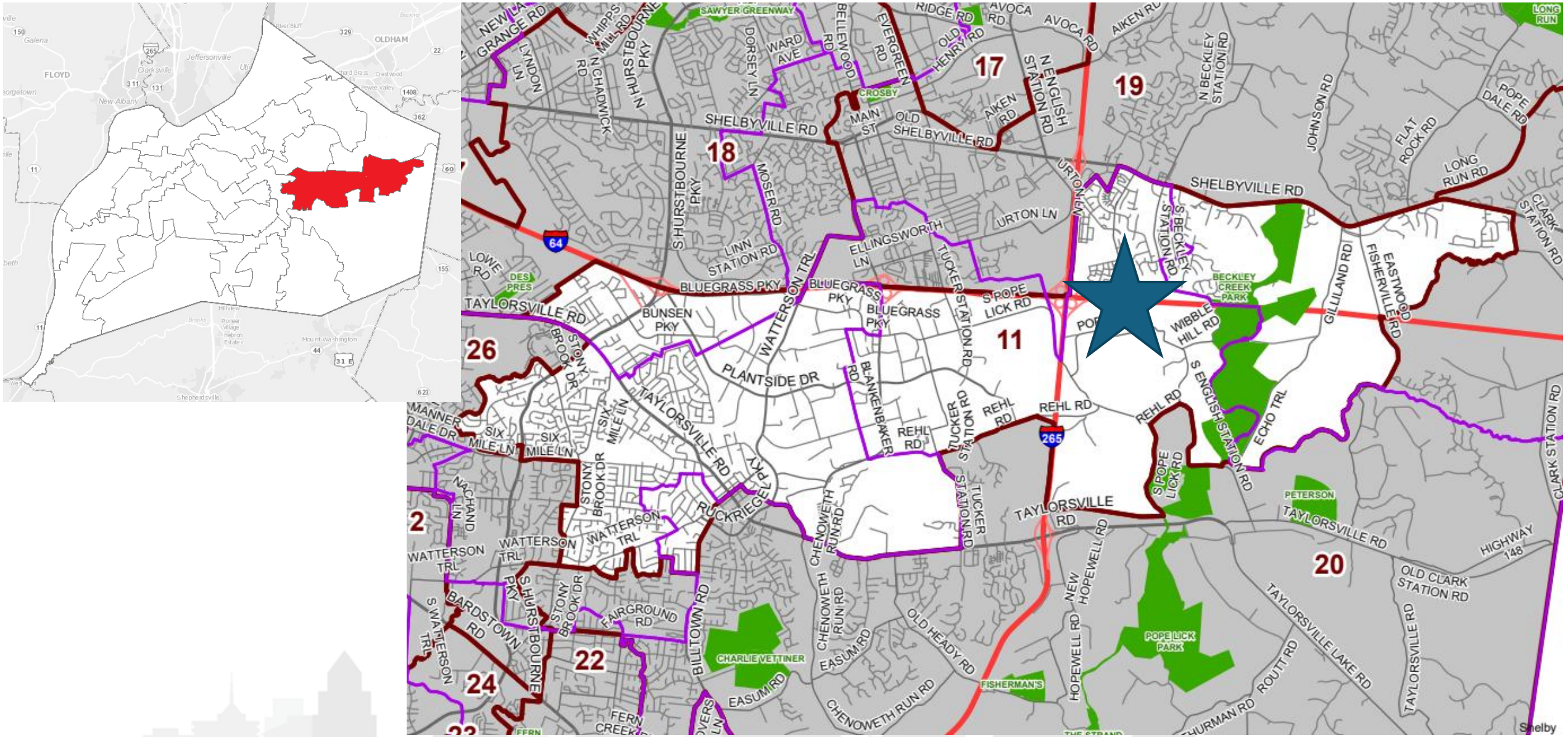
