

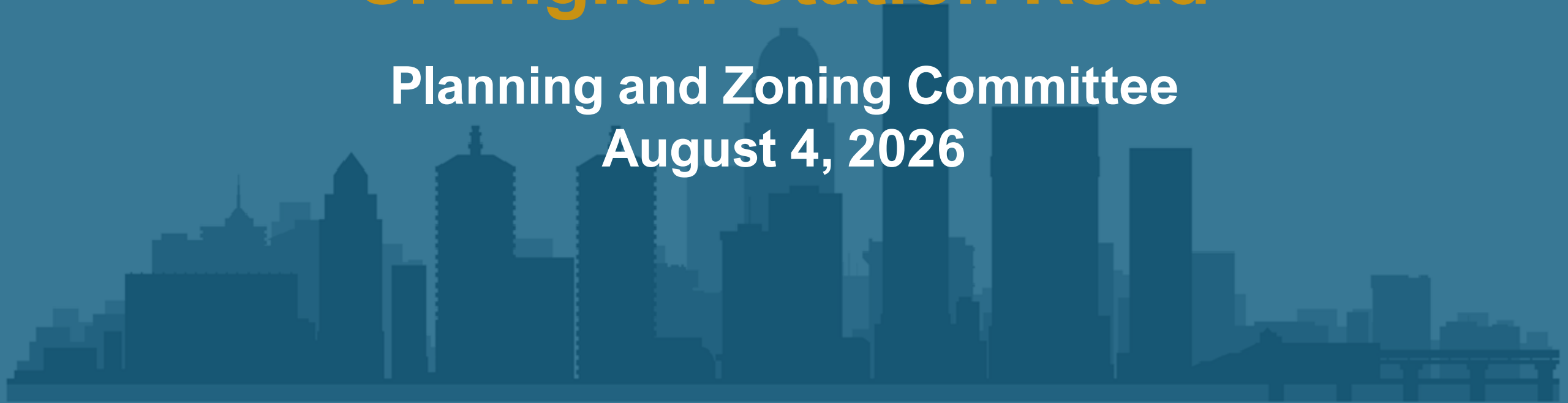
O-197-26

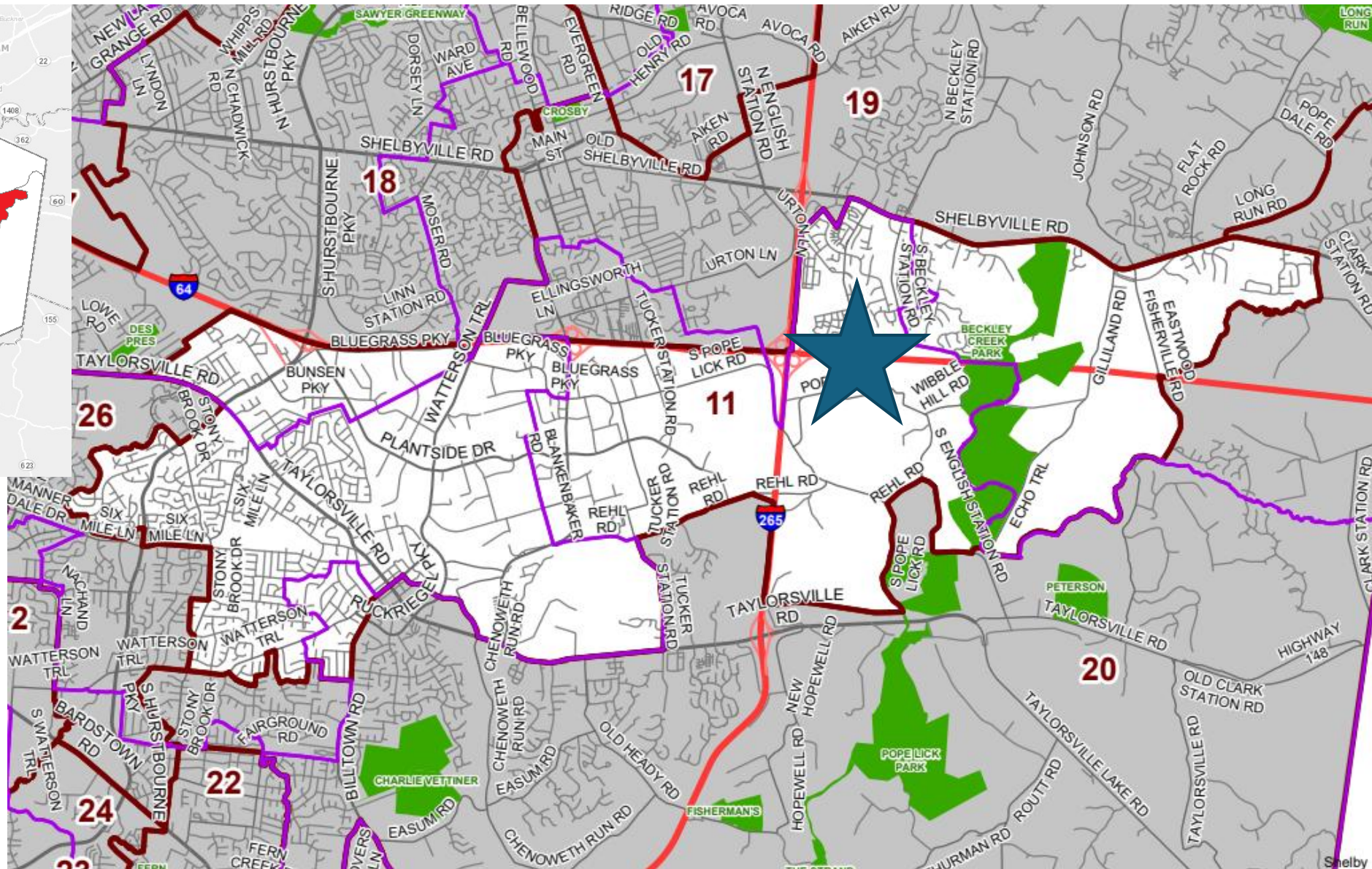
