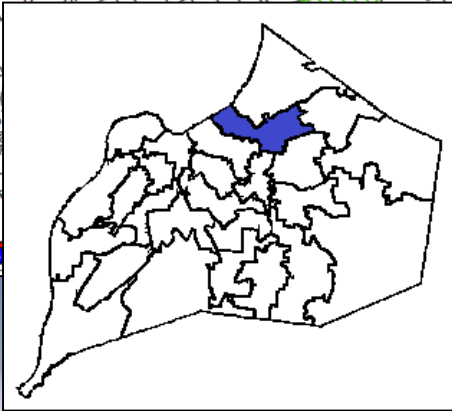
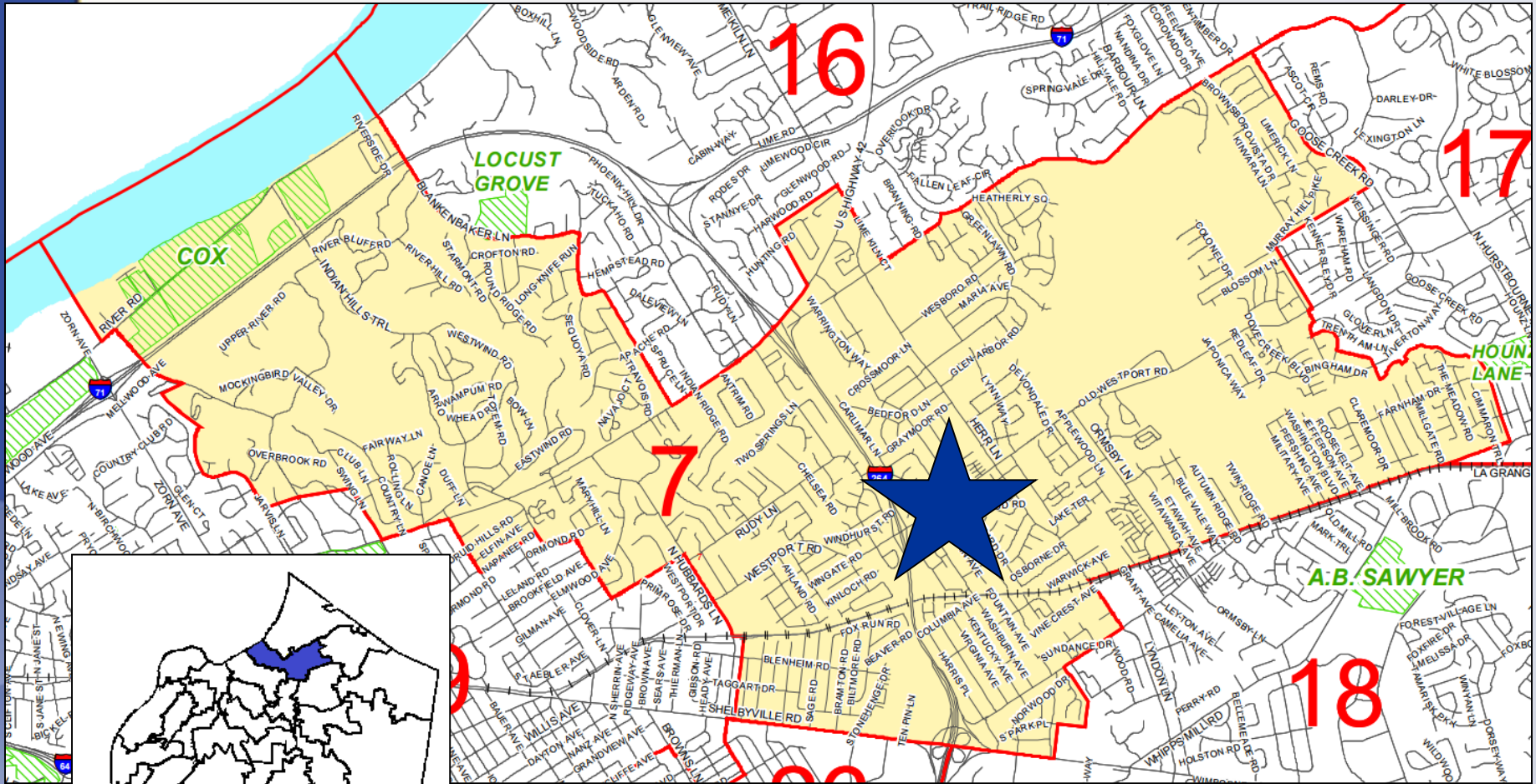


