscaping, fencing, and parking
- ☐ Two copies of floor plans *drawn to scale* with dimensions and each room labeled
- ☐ Two copies of elevation drawings (a drawing showing exterior walls) *drawn to scale* with dimensions. For fencing, only photos/drawings of the proposed fence are required.

Committee Review Only

Committee reviews may be required due to the complexity of the case. The necessity of these items will be determined by staff upon review. Projects requiring committee level review include construction of new buildings, demolition, and projects that vary widely from design guidelines.

- ☐ Two sets of 11"x17" format site plans drawn to scale with dimensions
- ☐ Two sets of 11"x17" elevation drawings to scale with dimensions
- ☐ Two sets of 11"x17" landscaping drawings to scale with dimensions
- ☐ One set of mailing label sheets for: 1st tier Adjoining Property Owners (APOs)³, owners, applicants, contacts, and Case Manager. Applicant is responsible for mailing.
- ☐ One copy of the mailing label sheets

Resources:

1. Detailed instructions to obtain a Land Development Report are available online at: <http://ags2.lojic.org/lojiconline/>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>
3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504 or via their website: <https://jeffersonpva.ky.gov/>
4. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.

RECEIVED
JAN 19 2017
PLANNING &
DESIGN SERVICES

RECEIVED
JAN 19 2017
PLANNING &
DESIGN SERVICES

Submittal Instructions:

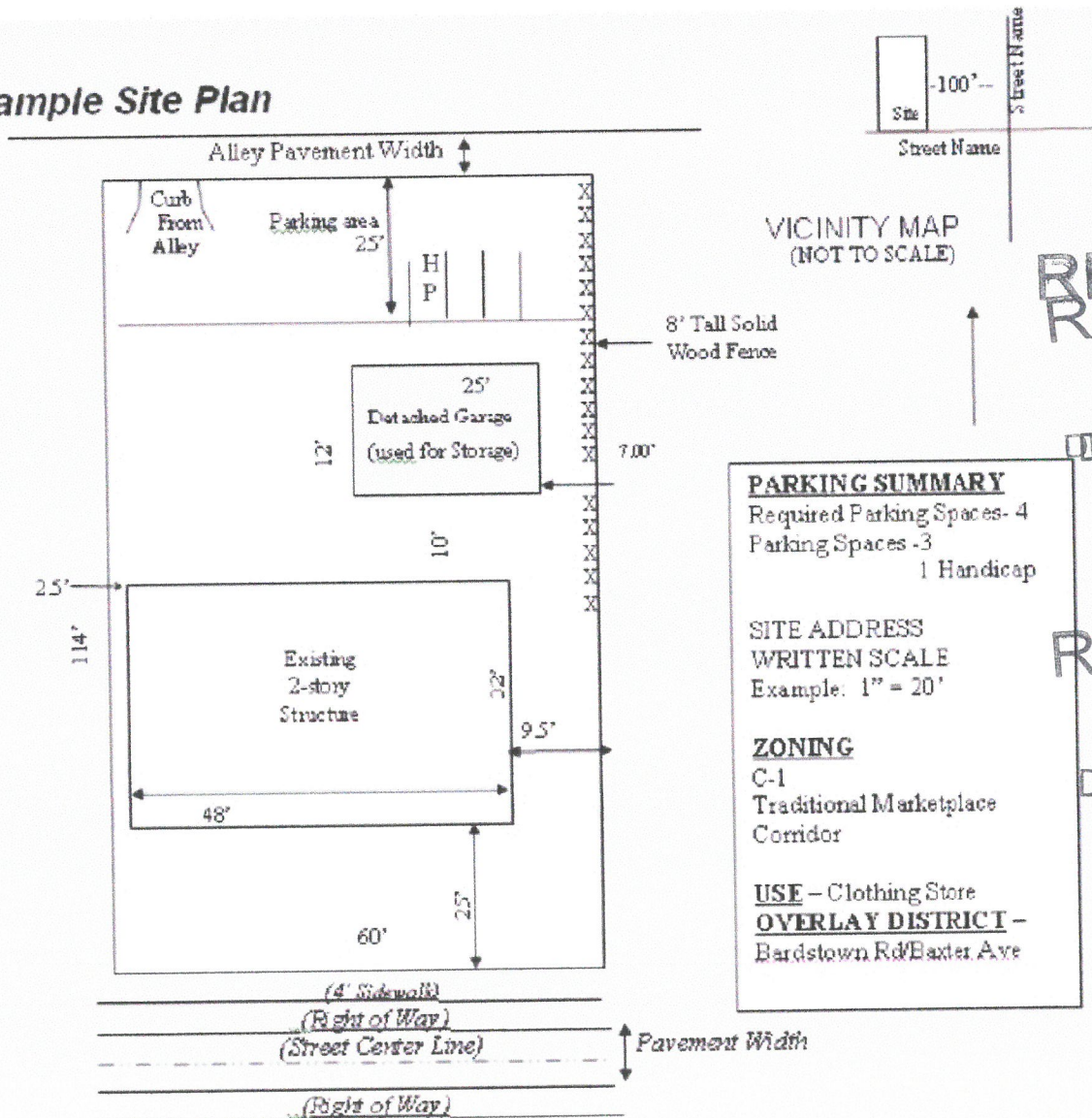
Applications are due on Fridays at 5:00 p.m. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Definitions:

