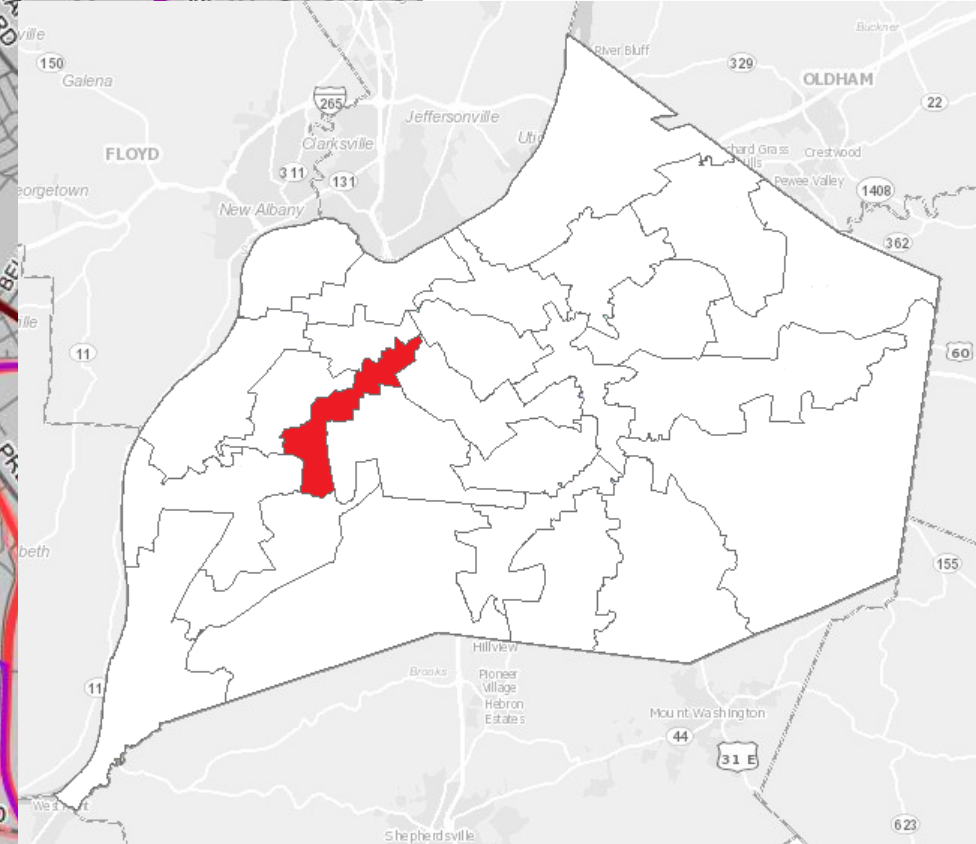
