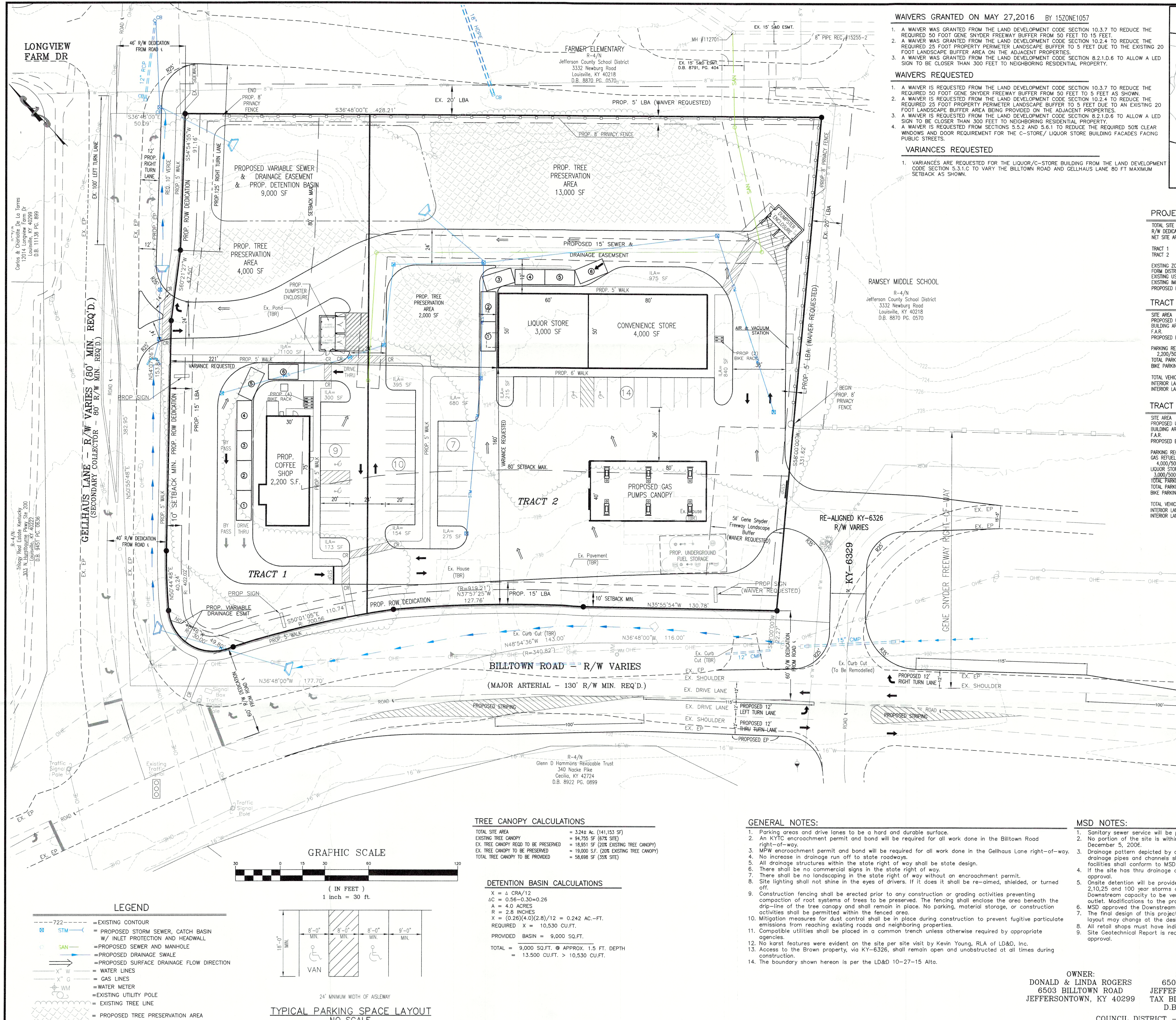




WAIVERS GRANTED ON MAY 27, 2016 BY 15Z0NE1057

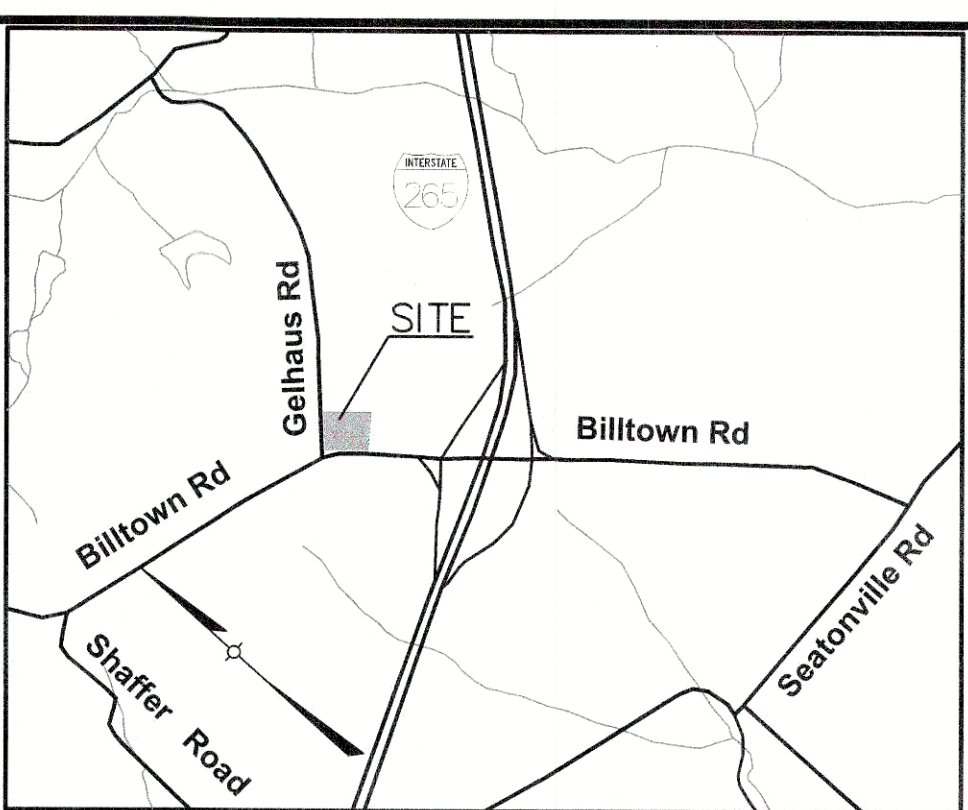
1. A WAIVER WAS GRANTED FROM THE LAND DEVELOPMENT CODE SECTION 10.3.7 TO REDUCE THE REQUIRED 50 FOOT GENE SVNDER FREEWAY BUFFER FROM 50 FEET TO 15 FEET.
2. A WAIVER WAS GRANTED FROM THE LAND DEVELOPMENT CODE SECTION 10.2.4 TO REDUCE THE REQUIRED 25 FOOT PROPERTY PERIMETER LANDSCAPE BUFFER TO 5 FEET DUE TO THE EXISTING 20 FOOT LANDSCAPE BUFFER AREA ON THE ADJACENT PROPERTIES.
3. A WAIVER WAS GRANTED FROM THE LAND DEVELOPMENT CODE SECTION 8.2.1.D.6 TO ALLOW A LEAD SIGN TO BE CLOSER THAN 300 FEET TO NEIGHBORING RESIDENTIAL PROPERTY.

WAIVERS REQUESTED

1. A WAIVER IS REQUESTED FROM THE LAND DEVELOPMENT CODE SECTION 10.3.7 TO REDUCE THE REQUIRED 50 FOOT GENE SVNDER FREEWAY BUFFER FROM 50 FEET TO 5 FEET AS SHOWN.