Certificate of Appropriateness: A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires substantial conformance to design guidelines established for each landmark and district. The design guidelines, along with other information regarding local preservation districts, may be found at the website of the Landmarks and Preservation Districts Commission:
<http://www.louisvilleky.gov/PlanningDesign/Historic+Landmarks+and+Preservation+Districts+Commission.htm>

Overlay District Permit: A project involving physical changes to the exterior of a building, structure, or property within an overlay district shall require prior approval in the form of an Overlay Permit. An approval requires substantial conformance to design guidelines established for each overlay district. The design guidelines, along with other information regarding overlay districts, may be found at the following website:
<http://www.louisvilleky.gov/PlanningDesign/Overlay+Districts.htm>

Sample Site Plan



PARKING SUMMARY

Required Parking Spaces - 4
Parking Spaces - 3
1 Handicap

SITE ADDRESS
WRITTEN SCALE
Example: 1" = 20'

ZONING
C-1
Traditional Marketplace
Corridor

USE - Clothing Store
OVERLAY DISTRICT -
Bardstown Rd/Baxter Ave

RECEIVED
JAN 19 2017
PLANNING &
DESIGN SERVICES

RECEIVED
JAN 19 2017
PLANNING &
DESIGN SERVICES



Land Development Report

November 30, 2016 5:07 PM

About LDC

Location

Parcel ID: 062G00680000
Parcel LRSN: 8006708
Address: MULTIPLE ADDRESSES

Zoning

Zoning: C1
Form District: NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: NONE
Urban Renewal: NO
Enterprise Zone: NO
System Development District: NO
Historic Site: NO

RECEIVED
JAN 19 2017
PLANNING &
DESIGN SERVICES

Environmental Constraints

Flood Prone Area
FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0074E
Protected Waterways
Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO
Slopes & Soils
Potential Steep Slope: NO
Unstable Soil: NO
Geology
Karst Terrain: NO

RECEIVED
RECEIVED
JAN 19 2017
PLANNING &
DESIGN SERVICES

Sewer & Drainage

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO015 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 21
Fire Protection District: LOUISVILLE #3
Urban Service District: YES