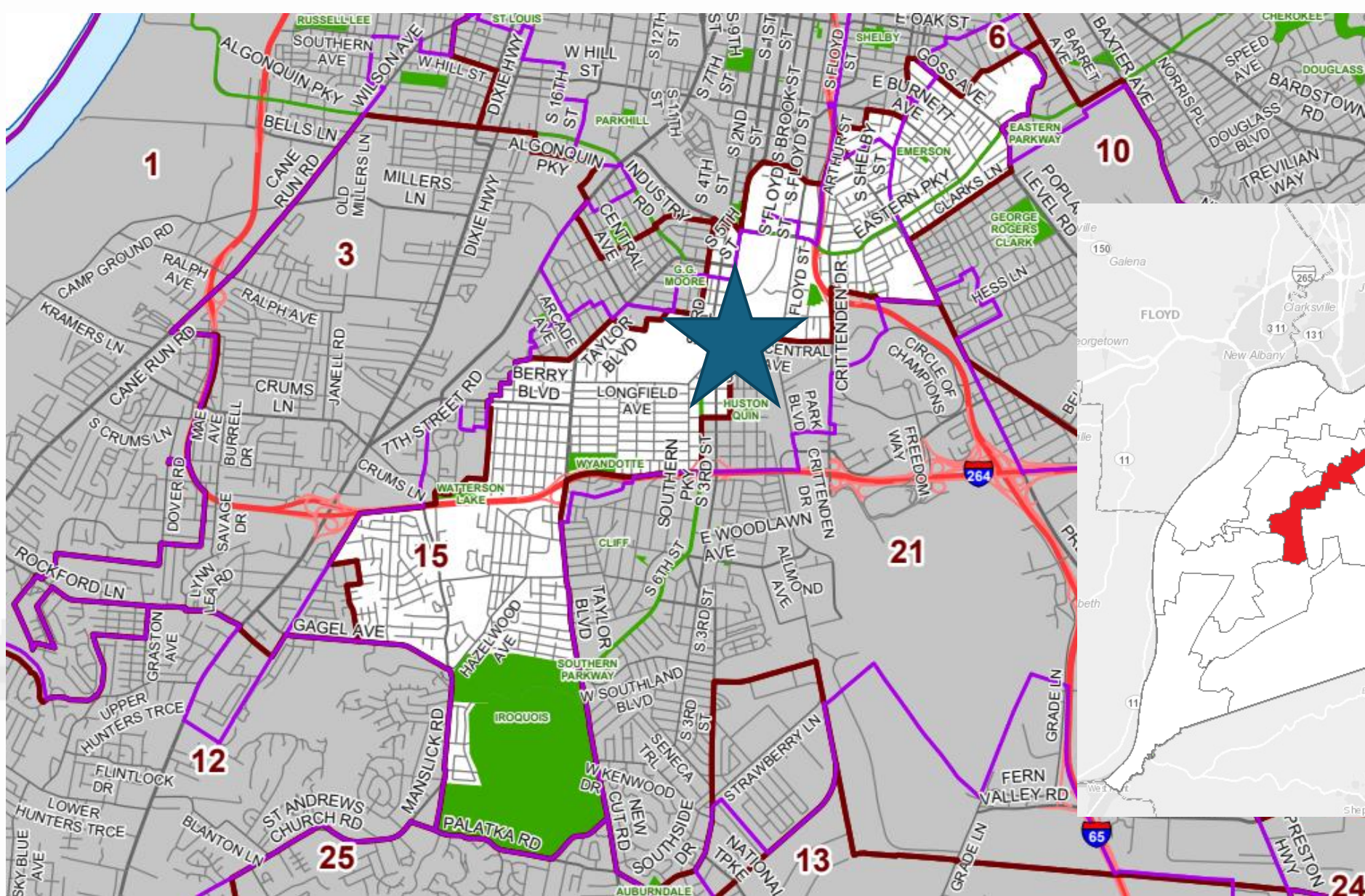