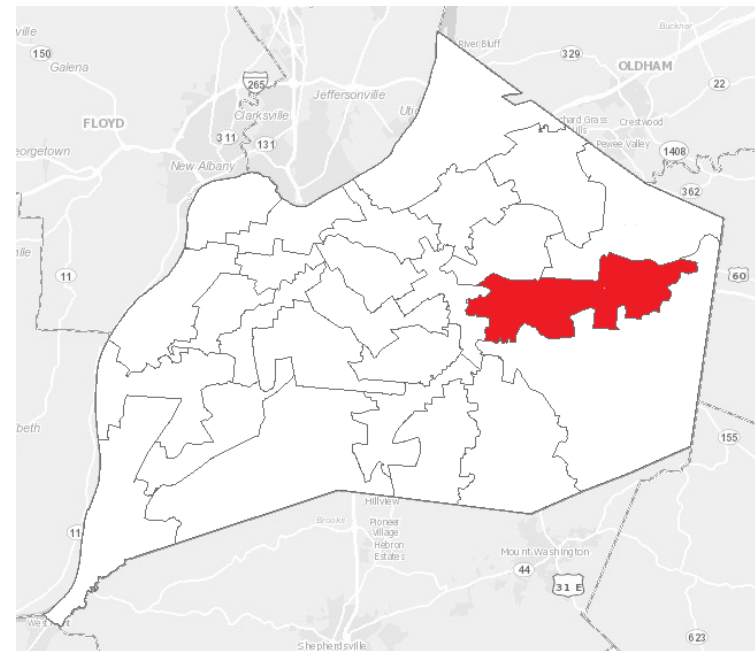
26-AMEND-0002

