

DUTCH BROS S 3RD STREET

25-ZONE-0006 (Zone Change)

PLANNING COMMISSION
MAY 15, 2025

Bowman



Site Zoning (C1)

Direction	Zoning	Use
North	C1	Fuel / Starbucks / Fedex
East	C1	Kroger / Central Station
South	R6	Residential
West	R6	Gravel Lot / Parking



Aerial Views

(Northbound - 3rd Street)



(Northbound - 2nd Street)



Aerial Views (Central Station Blvd)

(Westbound)



(Eastbound)



1. CONSTRUCTION PLANS, BOND AND KYTC PERMIT REQUIRED PRIOR TO METRO PUBLIC WORKS CONSTRUCTION PLAN APPROVAL.
2. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL. BY PUBLIC WORKS OR WITH ASSOCIATED RECORD AS REQUIRED BY METRO PUBLIC WORKS OR WITHIN 60 DAYS OF A REQUEST BY METRO PUBLIC WORKS.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED FOR METRO PUBLIC WORKS.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
7. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
8. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
9. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUN-OFF TO THE STATE RIGHT-OF-WAY.
10. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
11. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN RIGHT-OF-WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
12. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
13. DESIGN OF ACCESS TO STATE HIGHWAY SHALL COMPLY WITH KYTC STANDARD DRAWINGS.
14. PAVEMENT SHALL BE A HARD AND DURABLE SURFACE AS REQUIRED BY 9.1.12 OF THE LOC.
15. ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT-OF-WAY SHALL BE OF STATE DESIGN.
16. THERE SHALL BE NO PARKING ON ANY PORTION OF ANY PARKING LOT ON STATE RIGHT-OF-WAY.

1. SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. PREVENTING COMPACTATION 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 UNTIL CONSTRUCTION IS COMPLETE. NOT FOR PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
3. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
4. THE DEVELOPMENT LIES WITHIN THE LOUISVILLE #3 FIRE DISTRICT.
5. ALL LUMINAIRIES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS NOT TO CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) OR ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHTS-OF-WAY PER CHAPTER 4.1.3 OF THE LDC.
6. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
7. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
8. ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM. PARKING AREAS SHALL COMPLY WITH 9.1.12.C OF THE LDC.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
10. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A GEOLOGICAL CONSULTANT SHALL BE CONTACTED FOR REMEDIATION GUIDANCE SHOULD ANY POTENTIAL SINKHOLE OR OTHER KARST FEATURES BE ENCOUNTERED DURING CONSTRUCTION.
11. STREET TREES SHALL BE PLANTED ALONG ALL PUBLIC RIGHTS-OF-WAY PER LAND DEVELOPMENT CODE.
12. A MINOR PLAT OR LEGAL INSTRUMENT SHALL BE RECORDED CONSOLIDATING THE SUBJECT PROPERTIES 3145R, 3147, 3151, 3153 & 3RD ST. AS SHOWN ON THE DEVELOPMENT PLAN.

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS'S DESIGN MANUAL AND ANY OTHER APPLICABLE DESIGN STANDARDS AND SPECIFICATIONS.
2. DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. AN APPROVED EROSION PREVENTION AND SEEDMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY AND ALL EROSION ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY THE DISTRICT ENGINEER PRIOR TO FIELD REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
4. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
5. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
6. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
7. SITE SHALL SPLIT FLOW INTO THE RIGHT OF WAY AS IT DOES TODAY, SUBJECT TO REGIONAL FACILITY FEES IN LIEU OF ONSITE DETENTION, IF THE TOTAL AREA OF CONSTRUCTION IS GREATER THAN 10,000 S.F. NO MODIFICATIONS TO MEET OR EXCEED SECTION 10.1.2 OF THE MSD DESIGN MANUAL WOULD BE REQUIRED. THE TOTAL AREA OF CONSTRUCTION SHALL INCLUDE ANY OFFSITE WORK THAT IS REQUIRED AS A RESULT OF THIS REGIONAL FACILITY FEES. ROAD WORK NOT REQUIRED.
8. SANITARY SEWERS TO CONNECT TO EXISTING SPS, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
9. NO PORTION OF THE SUBMITTAL REQUIREMENTS WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111 TC0057E).