O-146-025
25-ZONE-0006
Dutch Bros Coffee Shop

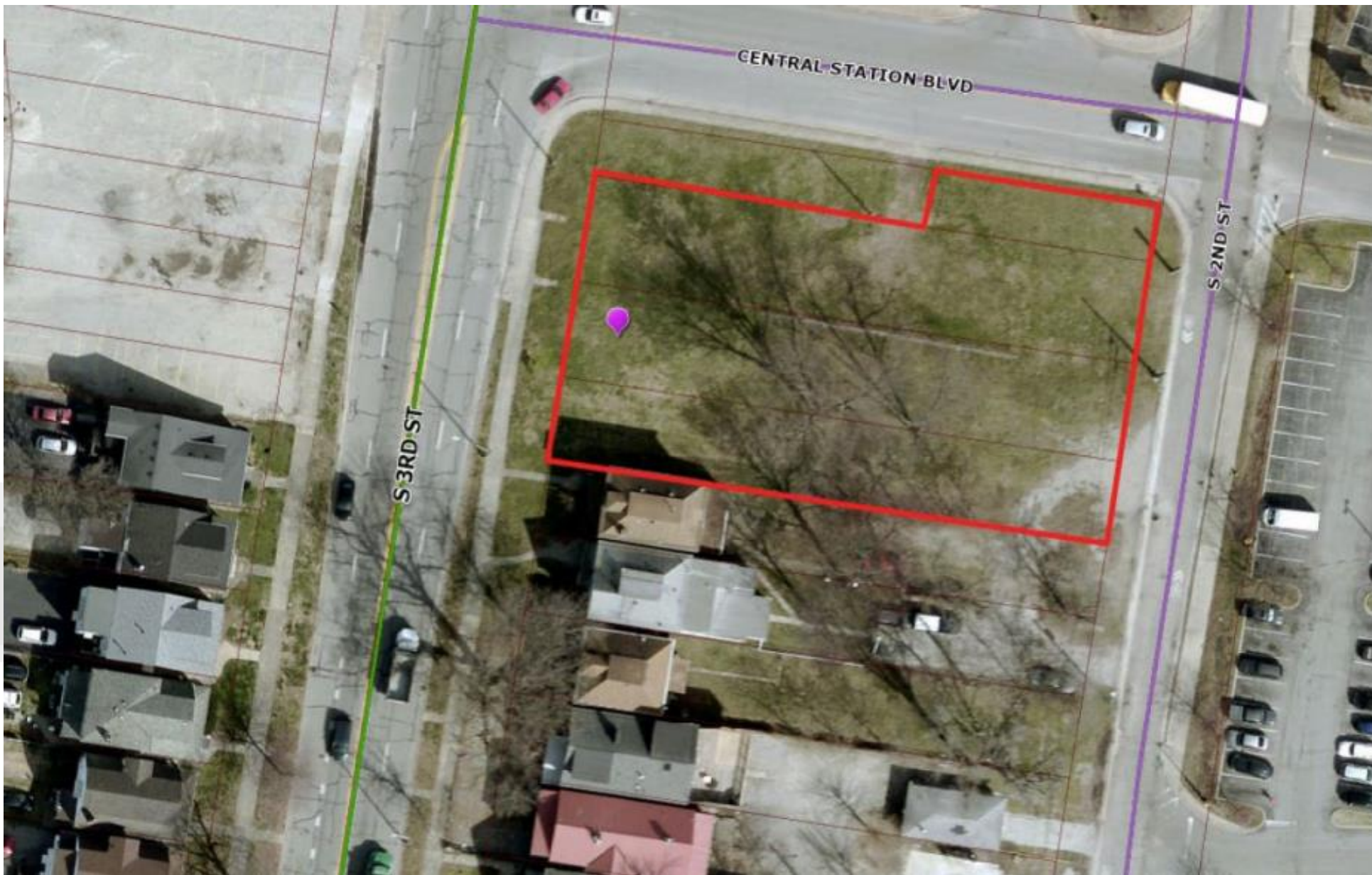
Planning and Zoning Committee
June 17, 2025





