

WAIVERS GRANTED ON MAY 27,2016 BY 15ZONE1057

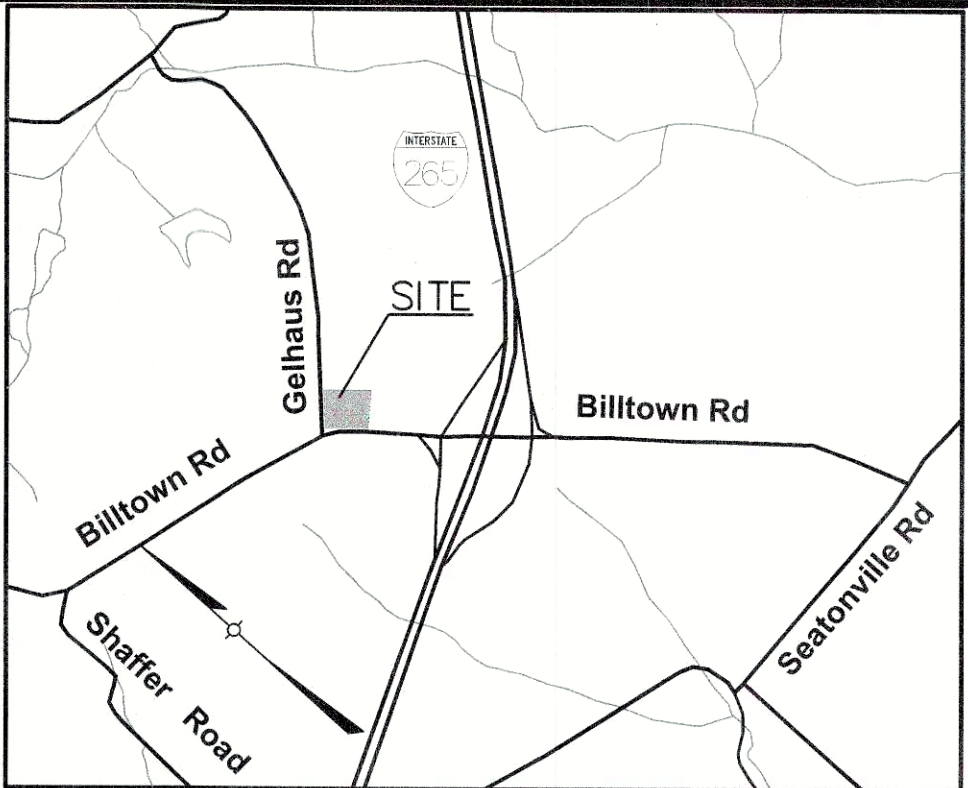
- A WAIVER WAS GRANTED FROM THE LAND DEVELOPMENT CODE SECTION 10.3.7 TO REDUCE THE REQUIRED 50 FOOT GENE SNYDER FREEWAY BUFFER FROM 50 FEET TO 15 FEET.
- A WAIVER WAS GRANTED FROM THE LAND DEVELOPMENT CODE SECTION 10.2.4 TO REDUCE THE REQUIRED 25 FOOT PROPERTY PERIMETER LANDSCAPE BUFFER TO 5 FEET DUE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

WAIVERS REQUESTED

- A WAIVER IS REQUESTED FROM THE LAND DEVELOPMENT CODE SECTION 10.3.7 TO REDUCE THE REQUIRED 50 FOOT GENE SNYDER FREEWAY BUFFER FROM 50 FEET TO 5 FEET AS SHOWN.
- 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 BEING PROVIDED ON THE ADJACENT PROPERTIES.
- A WAIVER IS REQUESTED FROM THE LAND DEVELOPMENT CODE SECTION 8.2.1.D.6 TO ALLOW A LED SIGN TO BE CLOSER THAN 300 FEET TO NEIGHBORING RESIDENTIAL PROPERTY.
- A WAIVER IS REQUESTED FROM SECTIONS 5.5.2 AND 5.6.1 TO REDUCE THE REQUIRED 50% CLEAR WINDOWS AND DOOR REQUIREMENT FOR THE C-STORE/ LIQUOR STORE BUILDING FACADES FACING PUBLIC STREETS.

VARIANCES REQUESTED

- VARIANCES ARE REQUESTED FOR THE LIQUOR/C-STORE BUILDING FROM THE LAND DEVELOPMENT CODE SECTION 5.3.1.C TO VARY THE BILLTOWN ROAD AND GELHAUS LANE 80 FT MAXIMUM SETBACK AS SHOWN.



LOCATION MAP

NOT TO SCALE

PROJECT DATA OVERALL	
TOTAL SITE AREA	= 3.852 Ac. (167,709 SF)
R/W DEDICATION AREA	= 0.614 Ac. (26,556 SF)
NET SITE AREA	= 3.244 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 IMPERVIOUS AREA	= 11,608 SF (0.27 AC)
PROPOSED IMPERVIOUS AREA	= 61,208 SF (1.754 AC) (36% INCREASE)

TRACT 1	
SITE AREA	= 1.05 ± AC (45,637 SF)
PROPOSED USE	= COFFEESHOP
BUILDING AREA	= 2,200 SF
F.A.R.	= 0.05 (1.0 MAXIMUM ALLOWED)
PROPOSED BUILDING HEIGHTS	= ONE STORY (25' MAXIMUM ALLOWED)
PARKING REQUIRED	2,200/500 S.F. (MIN.); 2,200/250 S.F. (MAX.)
BIKE PARKING REQUIRED & PROVIDED	MIN. 4 SPACES 9 SPACES
TOTAL PARKING PROVIDED	= 9 SPACES (INCLUDES 2 ADA SPACES)
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	= 2.19 ± AC (95,516 SF)
PROPOSED USE	= GAS RETAILING AND 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	4,000/500 S.F. (MIN.); 4,000/250 S.F. (MAX.)
BIKE PARKING REQUIRED & PROVIDED	MIN. 8 SPACES 16 SPACES
TOTAL PARKING PROVIDED	= 31 SPACES (INCLUDES 2 ADA SPACES)
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	
BY	DESCRIPTION
BB	PER AGENCY REVIEW COMMENTS
JH	REVISED PER AGENCY COMMENTS
BB	REVISED FOR AGENCY STAMPS
DATE	
8/29/22	
9/19/22	
11/11/22	
NO	
1	
2	
3	

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA	
FILE NAME:	15144-RDDP
DATE:	4/4/2022
CHECKED BY:	AER
DRAWN BY:	TF

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
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**DEVELOPER**  
**6503 BILLTOWN ROAD**  
**PLATINUM PROPERTY INVESTMENTS LLC**  
P.O. BOX 436985  
LOUISVILLE, KY. 40253

**DETAILED DISTRICT DEVELOPMENT PLAN**  
**15144**  
**SHEET 1 OF 1**