

# DUTCH BROS, LLC (PLN-MAR-23-00002)

Rezone the property to establish a coffee shop with drive-through facilities.

1008 S BROADWAY

## Owner

VIRGINIA WAY, LLC  
PO Box 1627  
Lexington, KY 40588

## Applicant

DUTCH BROS, LLC  
PO Box 1929  
Grants Pass, OR 97528

Attorney: [bruce.simpson@rgcmlaw.com](mailto:bruce.simpson@rgcmlaw.com)

## Application Details

### Acresage:

0.5705 (0.8986 gross) acres

### Current Zoning:

Professional Office (P-1) zone

### Proposed Zoning:

Neighborhood Business (B-1) zone

### Place-type / Development Type:

Corridor

Medium Density Non-Residential/ Mixed Use

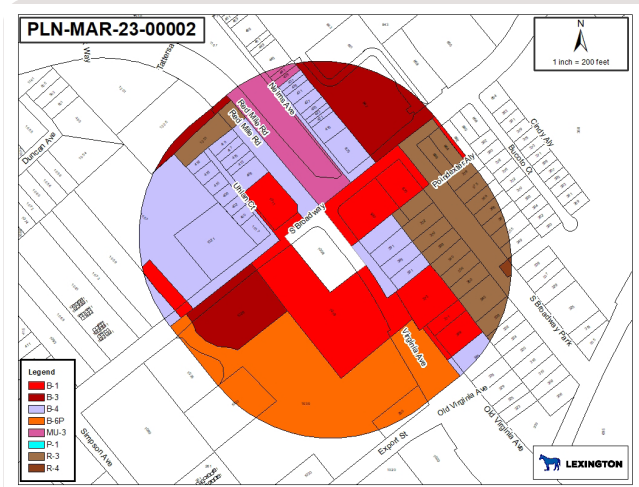
For more information about the Enhanced Neighborhood Place-Type see *Imagine Lexington* pages 327-336. For more information on the Medium Density Non-Residential/ Mixed Use Development Type see page 272.

### Description:

The applicant is seeking to construct a 950 square-foot coffee shop with a double drive-through lane.

## Public Engagement

- At this time, no public engagement efforts have taken place by the applicant. The applicant should provide further information on their efforts to conduct outreach to the South Broadway Park Neighborhood Association and other community stakeholders to discuss the proposal.