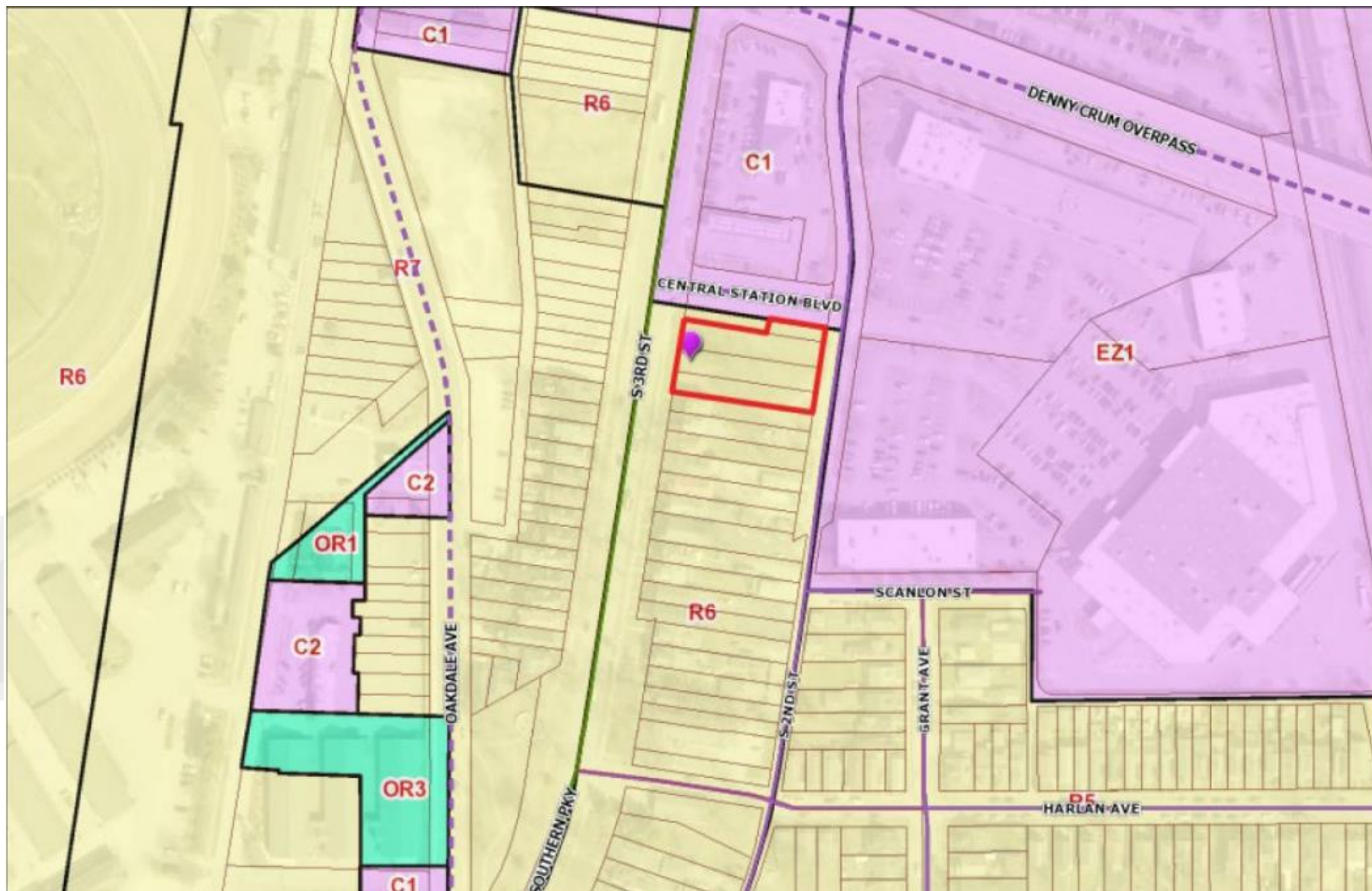
3145-3153 S 3rd Street
District 15– Jennifer Chappell





Existing: Residential
Proposed: Commercial





Existing: R-6/TN
Proposed: C-1/TN



REQUESTS

- **Change in Zoning from R-6 Residential Multi-Family to C-1 Commercial.**
- **Waivers**
- **Variance**
- **Detailed District Development plan with binding elements**



CASE SUMMARY

- Four vacant properties to be consolidated; 0.54 acres.
- Drive-through coffee shop with walk up window

