



Bardstown Road/Baxter Avenue Corridor Review Overlay District

Report of the Urban Design Administrator & Staff to the Committee

Case No: 18BROD1003
Classification: Non - Expedited

GENERAL INFORMATION

Property Address: 1202 Bardstown Road

Applicant: Kevin Bryan
1202 Bardstown Road
Louisville, KY 40205
kevinjbryan@yahoo.com
502-552-8546

Owner: Orbin Greene; Chris Cook Holding
12008 Log Cabin Lane
Anchorage, KY 40223
jdgreene@twc.com
502-291-3001

Architect: Ben Palmer-Ball, Jr.
8203 Old Westport Road
Louisville, KY 40222
bpalmerball@earthlink.net
502-345-9559

Estimated Project Cost: \$200,000.00

Description of proposed exterior alteration:

The applicant seeks approval for proposed renovations to the existing one story building located at 1202 Bardstown Road. Renovations include a two story building addition and a multi-level rooftop outdoor deck with partial cover provided by a canopy. The deck is proposed to project beyond the front façade of the building and extend over the front patio area. A spiral stair will connect to the rooftop deck with the street level patio.

The current footprint of the building is approximately 675 sf. The two story addition will provide an additional 475 square feet of conditioned space and 740sf of outdoor area. At the rear of the building and behind the neighboring structure at 1200 Bardstown Road, a new sidewalk and stairs are proposed to provide pedestrian access to Lucia Avenue from the building. The first floor of the rear addition will have two new accessible restrooms, an office, and egress stairs. The second story of the addition will also have

two restrooms, storage space, and service bar area. Roll up doors will provide access from the bar area in the addition to the multi-leveled roof top deck. A portion of the roof deck is proposed to be elevated and be covered with an operable louvered canopy system. The addition spans the length of the first floor and extends over the first floor patio area with a steel spiral staircase providing access to the patio below. The addition is proposed to be a steel framing system with painted checkerboard flooring. A minimalist glass railing is shown at the second story. Additional materials proposed are brick veneer and a new standing seam metal roof system over the rear addition.

The existing front entrance and roll up doors will remain. The existing awning will be removed.

Communications with Applicant, Completion of Application

The staff met with the applicant prior to submittal of application to discuss the Overlay process and guidelines. The application was received by Develop Louisville Staff on February 19, 2016. The application was determined to be complete and classified as requiring Non- Expedited Review by Urban Design staff on March 1, 2016. A hearing of the Bardstown Road Baxter Avenue Review Overlay Committee is scheduled for March 20, 2018 at noon.

FINDINGS

Guidelines

The following design guidelines, approved for the Bardstown Road/Baxter Avenue Corridor Review Overlay District, are applicable to the proposed exterior alteration **Building Design, Site Planning, Parking and Historic Preservation**. The report of the Overlay 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

Currently 1202 Bardstown Road is home to a bar "Big Bar". The one story bar is approximately 675sf and has a front patio along Bardstown Road with a low fence and planters.

1202 Bardstown Road is zoned C2 and is within the Traditional Marketplace Corridor Form District. The site is surrounded by other one and two story commercial structures that face Bardstown Road. The property is located on the south side of Bardstown Road, east of Lucia Avenue. The one story masonry building is directly adjacent to the two story masonry commercial building at 1200 Bardstown Road. Both buildings were built in 1900. A surface parking lot and associated multi-family building is adjacent to the east of the property. The property is landlocked to the with no direct vehicular access.. The site currently does not provide on-site parking. Although the proposed project does not alter the site so as to affect existing parking, the addition of square footage will increase the amount of parking spaces required by the Land Development Code. The applicant will need to obtain approvals for required parking through the planning & zoning processes.

Background

The storefront of 1202 Bardstown Road was remodeled in 2012 under **17234-BR** to include roll up doors and brick facade. In 2016, **16BROD1002** was approved for the

installation of a shadow box fence along the west side of the patio for privacy and screening.

CONCLUSIONS

The Overlay Guidelines encourage reuse of existing structures. The current building size and footprint has limited the owner's capacity for business. By expanding and creating a second story, the business will be able to accommodate more customers and provide accessible restrooms for patrons.

The proposed building design has façade elements that are in keeping with the characteristics of the Corridor. Although the addition of a roof deck with spiral stairs will create a unique presence along this portion of Bardstown Road, the proposed design conflicts with **Building Design Guideline 11** and **Site Planning/Parking Design Guideline 14**. Both Guidelines state that *'decks or similar structures shall not be constructed in front of a building's street facing façade'*. However, in this case, the deck will be constructed on the roof of the existing building, and will include a frame support structure extending over the ground floor patio, creating the appearance of a second story balcony rather than a roof top deck structure, or "deck in front of the building". The roof top deck will project over the ground floor patio and include a frame support structure but is not a "deck" as intended by the guidelines.

The addition and deck are scaled to match the building's façade, and utilize appropriate and contemporary materials. The projection over the first floor patio extends the space to the property line and encourages pedestrian interaction at the street level. The louvered canopy portion is set back from the building façade and will be minimally visible from the street level.

Recommendation

Considering the information furnished, the Urban Design Administrator finds that the proposal generally complies with the Overlay Design Guidelines and recommends approval of the application for an Overlay Permit with the following conditions:

1. **Finalized elevations to be submitted to Staff for review and approval prior to construction. Elevations to show further detailing of glass railing, louvered canopy system, and spiral staircase.**

Date

Burcum Keeton
Architectural Project Coordinator

Date

David R. Marchal, AIA
Urban Design Administrator

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.	+, the project increases the massing and presence at the edge of sidewalk
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.	+, existing storefront to remain
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.	+
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.	+ See Condition #1; additional information requested from applicant
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.	NA
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.	+ Existing roof to remain. New standing seam roof over addition. Louvered canopy is set back from building face and will not be visible from street level.
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.	Existing first floor patio to remain
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	NA

	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.	+/- The roof level addition will project over the ground floor patio and include a frame support structure but is not a "deck" as described by the guideline. The roof deck and frame structure and will be scaled to match the building's façade, and utilize appropriate and contemporary materials

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.	+
3. Parking areas and Drive Thru's	Parking areas and Drive-Thru's should be located to the side or rear of the structures.	NA no changes to existing parking
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 no changes to existing parking
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.	NA
6. Residential Screening	New development projects should provide adequate significant screening to residential structures.	NA
7. Lighting	Intensity, location, color, and direction of outdoor lighting shall be sensitive to nearby residential areas.	NSI, lighting plans not provided
8. Fencing	Fencing and screening shall be constructed of materials compatible with the principal structure.	NA, existing box fence to remain
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 from the property.	NA, existing first floor patio to remain
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 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 LBA. Landscape Buffer Plantings shall be installed prior to occupancy or use	NA, existing first floor patio to remain

	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, whichever comes first.	NA
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 building that are cantilevered or bracketed, scaled to match the building's façade, and utilize contextual materials are appropriate.	NA The proposed addition is on second floor of building. The roof level addition will project over the ground floor patio and include a frame support structure but is not a "deck" as described by the guideline. Addition is scaled to match the building's façade, and utilize contextual materials

