

DUTCH BROS, LLC (PLN-MAR-22-00015)

507 S LIMESTONE (A PORTION OF)

Rezone the property to construct drive-through facilities for a coffee shop.

Applicant

DUTCH BROS LLC
107 MOLALLA AVENUE
OREGON CITY, OR 97045
bruce.simpson@rgcmlaw.com



Owner

CHRISTY PAD PARTNERS, LLC
940 EMMETT AVE, SUITE 200
BELMONT, CA 94002



Application Details

Acreage:

0.2916 (0.3516 gross) acres

Current Zoning:

Planned Neighborhood Residential (R-3) zone

Proposed Zoning:

Neighborhood Commercial (B-1) zone

Place-type / Development Type:

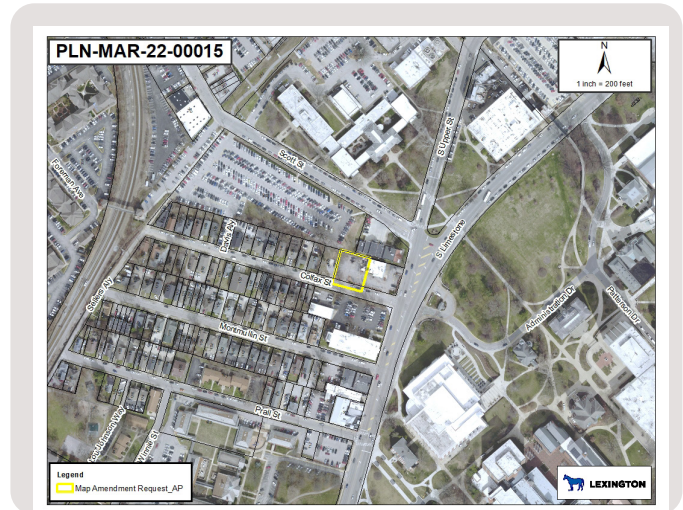
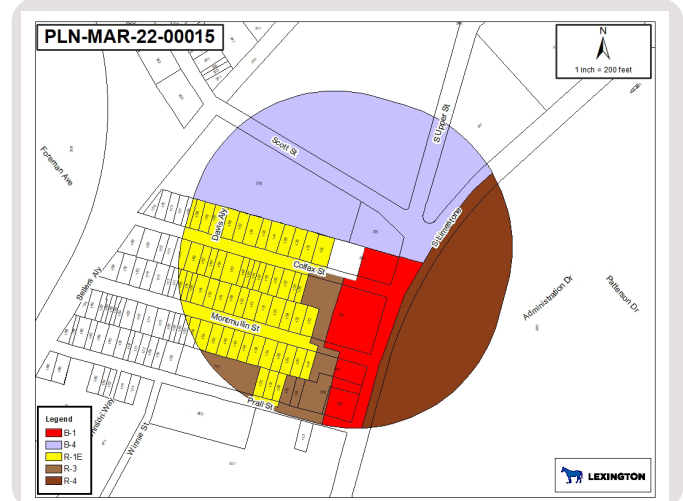
Corridor

Medium Density Non-Residential/ Mixed Use

For more information about the Corridor Place-Type see *Imagine Lexington* page 265. For information about the Medium Density Non-Residential/ Mixed Use Development Type, see *Imagine Lexington*, pages 272.

Description:

The applicant is seeking to develop a two lane drive-through facility in association with a proposed coffee shop use.



Status

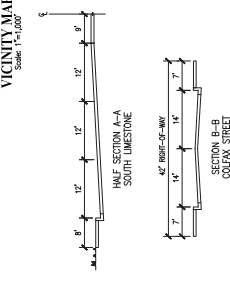
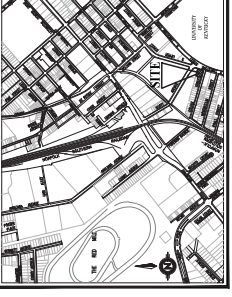
- Public Engagement
- Pre-Application Meeting
- Application Review
- Planning Staff Review
- Technical Review Committee
- Zoning/Subdivision Committee Meetings
- Planning Commission Hearing
- Urban County Council Meeting

Public Engagement

- The letter of justification provided by the applicant did not indicate that any public engagement has taken place.