VARIOUS SOIL TYPES ON-SITE, PREDOMINANTLY USC
HYDROLOGIC SOIL GROUPS

TOTAL SITE AREA = 0.54 ACRES

PRE-DEVELOPED AREA PERVIOUS 0.49 AC IMPERVIOUS 0.05 AC	POST-DEVELOPED AREA PERVIOUS 0.17 AC IMPERVIOUS 0.37 AC
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PRE-DEVELOPED CN = 82.0 POST-DEVELOPED CN = 92.3

THE SITE DISTURBANCE WILL BE ± 0.47 ACRES THUS, ONSITE DETENTION IS NOT REQUIRED.

NO POINT DISCHARGE INTO PUBLIC RIGHT OF WAY IS PROPOSED.
DRAINAGE PATTERNS WILL MATCH EXISTING CONDITIONS AND BE
DISPERSED THROUGH MULTIPLE CURB CUTS ALONG THE PROPERTY
PERIMETER.

NET SITE AREA 0.54 ACRES (23,355 SF)
AREA OF DISTURBANCE 0.47 ACRES (20,280 SF)
EXISTING IMPERVIOUS SURFACE 0.05 ACRES (1,965 SF)
PROPOSED IMPERVIOUS SURFACE 0.37 ACRES (16,200 SF)
INCREASE IN IMPERVIOUS SURFACE 0.33 ACRES (14,235 SF)

PARCEL AREA: ±0.54 ACRES

SITE ADDRESS, PARCEL ID, AND OWNER:
1. ADDRESS: SOUTH 3RD STREET, LOUISVILLE, KY
PARCEL: 12-055C-0068-0000; 12-12-055C-0020-0000;
12-055C-0018-0000; 12-12-055C-0019-0000
OWNER: PALMETTO LOUISVILLE - SOUTH 3RD STREET, LLC

EXISTING ZONING: R6

EXISTING FORM DISTRICT: TRADITIONAL NEIGHBORHOOD

EXISTING LAND USE: VACANT

PROPOSED ZONING: C1

PROPOSED USE: DRIVE-THRU COFFEE SHOP

FORM DISTRICT: TRADITIONAL NEIGHBORHOOD

ADJACENT PROPERTY ZONING:

NORTH:	R1
WEST:	C7
EAST:	E2
SOUTH:	R6

IMPERVIOUS SURFACE RATIO: ±0.74

PRE-DEVELOPED AREA	POST-DEVELOPED AREA
PERVIOUS: 2,130 SF	PERVIOUS: 7,155 SF
IMPERVIOUS: 1,965 SF	IMPERVIOUS: 16,200 SF

PARKING REQUIRED: 2 MIN. / 10 MAX*

PROVIDED PARKING:

STANDARD	10
MOBILE / PICKUP:	2
ACCESSIBLE:	1
TOTAL:	13 STALLS

BUILDING HEIGHT: 24'

VARIANCES: LDC - 5.5.1.2 - VARIANCE (24-VARIANCE-0160)
PERMITTED FOR LOCATION OF PROPOSED BUILDING/
FRONTAGE TO BE ORIENTED AWAY FROM CENTRAL
STATION BLVD AND SOUTH 2ND STREET

WAIVERS: LDC 10.2.4 - 15' LBA ALONG NORTHERN PROPERTY
BETWEEN R6 ZONING
LDC 5.5.1.3.a - LOT CONFIGURATION TO ALLOW
PARKING BETWEEN THE BUILDING AN ROW

A site location map showing the intersection of Central Ave and 8th St. A circle labeled 'SITE' is located on 8th St, south of Central Ave. A north arrow is in the bottom right corner.