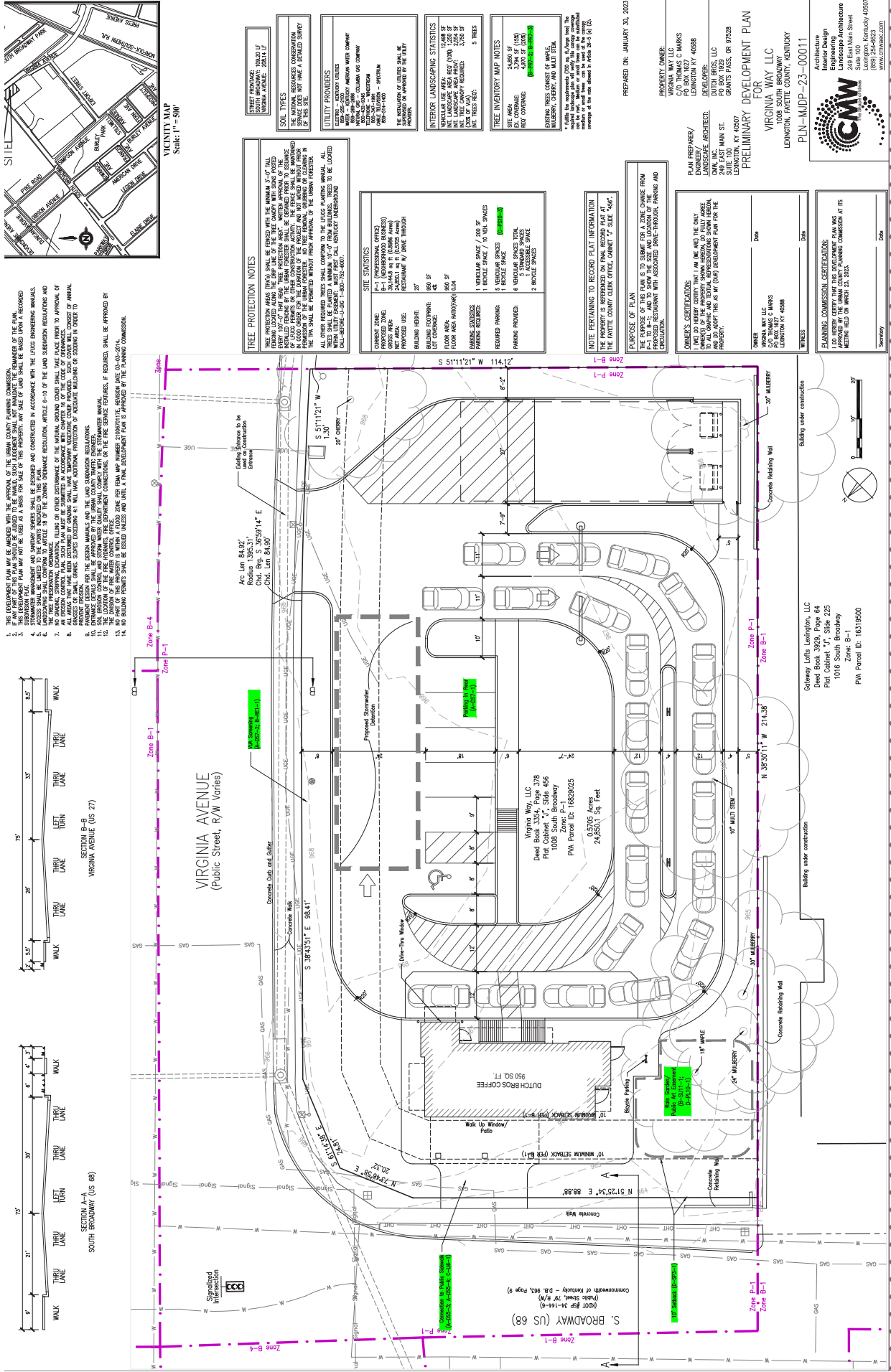


## Status

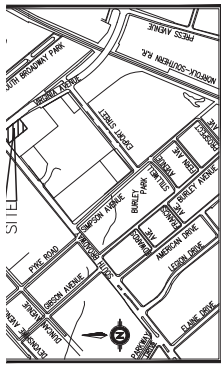
- Public Engagement
- Pre-Application Meeting
- Application Review
- Planning Staff Review
- Technical Review Committee
- Zoning/Subdivision Committee Meetings
- Planning Commission Hearing
- Urban County Council Meeting

DISCLAIMER: Plans are subject to change. Visit the Accela Citizen Portal ([lexingtonky.gov/plans](http://lexingtonky.gov/plans)) or contact Planning for the latest information.

# Development Plan



1. THIS DEVELOPMENT PLAN MAY BE MARKED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
2. IF ANY PART OF THIS PLAN IS NOT TO BE USED FOR THE PURPOSES OF THIS PROJECT, THE APPROVED PLAN SHALL BE REVISED TO REMOVE THE UNNECESSARY PORTION.
3. THE URBAN COUNTY PLANNING COMMISSION SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PART OF THE DEVELOPMENT PLAN.
4. ACCESS SHALL BE MAINTAINED TO THE PORTALS INDICATED ON THE PLAN.
5. THE URBAN COUNTY PLANNING COMMISSION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PART OF THE DEVELOPMENT PLAN.
6. THE URBAN COUNTY PLANNING COMMISSION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PART OF THE DEVELOPMENT PLAN.
7. THE URBAN COUNTY PLANNING COMMISSION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PART OF THE DEVELOPMENT PLAN.
8. THE URBAN COUNTY PLANNING COMMISSION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PART OF THE DEVELOPMENT PLAN.
9. THE URBAN COUNTY PLANNING COMMISSION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PART OF THE DEVELOPMENT PLAN.
10. THE URBAN COUNTY PLANNING COMMISSION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PART OF THE DEVELOPMENT PLAN.
11. THE URBAN COUNTY PLANNING COMMISSION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PART OF THE DEVELOPMENT PLAN.
12. THE URBAN COUNTY PLANNING COMMISSION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PART OF THE DEVELOPMENT PLAN.
13. THE URBAN COUNTY PLANNING COMMISSION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PART OF THE DEVELOPMENT PLAN.
14. NO PORTION OF THIS PROJECT SHALL BE USED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.