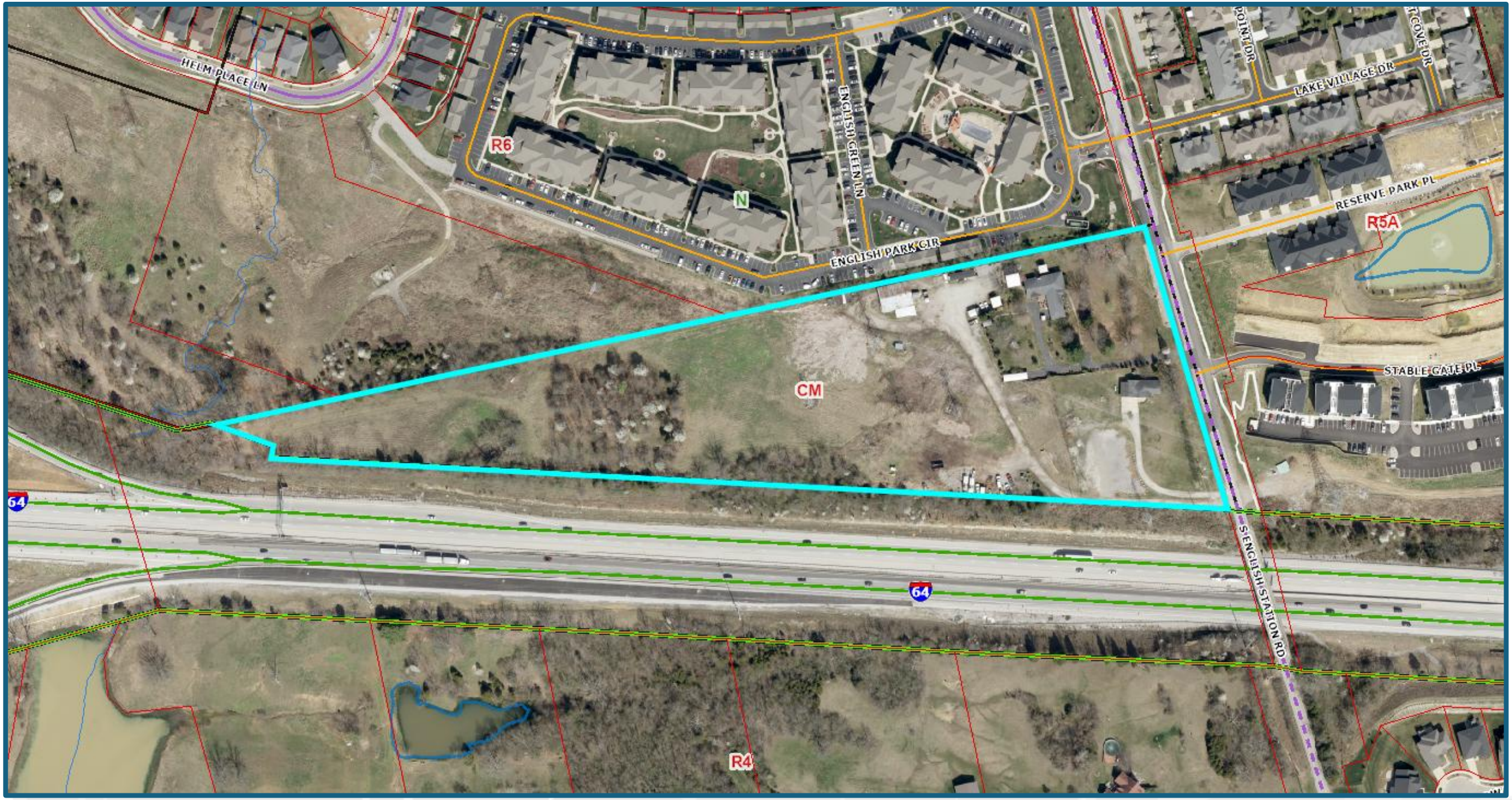
O-197-26

