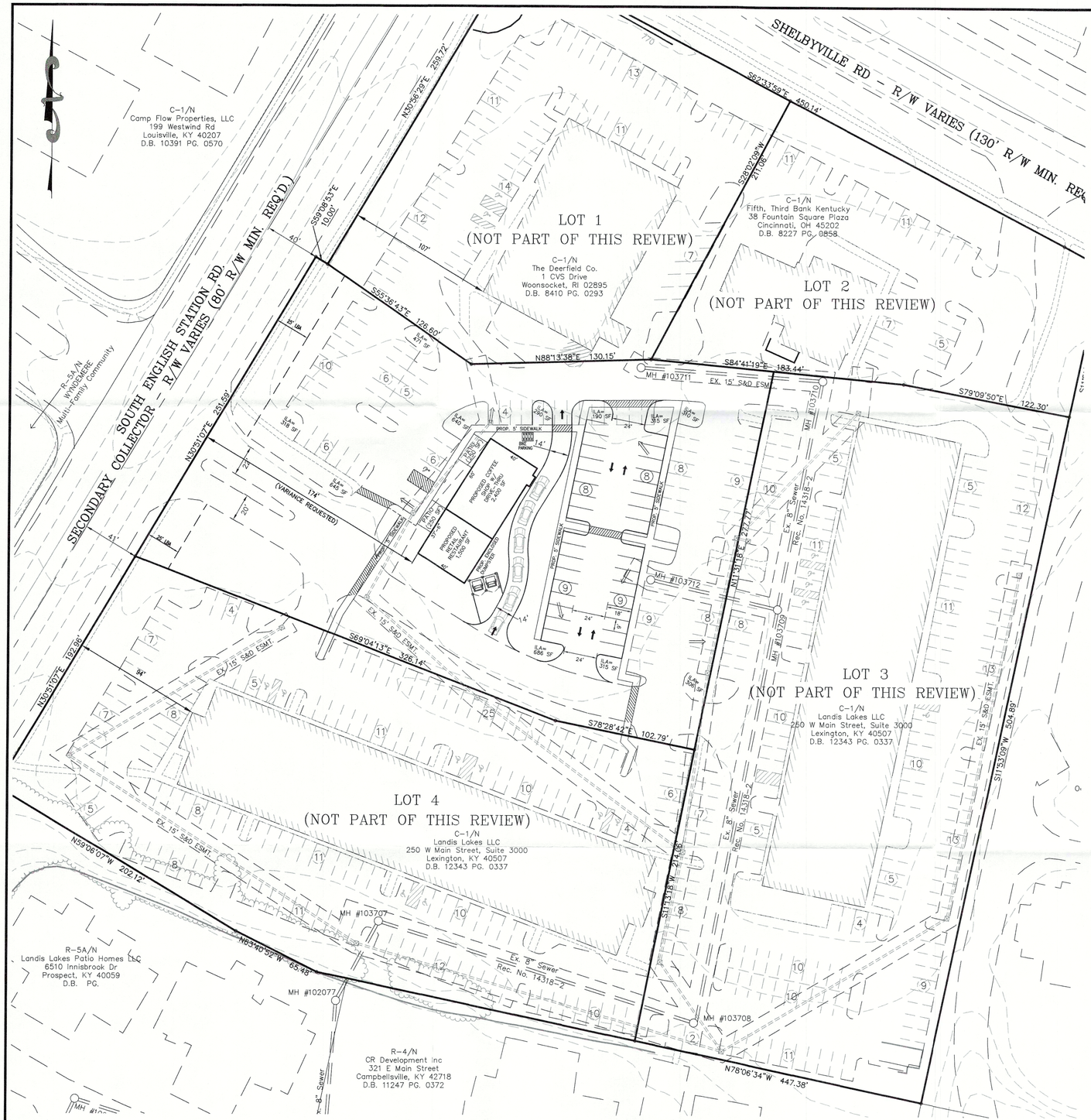
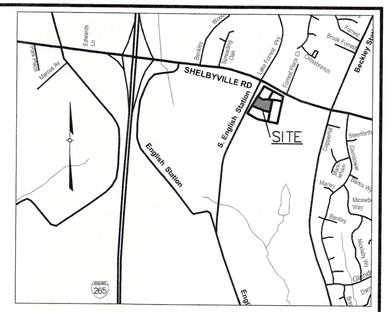


VARIANCE REQUEST:

1. A Variance is requested from Section 5.1.12.B.2.a of the Land Development Code (Updated February, 2023) to allow a structure to exceed the required Infill Front Yard Setback.