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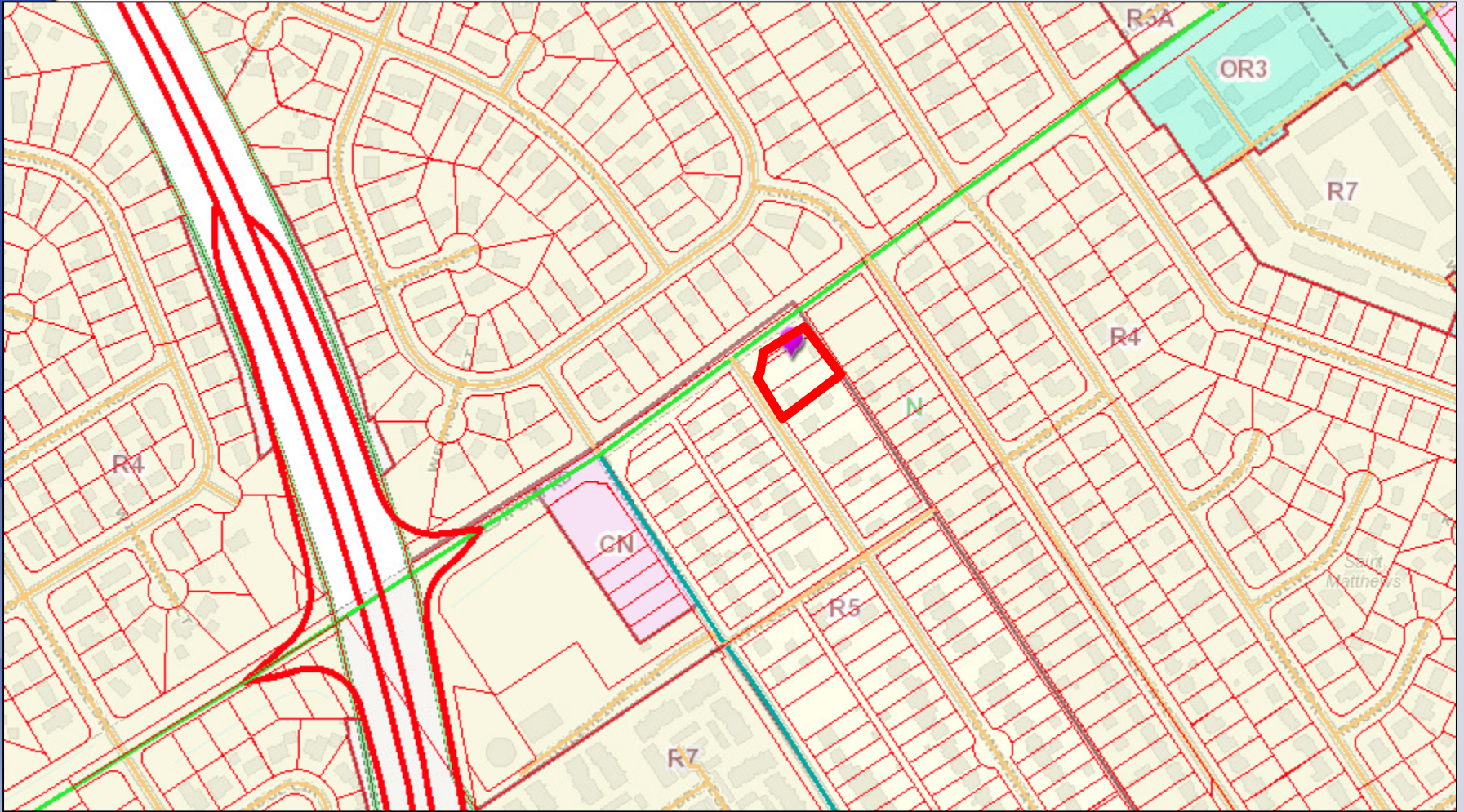
WESTPORT ROAD RETAIL



Planning & Zoning Committee
October 27, 2020



4700 Westport Road
917 & 919 Fountain Avenue
District 7 - Paula McCraney



Existing: R-5/N
Proposed: C-1/N



Existing: Vacant/SF
Proposed: Commercial

Requests

- Zoning change from R-5 Single Family Residential to C-1 Commercial
- Waiver from Table 10.2.3 to allow reduction in required property perimeter LBA (19-WAIVER-0107)
- Detailed District Development Plan with Binding Elements

Case Summary

- Currently developed with a single-family residence (to be removed)
- New 6,570 sf retail building with parking
- Non-conforming commercial use previously on the site