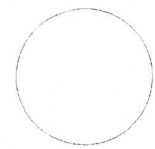
17 COA 1007
18 COA 1007

1555

ARCHITECTURAL ARTISANS INC
748 EAST MARKET STREET LOUISVILLE KY 40202 502 582 3907

RECEIVED
DEC 04 2018
DESIGN SERVICES

COLONIAL GARDENS
R E D E V E L O P M E N T
NEW CUT ROAD & WEST KENWOOD DRIVE LOUISVILLE KENTUCKY 40214



REVISIONS
DATE 17 JANUARY 2018
SHEET 1 OF 2

TN R5
5209 ALPINE WAY
LE D L E
PARCEL ID: 0653 0070 0000

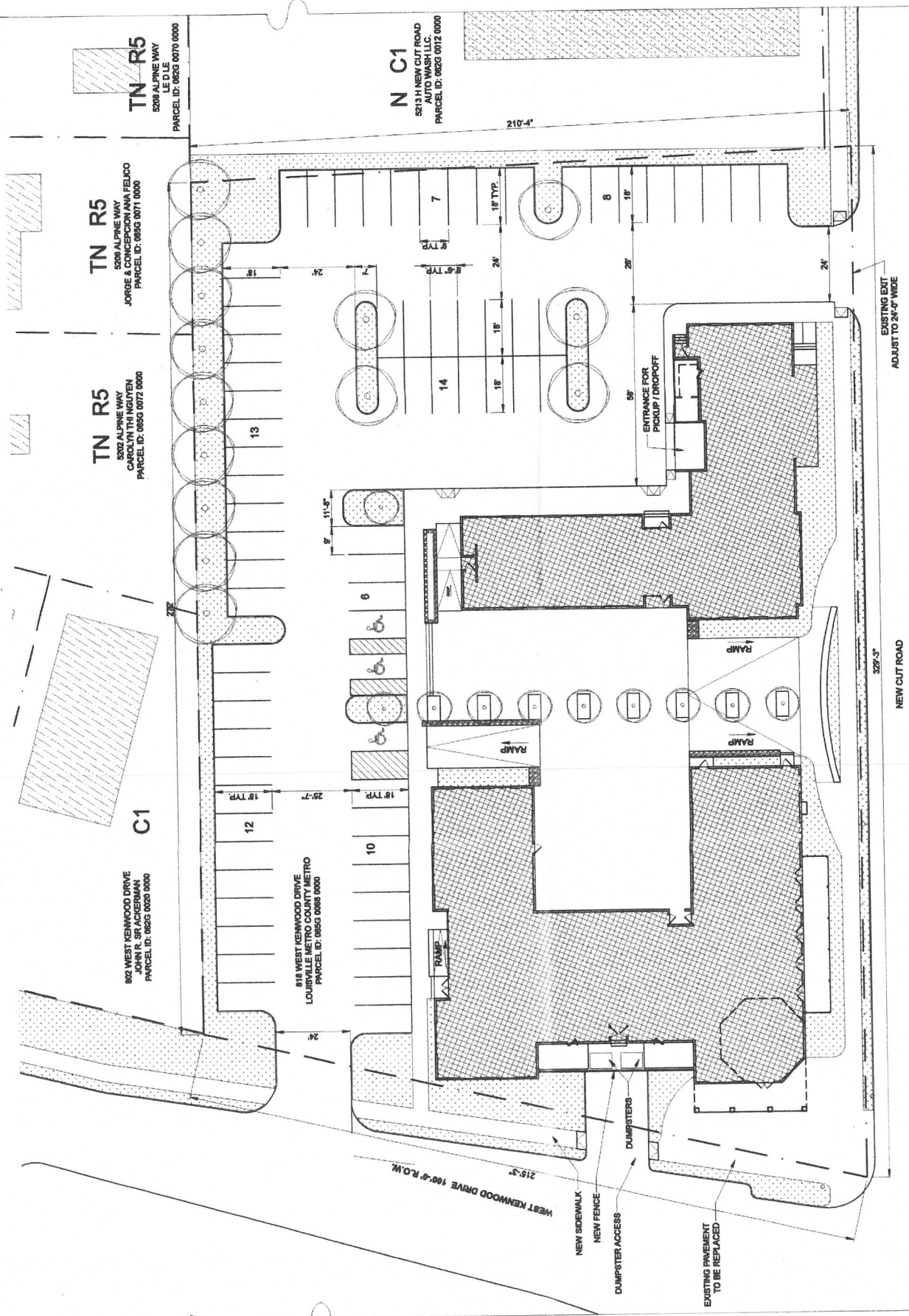
TN R5
5208 ALPINE WAY
JORGE A CONCEPCION ANA FELICO
PARCEL ID: 0653 0071 0000

TN R5
5202 ALPINE WAY
CAROLYN TRIN NORDEN
PARCEL ID: 0653 0072 0000

802 WEST KENWOOD DRIVE
JOHN R. SR ACKERMAN
PARCEL ID: 0653 0020 0000

818 WEST KENWOOD DRIVE
LOUISVILLE METRO COUNTY METRO
PARCEL ID: 0653 0060 0000

N C1
5213 H NEW CUT ROAD
AUTO WASH LLC
PARCEL ID: 0653 0072 0000



SITE CALCULATIONS

GROSS SQUARE FOOTAGE	16000 SQ FT
PARKING REQUIRED (1/250)	64 SPACES
10% TRANSIT REDUCTION	8 SPACES
ADJUSTED PARKING REQUIREMENT	56 SPACES
PARKING PROVIDED	70 SPACES