LOCATION MAP
NOT TO SCALE

PROJECT DATA (RESTAURANT/COFFEE SHOP)

TOTAL SITE AREA	= 2.19± Ac. (95,362 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= PARKING/VACANT
PROPOSED USE	= COFFEE SHOP (WITH DRIVETHRU) /RESTAURANT / RETAIL
BUILDING HEIGHT	= 1 STORY (45' MAX. ALLOWED)
BUILDING AREA	
PROPOSED RESTAURANT / RETAIL	= 1750 SF (INCL PATIO 250 SF)
PROPOSED COFFEE SHOP	= 2650 SF (INCL PATIO 250 SF)
TOTAL BUILDING AREA	= 4400 SF
F.A.R.	= .05 (1.0 MAX. ALLOWED)
TOTAL VEHICULAR USE AREA	= 57,792 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 4,334 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 4486 SF

PARKING REQUIRED (PROPOSED ADDITION)	MIN	MAX
PROPOSED RESTAURANT/RETAIL	1 SPACE PER 150 SF 14 SPACES	1 SPACE PER 50 SF 35 SPACES
PROPOSED COFFEE SHOP	1 SPACE PER 200 SF 14 SPACES	1 SPACE PER 100 SF 27 SPACES
TOTAL REQUIRED	28 SPACES	62 SPACES
PARKING PROVIDED	= 44 SPACES (INCL 1 HC)	

RECEIVED
MAR 14 2023
PLANNING & DESIGN SERVICES

PARKING SUMMARY

	BUILDING AREAS	MIN. PARKING REQ'D.	MAX. PARKING ALLOWED
LOT 1 (NOT PART OF THIS REVIEW)			
EXISTING CVS PHARMACY	10,800 SF	1 SP/500 SF = 22 SPACES	1 SP/200 SF = 54 SPACES
LOT 2 (NOT PART OF THIS REVIEW)			
EXISTING 5/3 BANK	3,800 SF	1 SP/500 SF = 8 SPACES	1 SP/200 SF = 19 SPACES
LOT 3 & 4 (NOT PART OF THIS REVIEW)			
EXISTING RETAIL SHOPPING CENTER	24,819 SF	1 SP/500 SF = 50 SPACES	1 SP/200 SF = 125 SPACES
EXISTING RESTAURANT	20046 SF	1 SP/500 SF = 41 SPACES	1 SP/100 SF = 201 SPACES
EXISTING GENERAL OFFICE (2ND FLOOR)	36,500 SF	1 SP/400 SF = 92 SPACES	1 SP/150 SF = 244 SPACES
EXISTING MEDICAL OFFICE (2ND FLOOR)	10,500 SF	1 SP/400 SF = 27 SPACES	1 SP/150 SF = 70 SPACES
TOTAL PARKING REQUIRED EXISTING EXISTING BUILDING AREA		MIN REQUIRED = 240 SPACES	MAX REQUIRED = 713 SPACES
LOT 5 (SUBJECT SITE)			
PROPOSED RESTAURANT/RETAIL+(PATIO)	1,750 SF	1 SP/125 SF = 14 SPACES	1 SP/50 SF = 35 SPACES
PROPOSED COFFEE SHOP W/PATIO	2,650 SF	1 SP/200 SF = 14 SPACES	1 SP/100 SF = 27 SPACES
TOTAL	4,400 SF	MIN REQUIRED = 28 SPACES	MAX REQUIRED = 62 SPACES
TOTAL PARKING REQUIRED (EX + PROP)		**MIN REQUIRED = 255 SPACES**	**MAX REQUIRED = 774 SPACES**
TOTAL PARKING SPACES PROVIDED = 548 SPACES (+ 24 NET GAIN)			

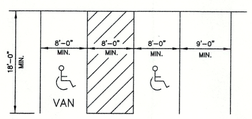
GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. State Highway encroachment permit will be required for any work in the state right-of-way.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the right-of-way.
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
7. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
9. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
10. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
11. A Karst survey was performed on 1-29-2023 by Theodore Bernstein, RLA and no KARST features were observed.
12. Mitigation measures for dust control shall be in place during construction to prevent fugitive emissions from reaching existing roads and neighboring properties.

MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0050 F dated February 26, 2021.
4. Drainage pattern depicted by arrows (⟹) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
7. This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 29,255 S.F.
8. Site is subject to regional facility fee's. Downstream verification may be required at the construction plan phase.

LEGEND
- = PROPOSED STORM SEWER, CATCH BASIN
- = EXISTING SEWER AND MANHOLE
- = EXISTING STORM SEWER, CATCH BASIN



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS – LOT 5

TOTAL SITE AREA	=	95,362 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	20% (19,072 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	20% (19,440 S.F.)

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

OWNER:
LANDIS LAKES LLC
250 W MAIN STREET, SUITE 3000
LEXINGTON, KY 40507

SITE ADDRESS:
101 S ENGLISH STATION RD
TAX BLOCK 0032, LOT 0222
D.B. 12343, PG. 0337

RELATED CASES: 15DEVPLAN1207, 13420, 09-020-01

COUNCIL DISTRICT – 11
FIRE PROTECTION DISTRICT – ANCHORAGE MIDDLETOWN
MUNICIPALITY – LOUISVILLE

WATER# 8343

22-DDP-0144

REVISIONS | NO. | DATE | DESCRIPTION | BY

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 19210-1-ROOP
DATE: 12-22-22
SCALE: AS SHOWN
DRAWN BY: TWB
CHECKED BY: TWB

L D&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING · LAND SURVEYING · LANDSCAPE ARCHITECTURE
503 WATERFRONT MALL, SUITE 201, LOUISVILLE, KENTUCKY 40202
PHONE: (502) 568-4434 FAX: (502) 568-4435
WEB SITE: WWW.LDD-NOW.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

LANDIS LAKES TOWN CENTER OUTLOT
DEVELOPER
LANDIS LAKES, LLC
250 MAIN STREET, SUITE 3000
LEXINGTON, KY 40507

JOB NO. 19210

SHEET 1 OF 1