2. A WAIVER IS REQUESTED FROM THE LAND DEVELOPMENT CODE SECTION 10.2.4 TO REDUCE THE REQUIRED 25 FOOT PROPERTY PERIMETER LANDSCAPE BUFFER TO 5 FEET DUE TO AN EXISTING 20 FOOT LANDSCAPE BUFFER AREA ON THE ADJACENT PROPERTIES.
3. A WAIVER IS REQUESTED FROM THE LAND DEVELOPMENT CODE SECTION 8.2.1.D.6 TO ALLOW A LEAD SIGN TO BE CLOSER THAN 300 FEET TO NEIGHBORING RESIDENTIAL PROPERTY.
4. WAIVERS ARE REQUESTED FROM SECTIONS 5.5.2 AND 5.6.1 TO REDUCE THE REQUIRED 50% CLEAR WINDOWS AND DOOR REQUIREMENT FOR THE C-STORY/LIQUOR STORE BUILDING FACADES FACING PUBLIC STREETS.

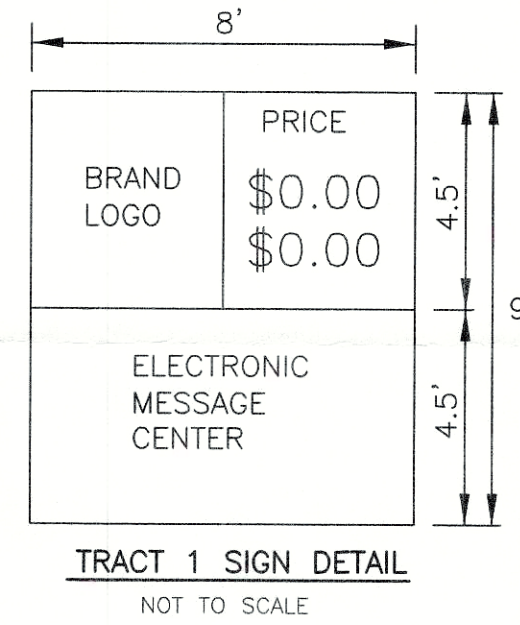
VARIANCES REQUESTED

1. VARIANCES ARE REQUESTED FOR THE LIQUOR/C-STORE BUILDING FROM THE LAND DEVELOPMENT A.3.3.3 TO VARY THE BILLOWTON ROAD AND GELHUSHA LANE 80 FT MAXIMUM SETBACK AS SHOWN.