PROPOSED SITE & VICINITY PLAN
SCALE: 1/20" = 1'-0"



NORTH

EXISTING EXIT
ADJUST TO 24'-0" WIDE

NEW CUT ROAD

NEW SIDEWALK
NEW FENCE

DUMPSTER ACCESS

EXISTING PAVEMENT
TO BE REPLACED

DUMPSTERS

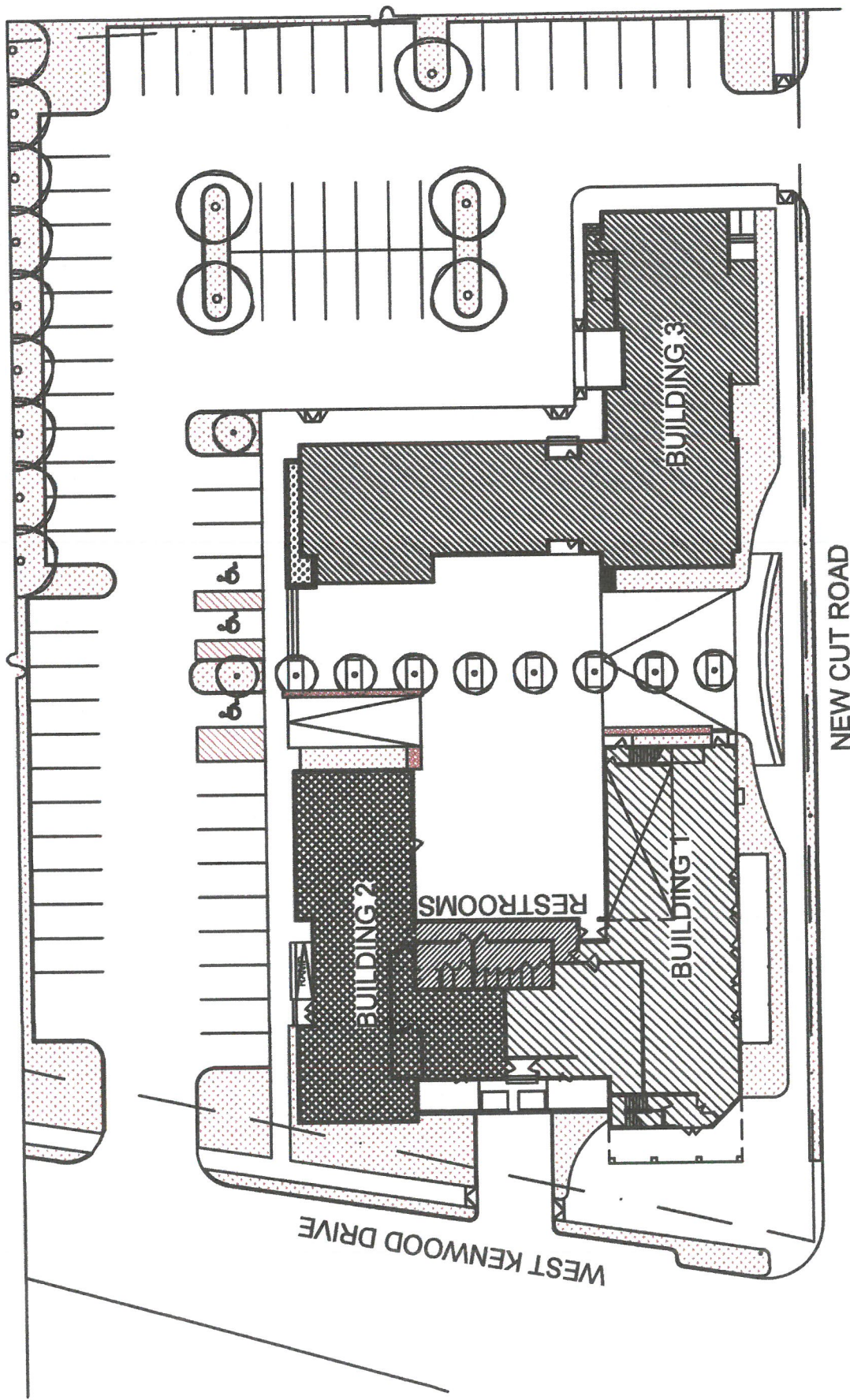
RAMP

RAMP

RAMP

ENTRANCE FOR
PICKUP / DROP OFF

17 COA 1002
18 COA 1007



SITE PLAN OPTION 1

RECEIVED
JAN 19 2017
PLANNING &
DESIGN SERVICE

SCALE: 1/40" = 1'-0"