S. English Station Road

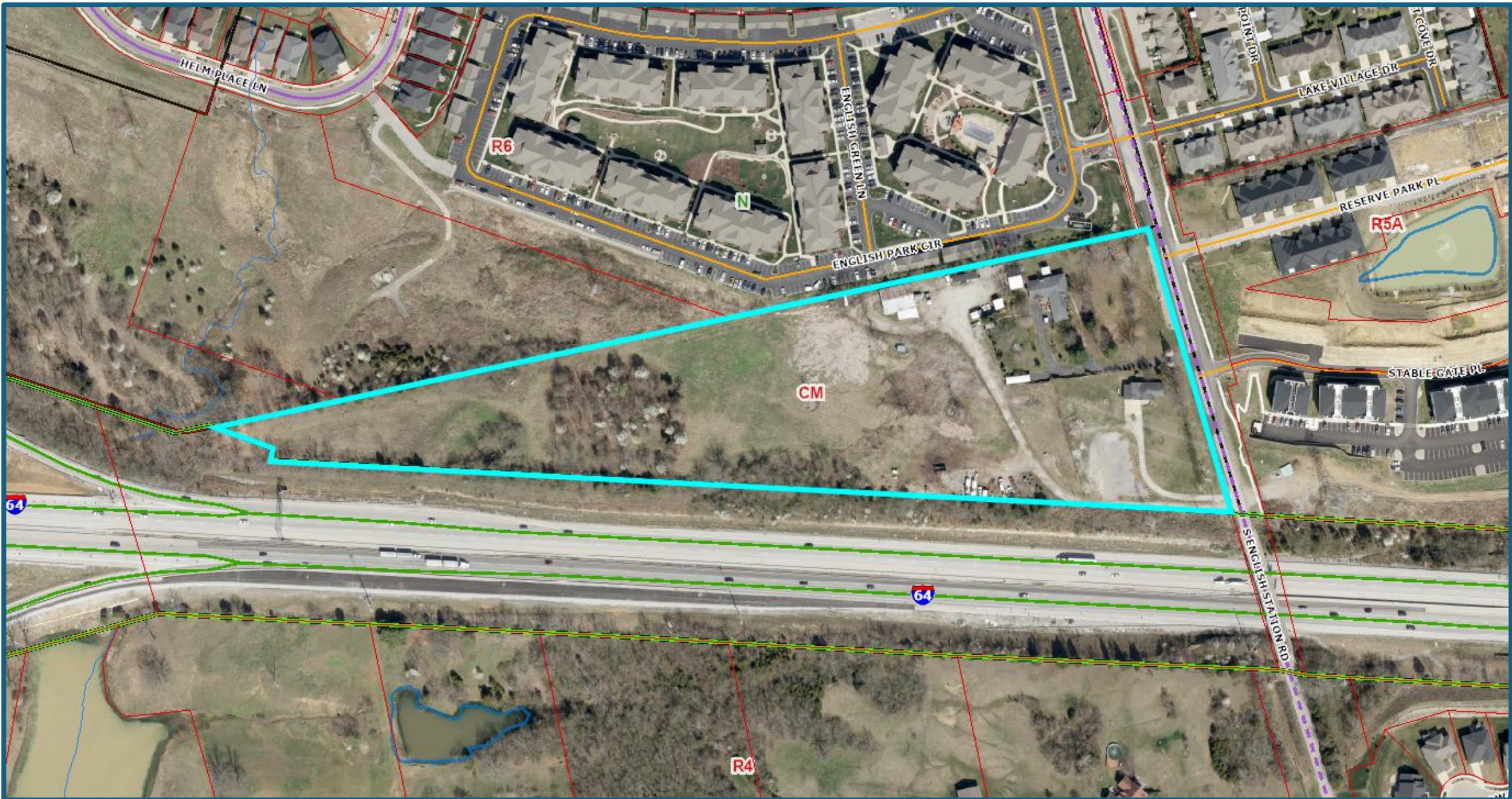
Planning and Zoning Committee

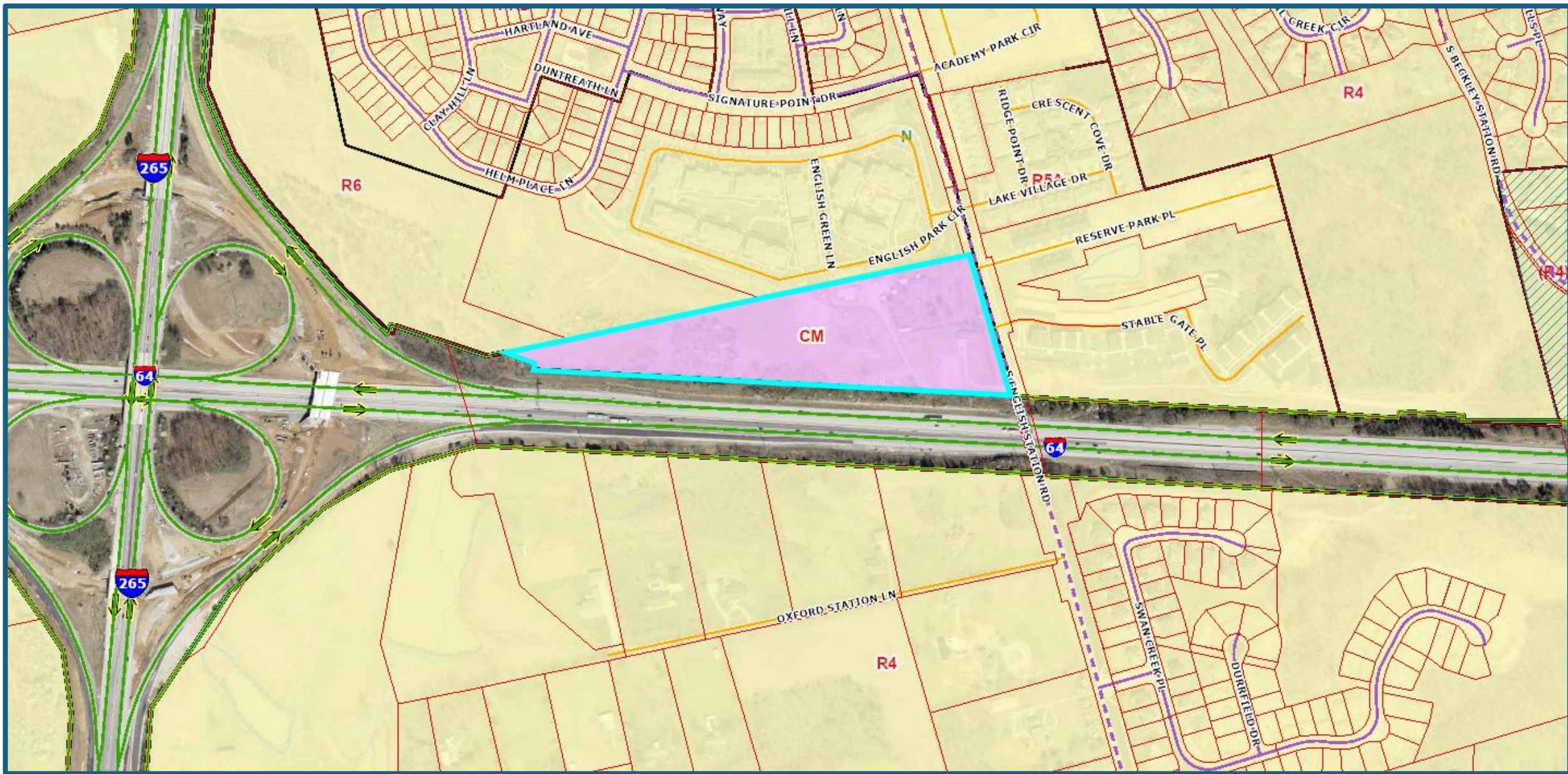
August 4, 2026





- 908 S. English Station Road
- 11-Kevin Kramer





REQUEST



- Amendment to Binding Elements

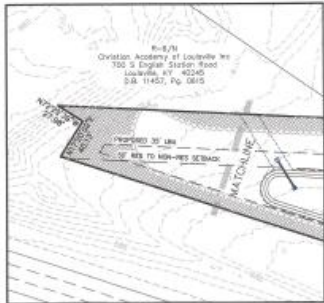


CASE SUMMARY



- The Binding Element states, “The only permitted C-1, C-2, M-1, or C-M use allowed on the property shall be mini-storage and recreational vehicles and boat/landscape trailer parking.”
- Applicant would like to add “and Short-Term Rental of the existing north building on site until such time as the mini-storage building is constructed” to Binding Element #15.





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. There shall be no commercial signs in the right-of-way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. Construction fencing shall be erected prior to any construction or grading activities preventing compaction at road 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.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
8. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging existing sidewalks, properties or public right-of-way, 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.
9. Benchmark and topographical information shown hereon were derived from Kentucky LIDAR. Boundary information was taken from deed.
10. A Karst survey was performed on 12-12-2023 by Theodora Bernstein, RIA and no KARST features were observed.
11. Street trees to be provided in all adjacent rights-of-way. Final location and type to be shown on the approved landscape plan.

MSD NOTES

1. All retail shops must have individual connections per MSD's fots, oils and grease policy.
2. 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.
3. Sanitary sewer not available, subject to Board of Health approval prior to MSD construction plan approval. A Downstream Facilities Capacity request will be submitted to MSD.
4. No portion of the site is within the 100 year flood plain per FRM Map No. 21111 C 0040/0050 dated February 20th 2021.
5. Drainage pattern depicted by arrows (---) is for conceptual purposes.
6. If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
7. On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
8. 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.
9. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper being of Green Best Mgmt. Practices.
10. MSD drainage bond required prior to construction plan approval.
11. If the final site design has thru drainage, an easement plot will be required prior to MSD granting construction plan approval.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 12.684 Ac. (550,394 SF)
EXISTING TREE CANOPY AREA	= 21.98 (100,923 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED	= 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 6.5% (35,722 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (193,338 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 28.5% (157,816 S.F.)