Site Photos - Site Context

View of site
from Fountain
Avenue

View of site
from
Westport
Road

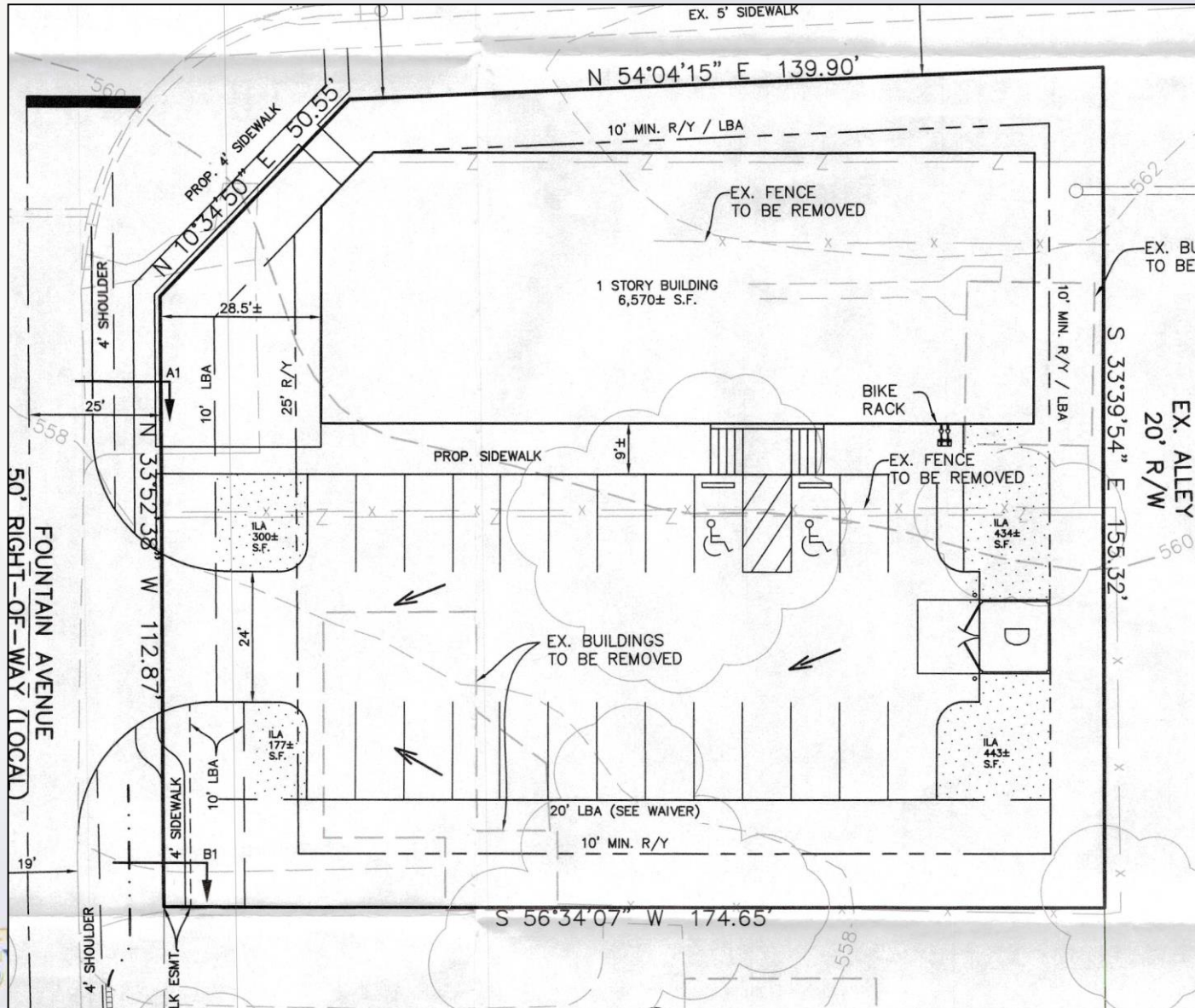
Site Photos - Surrounding Areas

Site and adjacent property

Properties across Fountain Avenue



Applicant's Development Plan



Elevations



Public Meetings

- Neighborhood Meeting held on 12/2/2019
 - 14 people attended the meeting.
- LD&T meeting on 2/13/2020
- Planning Commission public hearing on 6/18/2020
 - Two people spoke in opposition.
 - Motions to recommend approval and denial ended in 3-3 votes (three members were not present)
- Metro Council sent it back to Planning Commission

Public Meetings

- Planning Commission public hearings on 9/18/2020 and 10/1/2020
 - Three people spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to C-1 passed by a vote of 5-4