RECEIVED
JAN 19 2017
PLANNING &
DESIGN SERVICE

SITE CALCULATIONS

GROSS SQUARE FOOTAGE	16820 SQ FT
PARKING PROVIDED	72 SPACES
BUILDING #1 FIRST FLOOR SECOND FLOOR	4304 SQ FT 2733 SQ FT
BUILDING #2	3428 SQ FT
SHARED RESTROOM	751 SQ FT
BUILDING #3	5956 SQ FT

COLONIAL GARDENS
NEW CUT ROAD & KENWOOD DRIVE LOUISVILLE, KY 40204

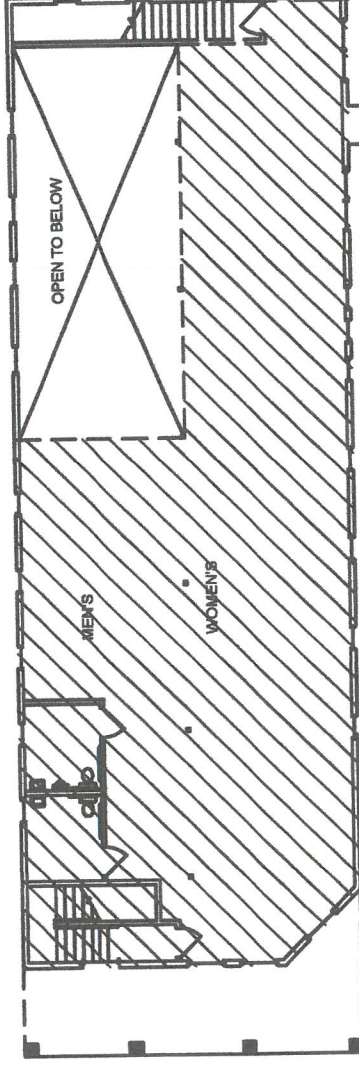
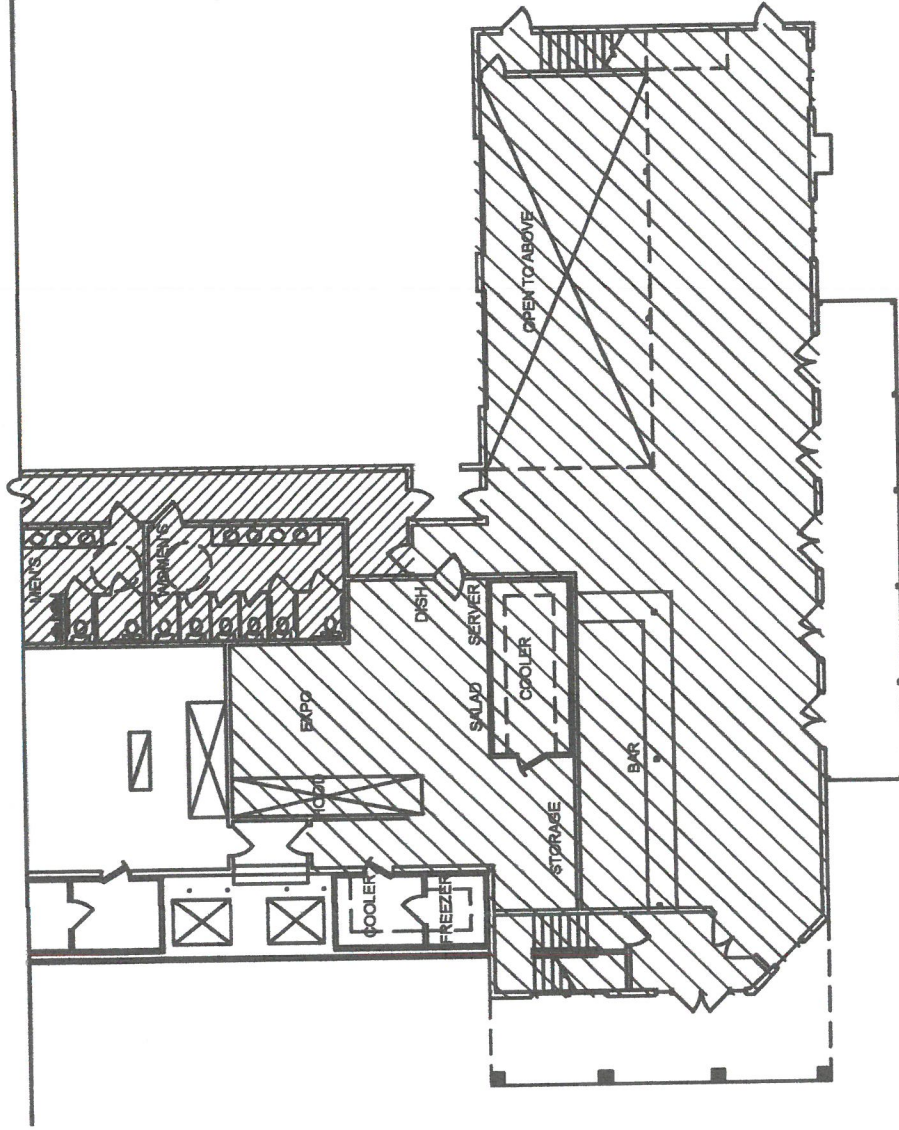
17 COA 1007
18 COA 11004