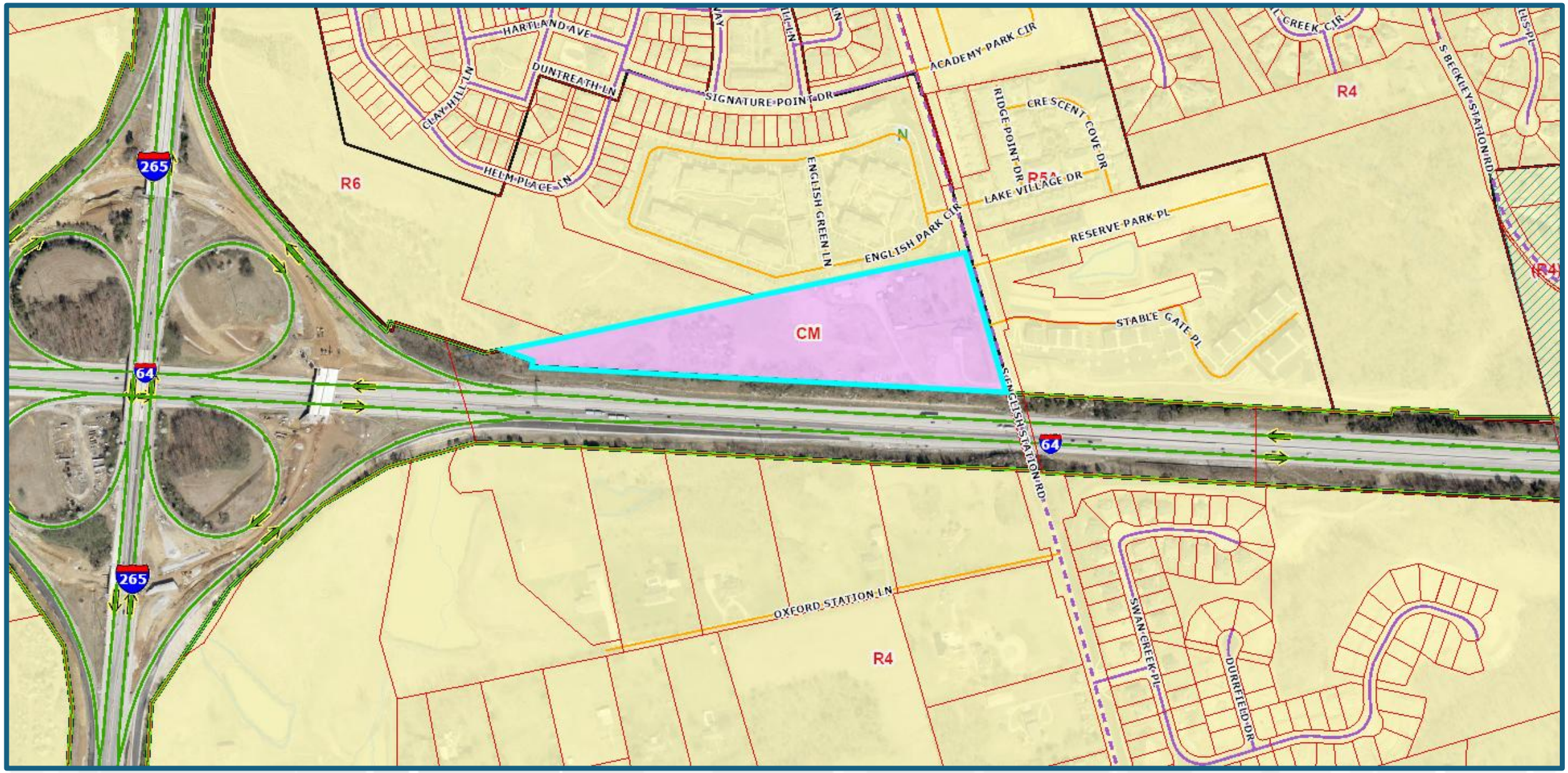
26-AMEND-0002
S. English Station Road

Planning and Zoning Committee
August 4, 2026



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


HELM PLACE LN
R6
N
ENGLISH GREEN LN
ENGLISH PARK CIR
LAKE VILLAGE DR
RESERVE PARK PL
R5A
STABLE GATE PL
CM
64
64
S ENGLISH STATION RD
R4


HARTLAND AVE
DUNTREATH LN
CLAY HILL LN
HELM PLACE LN
SIGNATURE POINT DR
ACADEMY PARK CIR
RIDGE POINT DR
CRESCENT COVE DR
LAKE VILLAGE DR
ENGLISH GREEN LN
ENGLISH PARK CIR
RESERVE PARK PL
STABLE GATE PL
S ENGLISH STATION RD
S BEGKLEY STATION RD
OXFORD STATION LN
SWAN CREEK PL
DURRFIELD DR
R6
R5A
R4
CM
265
64