CODE	DESCRIPTION
(A)	CONCRETE SIDEWALK
(B)	FLUSH CONDITION AT SIDEWALK
(C)	CURB AND GUTTER
(D)	ACCESSIBLE SIDEWALK RAMP
(E)	PAINTED ADA PARKING SYMBOL (TYP.)
(F)	ADA PARKING STALL (TYP.)
(G)	PAINTED AISLE MARKING
(H)	DUMPSTER ENCLOSURE (12X20)
(I)	STANDARD PARKING SPACE (18'X9')(TYP.)
(J)	ACCESSIBLE PARKING SIGN
(K)	4" PAINTED PARKING STRIPE
(L)	STOP SIGN
(M)	ROADWAY DIRECTIONAL ARROW
(N)	24" WHITE PAINTED STOP BAR (TYP.)
(O)	TAPER 6" POST CURB TO FLUSH OVER 18"
(P)	MONUMENT SIGN
(Q)	PAINTED PEDESTRIAN CROSSWALK
(R)	WHEELSTOP
(S)	6" PIPE BOLLARD
(T)	BICYCLE PARKING
(U)	6" POST CURB
(V)	DRAINAGE FLOW ARROW

	HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	SIDEWALK CONCRETE
	BUILDING INTERIOR
	LANDSCAPING AREA
	STORMWATER MANAGEMENT AREA

MLJ REAL ESTATE LLC AND 3PO INVESTMENTS
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DUTCH BROS - 3RD STREET
3145 R, 3147, 3151, 3153 SOUTH 3RD STREET,
LOUISVILLE, KY 40214