RECEIVED
JAN 18 2016
PLANNING &
DESIGN SERVICES

BUILDING 1 FIRST FLOOR
4304 SQ FT
DUMPSTER / COOLER AREA
184 SQ FT
FRONT OUTDOOR PORCH AREA
400 SQ FT

BUILDING 1 SECOND FLOOR
2733 SQ FT

RECEIVED
JAN 09 2016
PLANNING &
DESIGN SERVICES



BUILDING #1

SCALE: 1/20" = 1'-0"

COLONIAL GARDENS

NEW CUT ROAD & KENWOOD DRIVE LOUISVILLE, KY 40204



RECEIVED
JAN 19 2007
PLANNING
DESIGN SERVICES

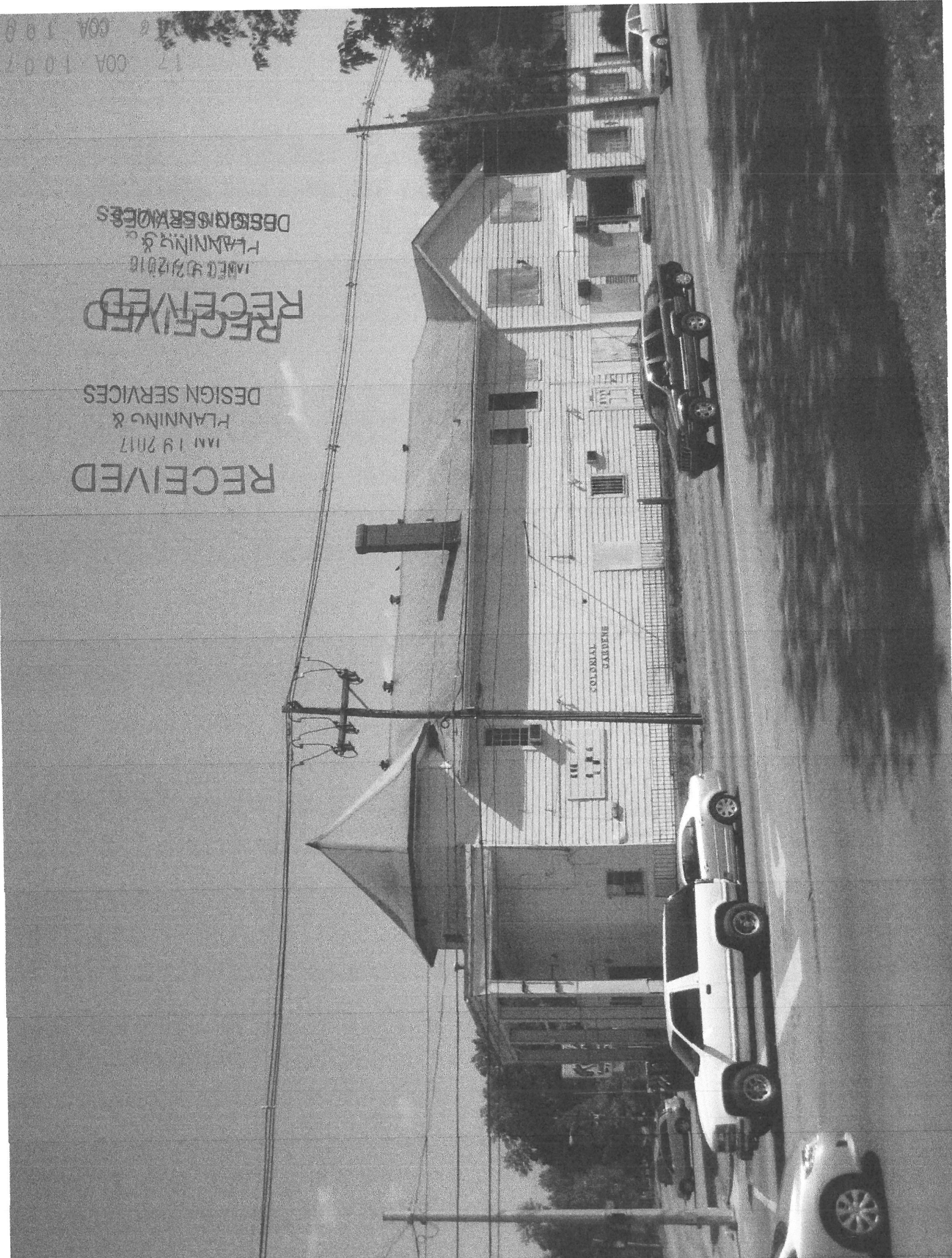
RECEIVED
JAN 19 2007
PLANNING
DESIGN SERVICES