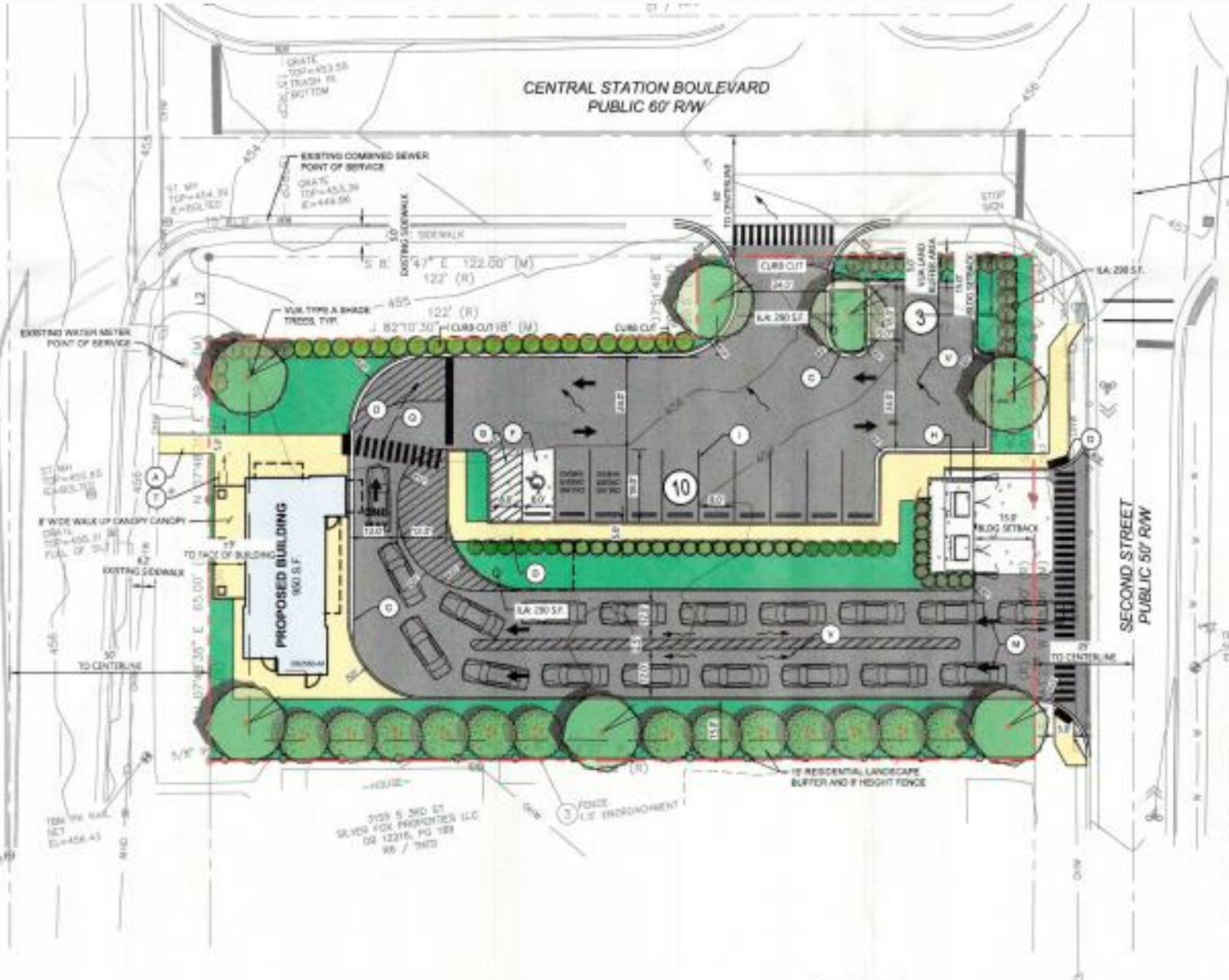


ALL WORK DONE IN
SPS OR CURBING AT
KIDVED TO PREVENT
BIL
40 TO PROTECT
BE LOCATED AT LEAST
VE, MOODY

CENTRAL STATION BOULEVARD PUBLIC 60' R/W

THIRD STREET
PUBLIC 100' R/W

SECOND STREET
PUBLIC 50' R/W



L1= S 07°42'25" W 20.53' (M)
20.5' (R)
L2= N 07°48'35" E 20.50' (M)
20.5' (R)

3001 S 3RD ST
CENTRAL STATION KY LLC
DB 01-036, 02-023
E21 / 9WFO

SUBJECT PROPERTY



View from S 3rd Street



SUBJECT PROPERTY



View from the corner of S 2nd St & Central Station Blvd



ADJACENT PROPERTY



Across S 3rd Street



Across Central Station view inside shopping center

PUBLIC MEETINGS

- ❖ Neighborhood Meeting on December 18, 2024
- ❖ LD&T Meeting on March 27, 2025
- ❖ Planning Commission Public Hearing on May 15, 2025
- ❖ Motion to recommend approval of the change in zoning from R-6 to C-1 passed by a vote of 9-0