PLAN STATUS		
DATE	DESCRIPTION	
DESIGN	DRAWN	CHKD
SPJ	SPJ	SPJ

DEVELOPMENT PLAN

1 OF 1



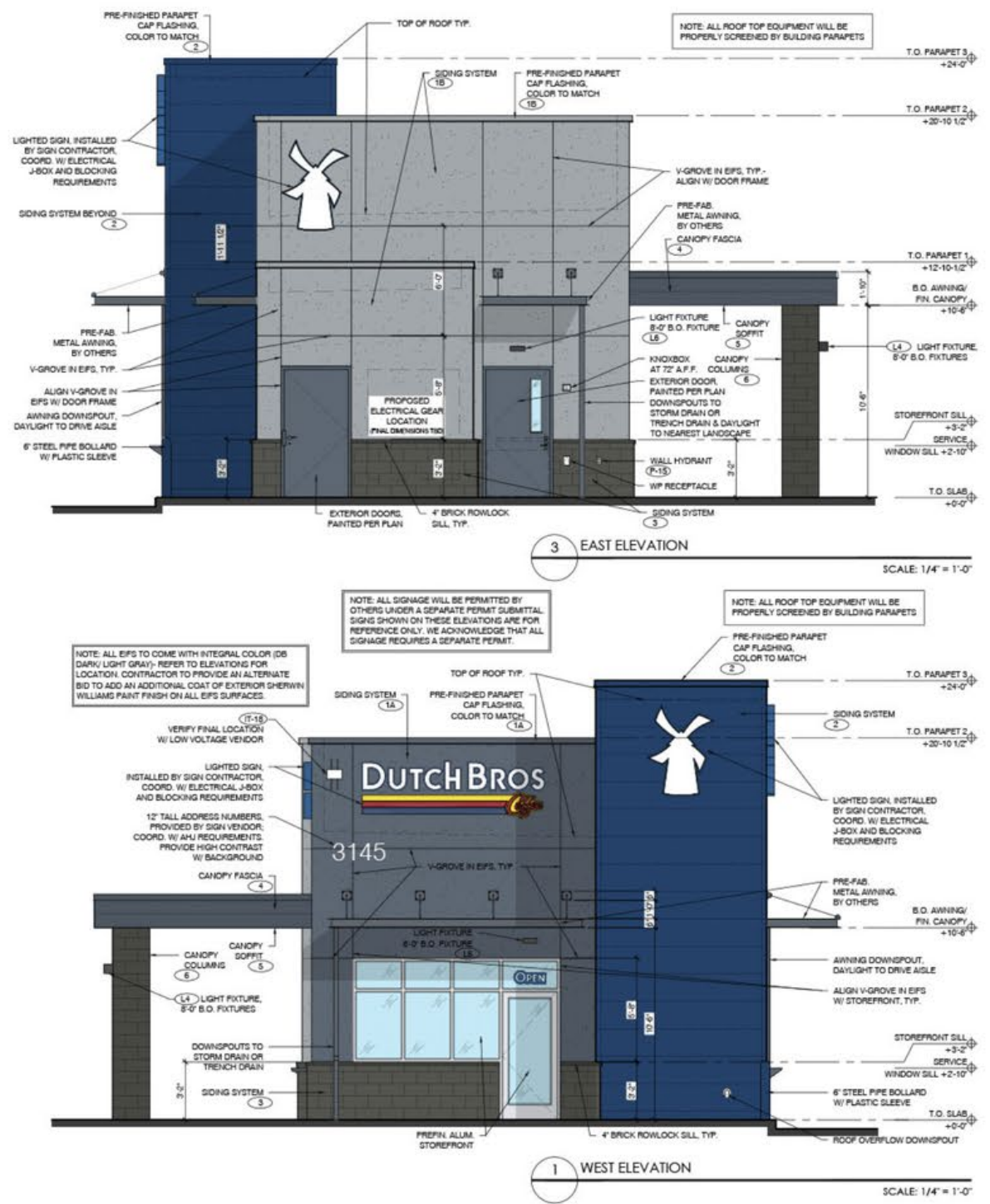
Know what's below.
Call before you dig

WM#12843

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SIDING SCHEDULE - ALTERNATE w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	EIFS	BASF/SENERGY	1 1/2" CHanneled Adhesive CI DESIGN SYSTEM	COLOR: BLDG DB DARK GRAY
1B	EIFS	BASF/SENERGY	1 1/2" CHanneled Adhesive CI DESIGN SYSTEM	COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHHA	ILLUMINATION, AWP 1818 W/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	CMU VENEER AND SILL	BASALITE	4-8-16, SPLIT FACE	COLOR: CHARCOAL - REVIEW FINAL COLOR SELECTION W/ DBC
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	-	METAL FASCIA; FLAT	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	COLUMNS	BASALITE	4-8-16, SPLIT FACE	COLOR: CHARCOAL - REVIEW FINAL COLOR SELECTION W/ DBC



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EDIN CORALIC ARCHITECT
6699 - Exp. 6-30-2022

11.11.2024

Project No: KY0305
Dutch Bros Coffee
New Free-standing Store
3145 S 3RD STREET,
LOUISVILLE, KY 40214
for: Dutch Bros Coffee
110 SW 4th St. Grants Pass, OR 97526

ISSUED FOR PERMIT :
11.11.2024

REV. DATE	DESCRIPTION

SHEET NAME:
BUILDING ELEVATIONS

SHEET NUMBER:
A6.1

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Project Specific Elements

Zoning / Form District

C1 - Standard Commercial
Traditional Neighborhood Form

Existing Use

Single Family Residence (Vacant Since 2019)

Propose Use

Drive Thru Coffee Shop

Site Elements

Property Area: ± 0.54 AC
Building SF: ± 950 SF

ILA provided in compliance
Enhanced Buffer / Screening provided to the South
Single driveway onto Central Station
Drive thru entrance provided on Second St
Walkup ordering window from 3rd Street

Waivers

25 -WAIVER -0017

Waiver from LDC 10.2.4 to not provide the 15' LBAs along the northern property line, where R-6 zoning lines are abutting the corner property at 3145 S 3rd Street

25 -WAIVER -0018

Waiver from LDC 5.5.1.A.3.a - The lot is a corner property further constrained by ROW on 3 sides and residential to the south. The waiver serves to promote S 3rd St and Central St Blvd as the primary frontage for this development plan. Waiver is to not place the building at the intersection of S 2nd and Central Station Blvd.