17 COA 1007
18 COA 1007

RECEIVED
JAN 19 2017
PLANNING &
DESIGN SERVICES

RECEIVED
JAN 23 2016
PLANNING &
DESIGN SERVICES





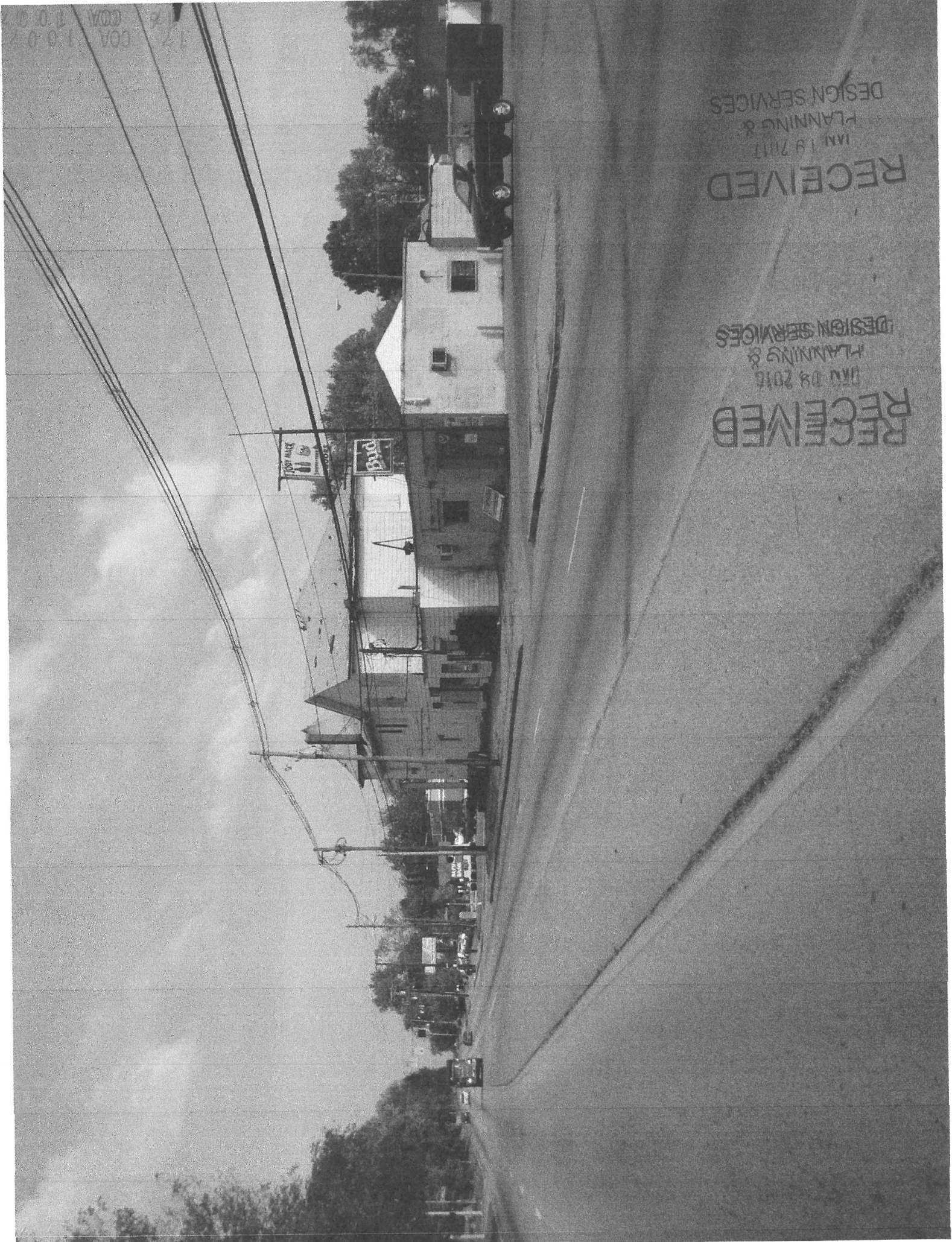
RECEIVED
JAN 19 2017
PLANNING &
DESIGN SERVICES

