

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

20-OVERLAY-0057

1279 Bardstown Rd



Request

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 an existing building, a 1-story wood frame structure currently occupied by Time & Space;
- Construction of a new building, a 2-story frame structure with fiber cement lap and panel siding with 6142 sq. ft. of floor area; the first part facing Bardstown Road will be customized for bar/restaurant space, the back part will be residential with 4 units approximately 700 sq.ft each, built on concrete piers to access parking;
- A new storage addition and fencing is proposed at 1283-Taco City building;
- New concrete sidewalks are proposed



Subject Property: 1279 Bardstown Rd
LOJIC



Existing Conditions



LOUISVILLE

Subject property from Bardstown Rd

Staff photo

Existing Conditions



Front Elevation

Subject property

Staff photo

Existing Conditions



Side Elevation

Subject property

Staff photo

Existing Conditions



Subject property from the alley

Staff photo

Existing Conditions



Subject property from Rear Alley
Google

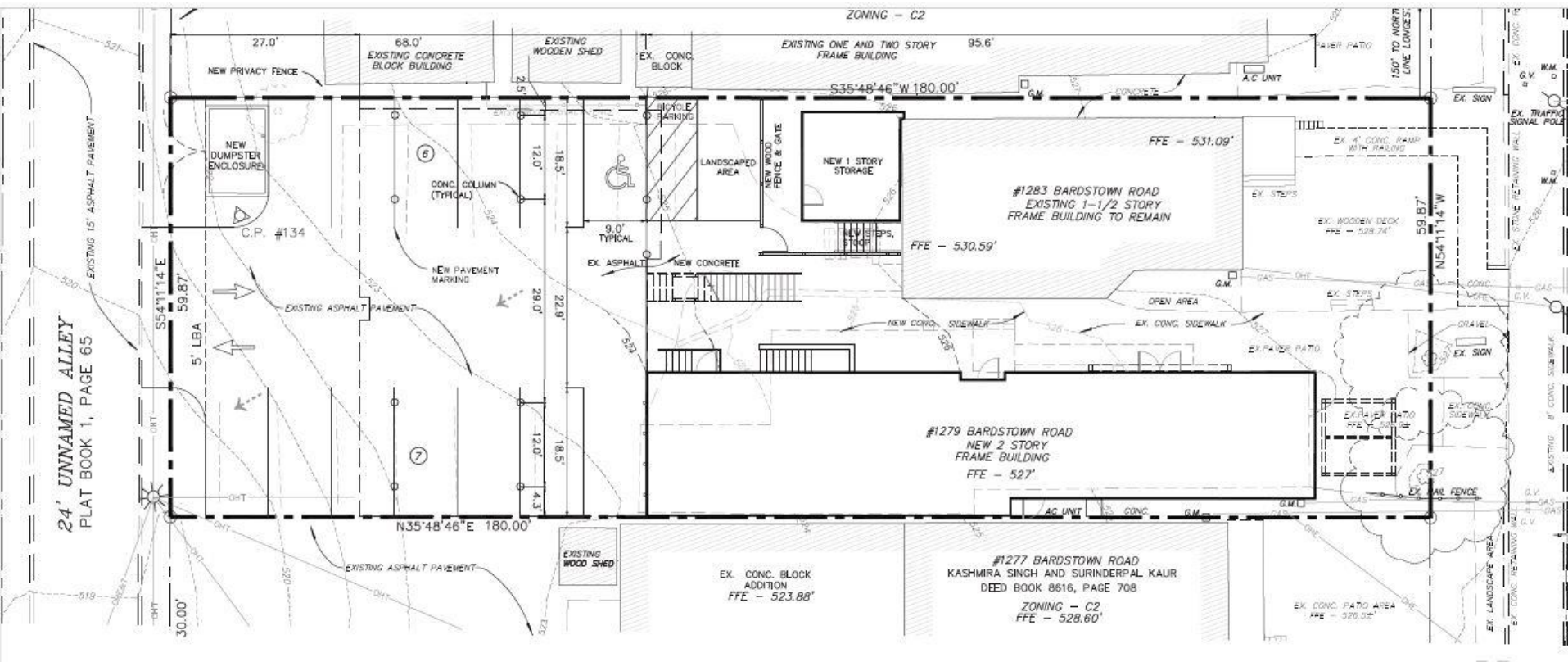
Existing Conditions



Alley behind subject property

Staff photo

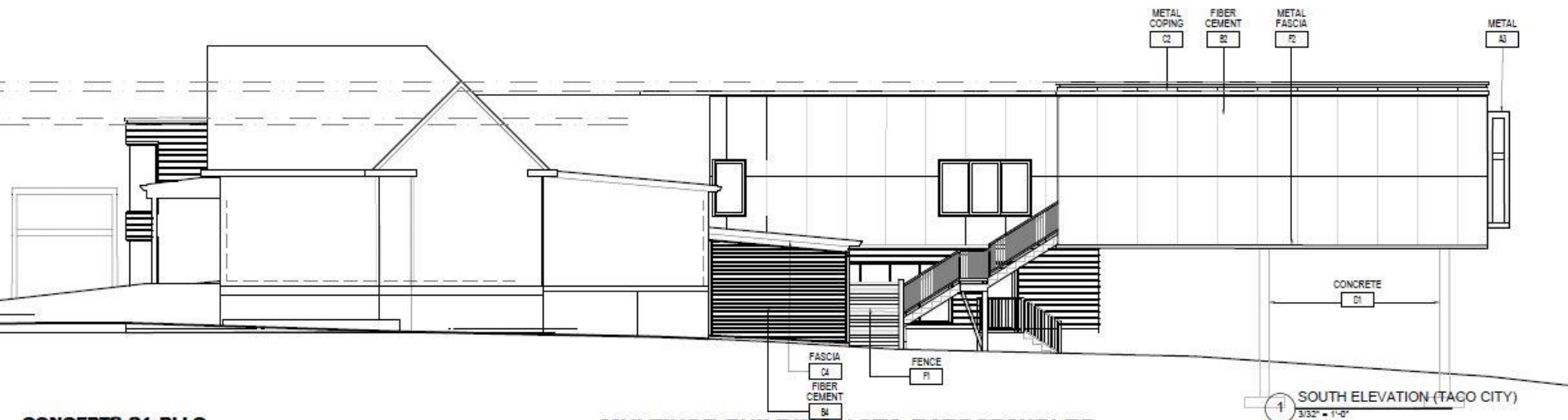
Site Plan



Front elevation



South elevation



SOUTH ELEVATION (TACO CITY)

3/32" = 1'-0"