PROJECT DATA

GROSS SITE AREA	= 12.684 Ac. (550,394 SF)
AREA OF E/W DEDICATION	= 0.104 Ac. (4,585 SF)
NET SITE AREA	= 12.58 Ac. (545,809 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-M
FORM DISTRICT	= RESIDENTIAL
EXISTING USE	= MEN-WAREHOUSE (STORAGE) / BOAT & RV STORAGE
PROPOSED USE	= 1-3 STORY (13' TALL MAX.)
PROPOSED BUILDING HEIGHT	= 35'
PROPOSED BUILDING FOOTPRINT AREA	= 80,000 SF
GROSS FLOOR AREA	= 130,400 SF (STORAGE & OFFICE)
PARKING REQUIRED	= 23 SPACES
STORAGE REQUIRED	= 59 SPACES
1 SF/250 SF + 1 PER 15	
CLIMATE CONTROLLED UNITS (MIN)	= 6 SPACES
1 SF/250 SF + 1 PER 5	
CLIMATE CONTROLLED UNITS (MAX)	= 18 SPACES
OFFICE	
1 SF/400 SF	
1 SF/150 SF	
TOTAL PARKING REQUIRED	= 29 (MIN) 75 (MAX)
PARKING PROVIDED	= 14 SPACES (INCL. 2 HO)
BIKEWAY PARKING PROVIDED	= 3 SPACES
TOTAL VEHICULAR USE AREA	= 146,315 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 11,124 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 14,250 SF



LOCATION MAP
NOT TO SCALE

WAIVER REQUEST:

A WAIVER IS BEING REQUESTED FROM TABLE 5.1.2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED AMOUNT OF PARKING SPACES FROM 23 TO 14.

IMPERVIOUS DATA

TOTAL SITE DISTURBANCE AREA	= 420,981 SF (8.66 AC)
EXISTING IMPERVIOUS AREA	= 58,456 SF
PROPOSED IMPERVIOUS AREA	= 230,715 SF (5.08% INCREASE)

REVISIONS	DESCRIPTION	BY	DATE
1	ADDRESS ADJUST COMMENTS		3/9/24

PROJECT DATA	ENGINEER'S SEAL	SURVEYOR'S SEAL
FILE NAME: DIST-IMP		
DATE: 12/7/23		
SCALE: AS SHOWN		
CHECKED BY: TR		
DRAWN BY: TR		

PROJECT DATA	ENGINEER'S SEAL	SURVEYOR'S SEAL
FILE NAME: DIST-IMP		
DATE: 12/7/23		
SCALE: AS SHOWN		
CHECKED BY: TR		
DRAWN BY: TR		