RECEIVED
DEC 09 2016
PLANNING &
DESIGN SERVICES

COA 1.0 0.7
002A 11300047
167

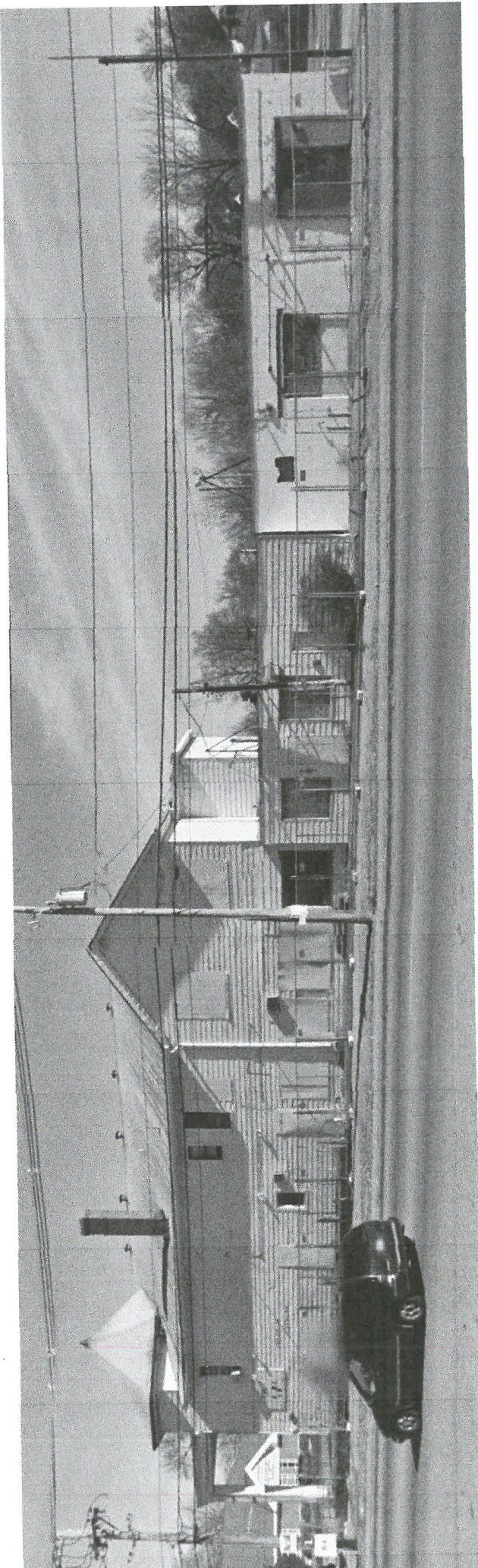
RECEIVED
JAN 19 2017
PLANNING &
DESIGN SERVICES

RECEIVED
JAN 08 2016
PLANNING &
DESIGN SERVICES



RECEIVED
JAN 19 2017
PLANNING &
DESIGN SERVICES

RECEIVED
JAN 19 2017
PLANNING &
DESIGN SERVICES



17 COA 1007
16 COA 1002