DATE: DEC. 2020

DRAWN: AN

CONCEPTS 21 PLLC

MNOURI@CONCEPTS21.NET

PHONE: 502.292.7708

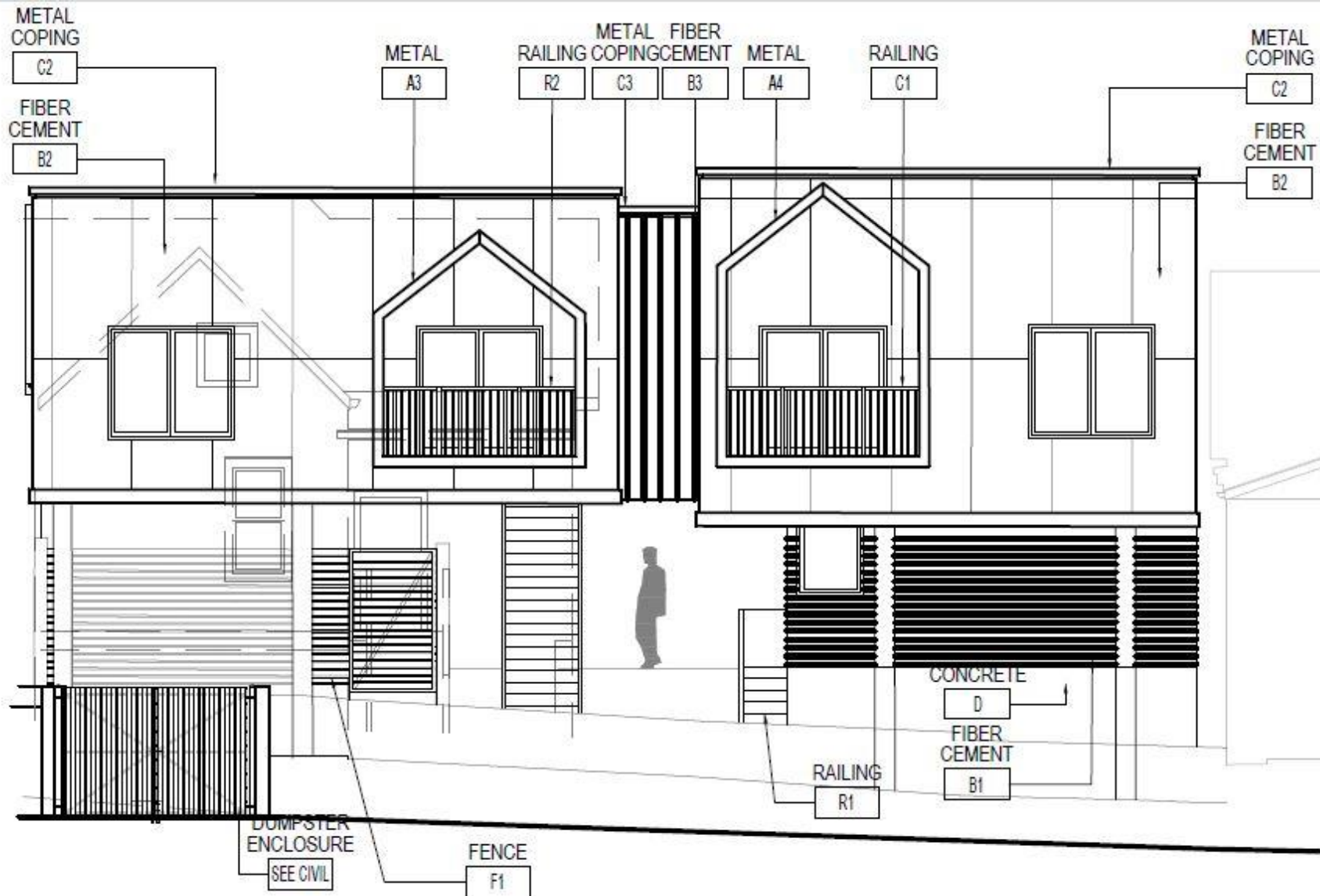
1119 ROSTREVOR CIRCLE

MULTIUSE BUILDING 1279 BARDSTOWN RD

1279-1283 BARDSTOWN ROAD

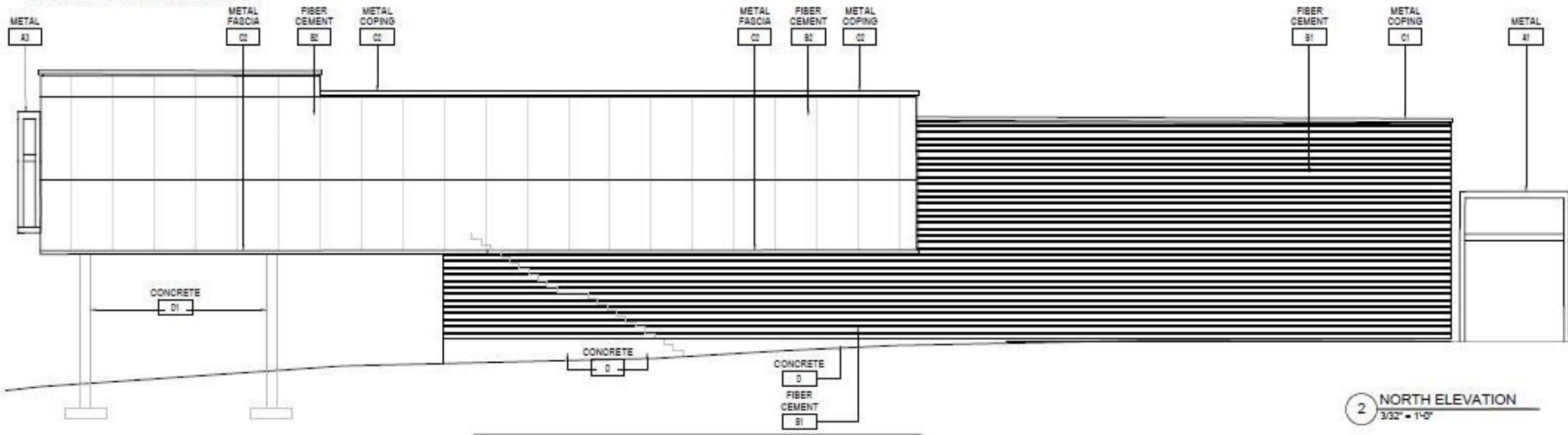
LOUISVILLE, KY 40204

Rear elevation



South elevation

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Recommendation

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

1. Building side setback should provide side yards wide enough to allow for maintenance of the building unless common party walls are provided on the lot line.
2. Signage proposed in the future shall comply with the Signage Design Guidelines and be submitted to staff for final review and approval.
3. 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. Final landscape materials shall comply with applicable Design Guidelines and be submitted to staff for final review and approval.
4. A final landscaping plan shall be submitted for review by Planning & Design Services for compliance with the Land Development Code and the Guidelines including Site Planning, Parking guideline F.
5. Any proposed outdoor lighting shall be submitted to staff for final review and approval.
6. Windows shall have clear glass or light tinting only. Window details shall be submitted to staff for final review and approval.
7. Fencing details shall be submitted to staff for final review and approval.
8. 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.
9. Should the patio be disturbed during construction, the proposed new design for the patio shall be submitted to staff for review and approval prior to installation.