**GENERAL NOTES:** 1. THIS DEVELOPMENT PLAN SHALL BE MARKED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION. 2. IF ANY PART OF THIS PLAN IS NOT TO BE USED FOR THE PURPOSES OF THIS PROJECT, THE APPROVED PLAN SHALL BE REVISED TO REMOVE THE UNNECESSARY PORTION. 3. THE URBAN COUNTY PLANNING COMMISSION SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PART OF THE DEVELOPMENT PLAN. 4. ACCESS SHALL BE MAINTAINED TO THE PORTALS INDICATED ON THE PLAN. 5. THE URBAN COUNTY PLANNING COMMISSION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PART OF THE DEVELOPMENT PLAN. 6. THE URBAN COUNTY PLANNING COMMISSION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PART OF THE DEVELOPMENT PLAN. 7. THE URBAN COUNTY PLANNING COMMISSION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PART OF THE DEVELOPMENT PLAN. 8. THE URBAN COUNTY PLANNING COMMISSION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PART OF THE DEVELOPMENT PLAN. 9. THE URBAN COUNTY PLANNING COMMISSION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PART OF THE DEVELOPMENT PLAN. 10. THE URBAN COUNTY PLANNING COMMISSION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PART OF THE DEVELOPMENT PLAN. 11. THE URBAN COUNTY PLANNING COMMISSION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PART OF THE DEVELOPMENT PLAN. 12. THE URBAN COUNTY PLANNING COMMISSION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PART OF THE DEVELOPMENT PLAN. 13. THE URBAN COUNTY PLANNING COMMISSION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PART OF THE DEVELOPMENT PLAN. 14. NO PORTION OF THIS PROJECT SHALL BE USED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.

**SOIL TYPES:** THE NATURAL RESOURCES CONSERVATION SERVICE DOES NOT HAVE A DETAILED SURVEY OF THE SITE.

**UTILITY PROVIDERS:** ELECTRIC: KENTUCKY POWER CO. WATER: KENTUCKY AMERICAN WATER COMPANY. GAS: KENTUCKY AMERICAN WATER COMPANY. SEWER: KENTUCKY AMERICAN WATER COMPANY. TELEPHONE: KENTUCKY AMERICAN WATER COMPANY. CABLE: KENTUCKY AMERICAN WATER COMPANY.

**INTERIOR LANDSCAPING STATISTICS:** TOTAL LANDSCAPING AREA: 12,000 SF. TOTAL LANDSCAPING AREA (W/IN): 12,000 SF. TOTAL LANDSCAPING AREA (W/O IN): 12,000 SF. TOTAL LANDSCAPING AREA (W/IN): 12,000 SF. TOTAL LANDSCAPING AREA (W/O IN): 12,000 SF.

**TREE INVENTORY MAP NOTES:** TREE AREA: 24,600 SF. TREE COVERAGE: 3.04% OF (1,500) ACRES. TREE COVERAGE: 3.04% OF (1,500) ACRES. TREE COVERAGE: 3.04% OF (1,500) ACRES.

**PLANNING COMMISSION CERTIFICATION:** I, [Name], Planning Commissioner, hereby certify that this Development Plan has been reviewed and approved by the Urban County Planning Commission at its meeting held on [Date].