REQUEST

- Amendment to Binding Elements

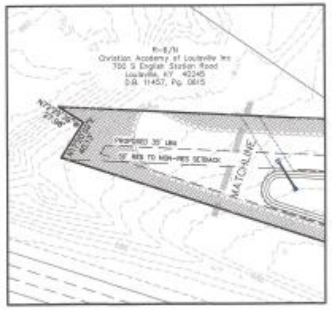
CASE SUMMARY

- 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 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.
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 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.
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 Theodore Bernstein, RLA 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 fats, 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 FIRM Map No. 21111 C 0049/0050 F dated February 26th 2021.
5. Drainage pattern depicted by arrows (⟶) is for conceptual purposes.
6. If the site has thru drainage an easement plat 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 sizing of Green Best Mgmt. Practices.
10. MSD drainage bond required prior to construction plan approval.
11. If the final site design has through drainage, an easement plat will be required prior to MSD granting construction plan approval.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 12.68± Ac. (552,394 SF)
EXISTING TREE CANOPY AREA	= 21.8% (120,923 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% (157,616 S.F.)

PROJECT DATA

GROSS SITE AREA	= 12.68± Ac. (552,394 SF)	
AREA OF R/W DEDICATION	= 0.10± Ac. (4,885 SF)	
NET SITE AREA	= 12.58 Ac. (548,058 SF)	
EXISTING ZONING	= R-4	
PROPOSED ZONING	= C-M	
FORM DISTRICT	= NEIGHBORHOOD	
EXISTING USE	= RESIDENTIAL	
PROPOSED USE	= MINI-WAREHOUSE (STORAGE) / BOAT & RV STORAGE	
PROPOSED BUILDING HEIGHT	= 35'	
PROPOSED BUILDING FOOTPRINT AREA	= 80,000 SF	
GROSS FLOOR AREA	= 130,400 SF (STORAGE & OFFICE)	
BUILDING HEIGHT	= 1-3 STORY (35' TALL MAX)	
F.A.R.	= 0.24 (5.0 MAX. ALLOWED)	
PARKING REQUIRED	MIN.	MAX.
STORAGE		
1 SP/500 SF + 1 PER 15 CLIMATE CONTROLLED UNITS (MIN)	= 23 SPACES	
1 SP/250 SF + 1 PER 5 CLIMATE CONTROLLED UNITS (MAX)	=	59 SPACES
OFFICE		
1 SP/400 SF	= 6 SPACES	
1 SP/150 SF	=	16 SPACES
TOTAL PARKING REQUIRED	= 29 (MIN)	75 (MAX)
PARKING PROVIDED	= 14 SPACES (INCL 2 HC)	
BICYCLE PARKING REQUIRED	= 3 SPACES	
BICYCLE PARKING PROVIDED	= 3 SPACES	
TOTAL VEHICULAR USE AREA	= 148,315 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= 11,124 SF	
INTERIOR LANDSCAPE AREA PROVIDED	= 14,250 SF	