PROJECT DATA OVERALL		NOT TO SCALE
TOTAL SITE AREA	=	3.85± AC. (167,709 SF)
R/W DEDICATION AREA	=	0.61± AC. (26,556 SF)
NET SITE AREA	=	3.24± AC. (141,153 SF)
TRACT 1	=	1.05 ± AC (45,637 SF)
TRACT 2	=	2.19 ± AC (95,516 SF)
EXISTING ZONING	=	C-1
FORM DISTRICT	=	NEIGHBORHOOD
EXISTING USE	=	RESIDENTIAL
EXISTING IMPROVEMENTS	=	11,606 SF (0.27 AC)
PROPOSED IMPEVIOUS AREA	=	61,208 SF (1.75± AC) (35% INCREASE)
TRACT 1		
SITE AREA	=	1.05 ± AC (45,637 SF)
PROPOSED USE	=	COURTESHOP
BUILDING AREA	=	2,200 SF
F.A.R.	=	0.05 (1.0 MAXIMUM ALLOWED)
PROPOSED BUILDING HEIGHTS	=	ONE STORY (25' MAXIMUM ALLOWED)
PARKING REQUIRED	=	MIN. MAX.
2,200/500 S.F. (MIN.); 2,200/250 S.F. (MAX.)	=	4 SPACES 9 SPACES
TOTAL PARKING PROVIDED	=	9 SPACES (INCLUDES 2 ADA SPACES)
BIKE PARKING REQUIRED & PROVIDED	=	4 SHORT & 2 LONG TERM (PRVD INSIDE BLDG)
TOTAL VEHICULAR USE AREA (VUA)	=	13,433 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5% OF VUA)	=	1,007 SF
INTERIOR LANDSCAPE AREA PROVIDED	=	1,118 SF

TRACT 2	
SITE AREA	= 219 ± AC (65,616 SF)
PROPOSED USE	= GAS REFUELING, CONVENIENCE STORE AND LIQUOR STORE
BUILDING AREAS (EXCLUDE THE 3,200 SF CANOPY)	= 7,000 SF
F.A.R.	= 0.07 (1.0 MAXIMUM ALLOWED)
PROPOSED BUILDING HEIGHTS	= ONE STORY (25' MAXIMUM ALLOWED)
PARKING REQUIRED	
GAS REFUELING AND CONVENIENCE STORE	= 8 SPACES MAX.
4,000/500 SF (MIN); 4,000/250 SF (MAX)	= 16 SPACES
LIQUOR STORE	
3,000/200 SF (MIN); 3,000/200 SF (MAX)	= 6 SPACES 15 SPACES
TOTAL PARKING REQUIRED	= 14 SPACES 31 SPACES
TOTAL PARKING PROVIDED	= 31 SPACES (INCLUDES 2 ADA SPACES)
ADDITIONAL PARKING REQUIRED	= 2 SHORT & 2 LONG TERM (PARD INSIDE BLDG)
TOTAL VEHICULAR USE AREA (VUA)	= 46,146 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5% OF VUA)	= 3,461 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 3,534 SF



REVISIONS				
NO.	DATE	DESCRIPTION	BY	
1	8/29/22	PER AGENCY REVIEW COMMENTS	BB	
2	9/19/22	REVISED PER AGENCY COMMENTS	JH	
3	11/4/22	REVISED FOR AGENCY STAMPS	BB	

ENGINEER'S SEAL	SURVEYOR'S SEAL
-----------------	-----------------

PROJECT DATA	
FILE NAME: 15144-R00DP	
DATE: 4/4/2022	SCALE: AS SHOWN
CHECKED BY: AER	DRAWN BY: TF

LD&D

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
509 WARDEN AVENUE, SUITE 110 • LOUISVILLE, KENTUCKY 40212
FAX 502.664.0975 PHONE 502.664.9714
WEB SITE WWW.LD-D.COM

DETAILED DISTRICT DEVELOPMENT PLAN

6503 BILLTOWN ROAD

DEVELOPER

PLATINUM PROPERTY INVESTMENTS LLC
P.O. BOX 436985
LOUISVILLE, KY. 40253

JOB NO.
15144

SHEET
1
OF 1

OWNER: DONALD & LINDA ROGERS
6503 BILLTOWN ROAD
JEFFERSONTOWN, KY 40299

SITE ADDRESS: 6503 BILLTOWN ROAD
JEFFERSONTOWN, KY 40299
TAX BLOCK 0052, LOT 0101
D.B. 4130, PG. 0448

CASE: 22-DDP-0043
22-WAIVER-0181
22-VARIANCE-0144

RELATED CASES: 15ZONE1057

RECEIVED

MAY 04 2022

WM#10199

PLANNING & DESIGN