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

Development Plan



GENERAL NOTES

- THIS DEVELOPMENT PLAN MAY BE MARKED WITH THE APPROVAL OF THE URBAN COUNTY...
- IF ANY PART OF THIS PLAN SHOULD BE AMENDED, SUCH AMENDMENT SHALL...
- THE DEVELOPMENT PLAN MAY BE USED AS A BASIS FOR SALE OF THIS PROPERTY...
- STAKEHOLDER MANAGEMENT AND STAKEHOLDER INPUTS SHALL BE OBTAINED AND CONSIDERED...
- ACCESS SHALL BE MAINTAINED TO ALL ADJACENT PROPERTIES AND TO ALL PUBLIC UTILITIES...
- ARTICLE 4-10 OF THE LAND SUBDIVISION REGULATIONS AND THE FIRE PREVENTION...
- NO ORIGINAL STREPPING, EXCAVATION, FILLING OR OTHER RESTORATION OF THE NATURAL...
- ALL LANDS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATION...
- THE DEVELOPMENT PLAN SHALL BE SUBMITTED IN ACCORDANCE WITH CHAPTER 16 OF THE CODE...
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- NO PART OF THIS PROPERTY IS WITHIN A FLOOD ZONE PER FEMA MAP NUMBER...
- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS...
- APPROVED BY THE PLANNING COMMISSION.

OWNER / LANDSCAPE ARCHITECT:
CMW, INC.
 200 EAST MAIN ST.
 LEXINGTON, KY 40502

OWNER:
CREST FAD PARTNERS LP
 200 EAST MAIN ST.
 LEXINGTON, KY 40502

ISSUED ON: OCTOBER 3, 2022

PRELIMINARY DEVELOPMENT PLAN FOR SUBDIVISION WILLARD DAVIS SUBDIVISION

657 SOUTH LEXINGTON
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 PLN-MDP-22-00057

Architecture
 Landscape Architecture
CMW
 200 East Main Street
 Lexington, Kentucky 40502
 (606) 254-8822
 info@cmwlex.com

PLANNING COMMISSION CERTIFICATION:
 THIS DEVELOPMENT PLAN HAS BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE URBAN COUNTY OF LEXINGTON, KENTUCKY, ON OCTOBER 3, 2022.

OWNER'S CERTIFICATION:
 I, the undersigned, certify that the development plan for this project has been prepared by a professional engineer or architect licensed in the State of Kentucky and is in accordance with the provisions of the Urban County of Lexington, Kentucky, Ordinance No. 10-01-001, as amended, and the provisions of the Urban County of Lexington, Kentucky, Ordinance No. 10-01-002, as amended.

WITNESSES:
 I, the undersigned, certify that I am a resident of the Urban County of Lexington, Kentucky, and am qualified to act as a witness for this project.

Signature: _____ Date: _____
 Signature: _____ Date: _____

TREE PROTECTION NOTES:
 TREE PROTECTION AREAS (TPAs) SHALL BE IDENTIFIED WITH THE ANCHOR 1" x 4" TALL ALUMINUM PIPE, 102" x 102" DIA. AREA. THESE PROTECTIVE AREAS, WITHIN APPROVAL OF THE PLANNING COMMISSION, SHALL BE IDENTIFIED AND MAINTAINED THROUGHOUT THE PROJECT. THE TREE SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND SHALL BE REPLACED OR COMPENSATED IN KIND AND VALUE TO THE URBAN COUNTY OF LEXINGTON, KENTUCKY, WITHIN 180 DAYS OF THE PROJECT COMPLETION. THE TREE SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE URBAN COUNTY OF LEXINGTON, KENTUCKY, WITHIN 180 DAYS OF THE PROJECT COMPLETION. THE TREE SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE URBAN COUNTY OF LEXINGTON, KENTUCKY, WITHIN 180 DAYS OF THE PROJECT COMPLETION.

TREE INVENTORY MAP NOTES:
 TREE AREA: 22,250 SF
 TREE SPECIES: 11
 TREE SIZE: 10-12"
 TREE CONDITION: 100%
 TREE AND USE: (1) MATURE TREE, (1) YOUNG TREE.

SOIL TYPES:
 THE NATURAL RESOURCE CONSERVATION SERVICE DOES NOT HAVE A RECORDED SURVEY OF THIS SITE.

USE ZONINGS:
 R-3 (RESIDENTIAL MEDIUM-DENSITY RESIDENTIAL)
 B-1 (BUSINESS)
 B-2 (BUSINESS)
 B-3 (BUSINESS)
 B-4 (BUSINESS)
 B-5 (BUSINESS)
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 B-29 (BUSINESS)
 B-30 (BUSINESS)

PURPOSE OF PLAN:
 THE PURPOSE OF THIS PLAN IS TO SUBMIT FOR A ZONE CHANGE AND TO OBTAIN A DEVELOPMENT PLAN FOR THE LOCATION OF THE PROPOSED RESTAURANT WITH ASSOCIATED DRIVE-THROUGH, PARKING AND DRIVEWAY.

STREET FRONTAGE: 600.00 LF
COURT YARD AREA: 22,250 SF

INTERIOR LANDSCAPING STATISTICS:
 TOTAL AREA: 600 SF
 TOTAL PLANTING AREA: 74.0 SF
 TOTAL LANDSCAPE AREA: 3 TREES
 TOTAL PLANTING: 3 TREES
 TOTAL PLANTING: 3 TREES