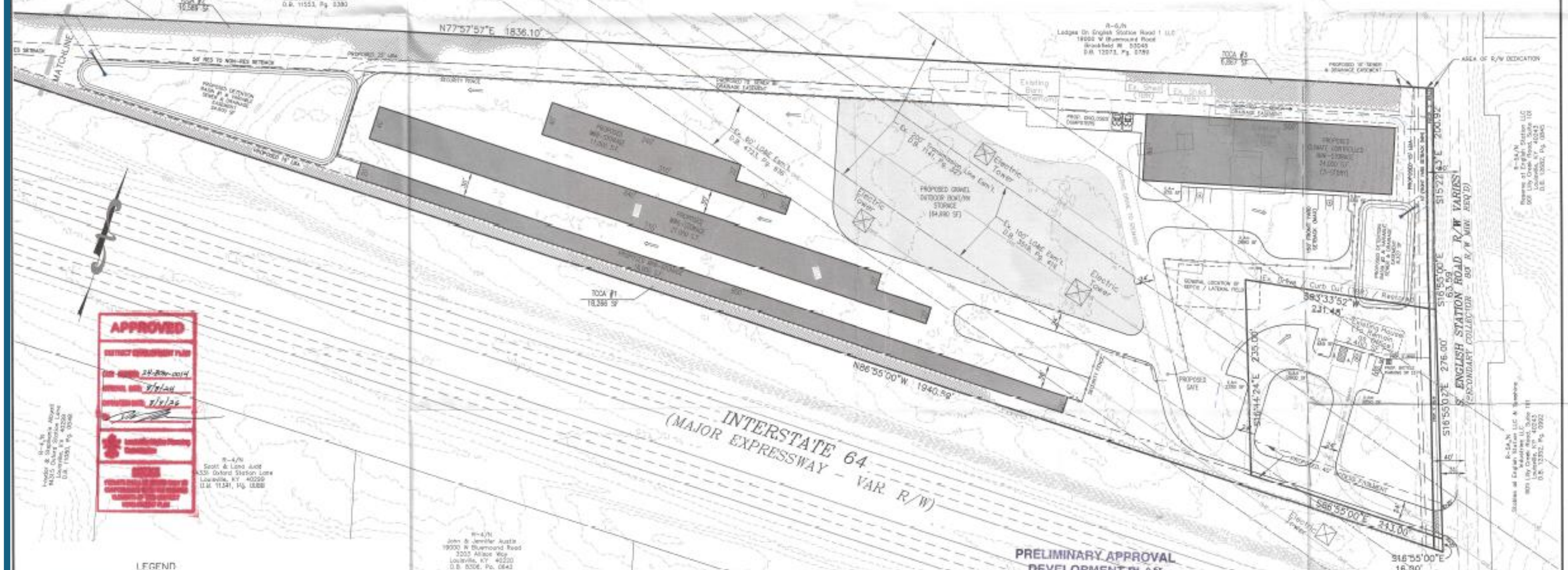
LOCATION MAP
NOT TO SCALE

WAIVER REQUEST:

A WAIVER IS BEING REQUESTED FROM TABLE 9.1.2 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 (9.66 AC)
EXISTING IMPERVIOUS AREA	= 59,455 SF
PROPOSED IMPERVIOUS AREA	= 230,715 S.F (288% INCREASE)



PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: *[signature]*
DATE: 9/24/2024
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Conditions of Approval
[signature] 9-17-24
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

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
—OHE—	OVERHEAD ELECTRIC LINE
—8"W—	UNDERGROUND WATER LINE
—8"G—	UNDERGROUND GAS LINE
	MATCHLINE

DETENTION BASIN 1 CALCULATIONS

$X = \Delta CRA/12$
$\Delta C = 0.85-0.23=0.62$
$A = 7.97$ ACRES
$R = 2.8$ INCHES
$X = (0.62)(7.97)(2.8)/12 = 1.15$ AC-FT.
REQUIRED X = 50,094 CU.FT.
PROVIDED BASIN = 24,600 SQ.FT.
TOTAL = 24,600 SQ.FT. @ APPROX. 2.5 FT. DEPTH
= 61,500 CU.FT. > 50,094 CU.FT.

DETENTION BASIN 2 CALCULATIONS

$X = \Delta CRA/12$
$\Delta C = 0.85-0.23=0.62$
$A = 4.61$ ACRES
$R = 2.8$ INCHES
$X = (0.62)(4.61)(2.8)/12 = 0.67$ AC-FT.
REQUIRED X = 29,185 CU.FT.
PROVIDED BASIN = 8,327 SQ.FT.
TOTAL = 8,327 SQ.FT. @ APPROX. 4 FT. DEPTH
= 33,308 CU.FT. > 29,185 CU.FT.

TYPICAL PARKING SPACE LAYOUT
NO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

R-4/N
Charles & Beverly Serono
14415 Oxford Station Lane
Louisville, KY 40299

R-4/N
Pam & Ben Wimsatt
14431 Oxford Station Lane
Louisville, KY 40299
D.B. 8147, Pg. 0830

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

WM#

NO.	DATE	DESCRIPTION	BY
1	3/8/24	ADDRESS AGENCY COMMENTS	TB

REVISIONS

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 23187-DDP
DATE: 12/7/23
SCALE: AS SHOWN
CHECKED BY: TB
DRAWN BY: TB

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING · LAND SURVEYING · LANDSCAPE ARCHITECTURE

DETAILED DISTRICT DEVELOPMENT PLAN
S ENGLISH STATION STORAGE
OWNER/DEVELOPER
JEFFREY VESSELS
908 S ENGLISH STATION RCAD
LOUISVILLE, KY 40299

JOB NO. 23187
SHEET 1 OF 1

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