PROJECT DATA	ENGINEER'S SEAL	SURVEYOR'S SEAL
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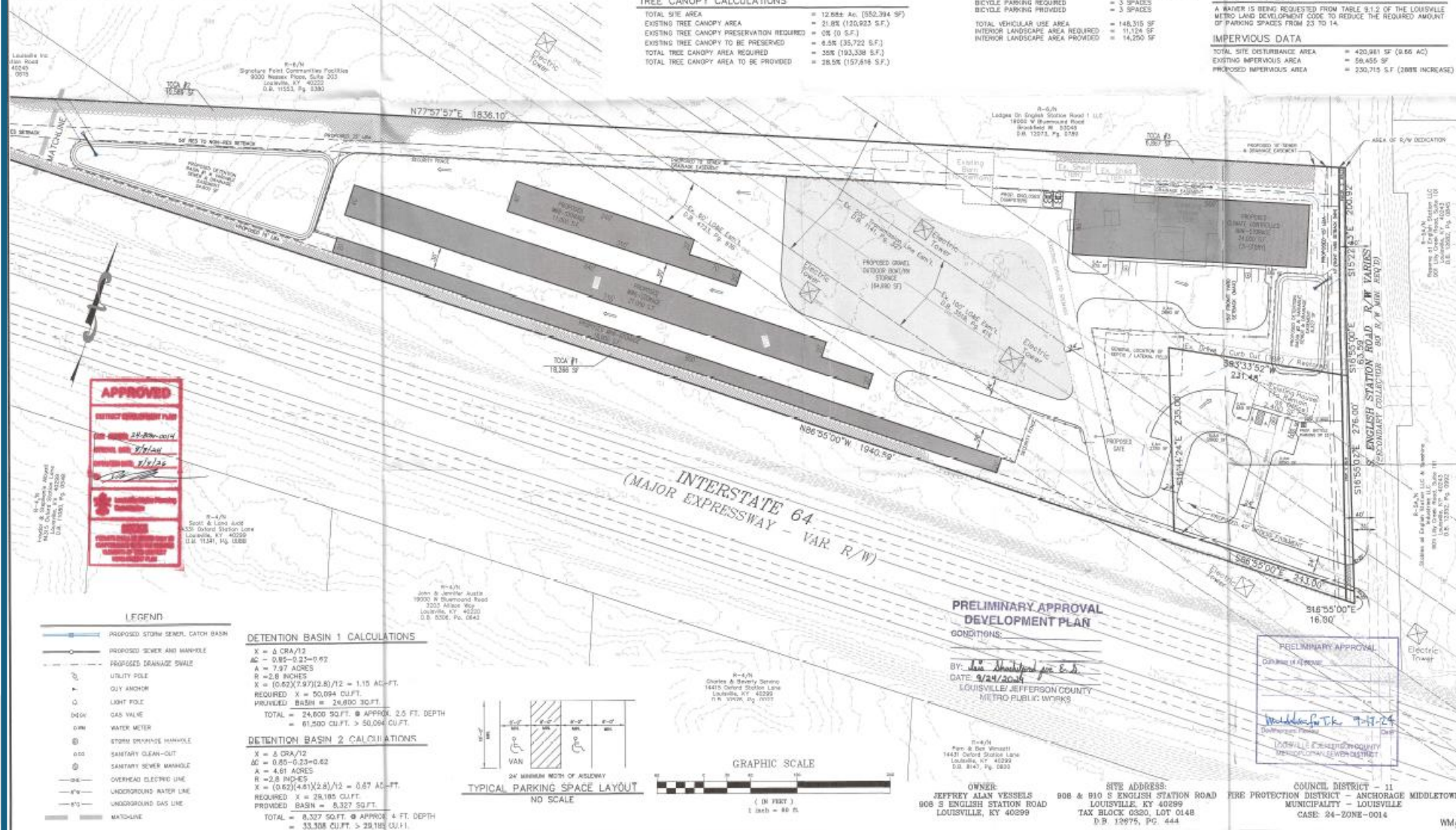
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DRAWN BY: TR		



LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- GAS VALVE
- WATER METER
- STORM DRAINAGE MANHOLE
- SANITARY CLEAN-OUT
- SANITARY SEWER MANHOLE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- MATCHLINE

DETENTION BASIN 1 CALCULATIONS

X = 6 CRA/72
AC = 0.85-0.23=0.62
A = 7.97 ACRES
R = 2.8 INCHES
X = (0.62)(7.97)(2.8)/72 = 1.15 AC-FT.
REQUIRED X = 50,094 CU.FT.
PROVIDED BASIN = 24,000 CU.FT.
TOTAL = 24,000 SQ.FT. @ APPROX. 2.5 FT. DEPTH
= 61,500 CU.FT. > 50,094 CU.FT.

DETENTION BASIN 2 CALCULATIONS

X = 6 CRA/72
AC = 0.85-0.23=0.62
A = 4.81 ACRES
R = 2.8 INCHES
X = (0.62)(4.81)(2.8)/72 = 0.87 AC-FT.
REQUIRED X = 28,185 CU.FT.
PROVIDED BASIN = 33,327 SQ.FT.
TOTAL = 33,327 SQ.FT. @ APPROX. 4 FT. DEPTH
= 133,308 CU.FT. > 28,185 CU.FT.



GRAPHIC SCALE



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
BY: *Jeffrey Alan Vessels*
DATE: 9/24/2024
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

OWNER:
JEFFREY ALAN VESSELS
908 S ENGLISH STATION ROAD
LOUISVILLE, KY 40299

SITE ADDRESS:
908 & 910 S ENGLISH STATION ROAD
LOUISVILLE, KY 40299
TAX BLOCK 0320, LOT 0148
D.B. 12675, PG. 444

COUNCIL DISTRICT - 11
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN
MUNICIPALITY - LOUISVILLE
CASE: 24-ZONE-0014

DATE: 23187	SHEET: 1 OF 1
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SUBJECT PROPERTY

VIEW FROM S ENGLISH STATION RD



PUBLIC MEETINGS



- Planning Commission Public Hearing on June 18, 2026
 - Motion to Recommend approval of the amendment to binding element passed by a vote of 8-0

