

21-ZONE-0117

Westport Road Medical Office



Louisville Metro Planning Commission

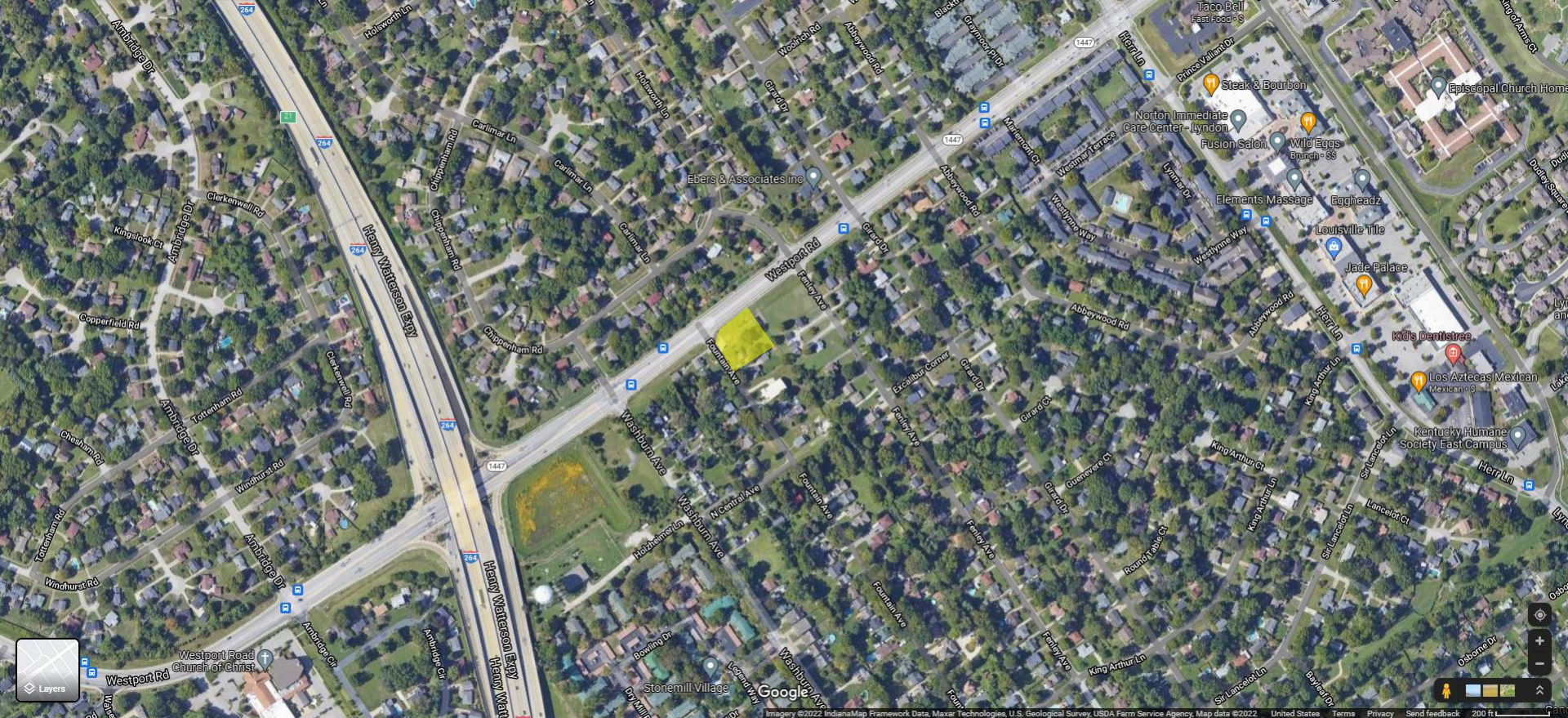
Dante St. Germain, AICP, Planner II

February 17, 2022

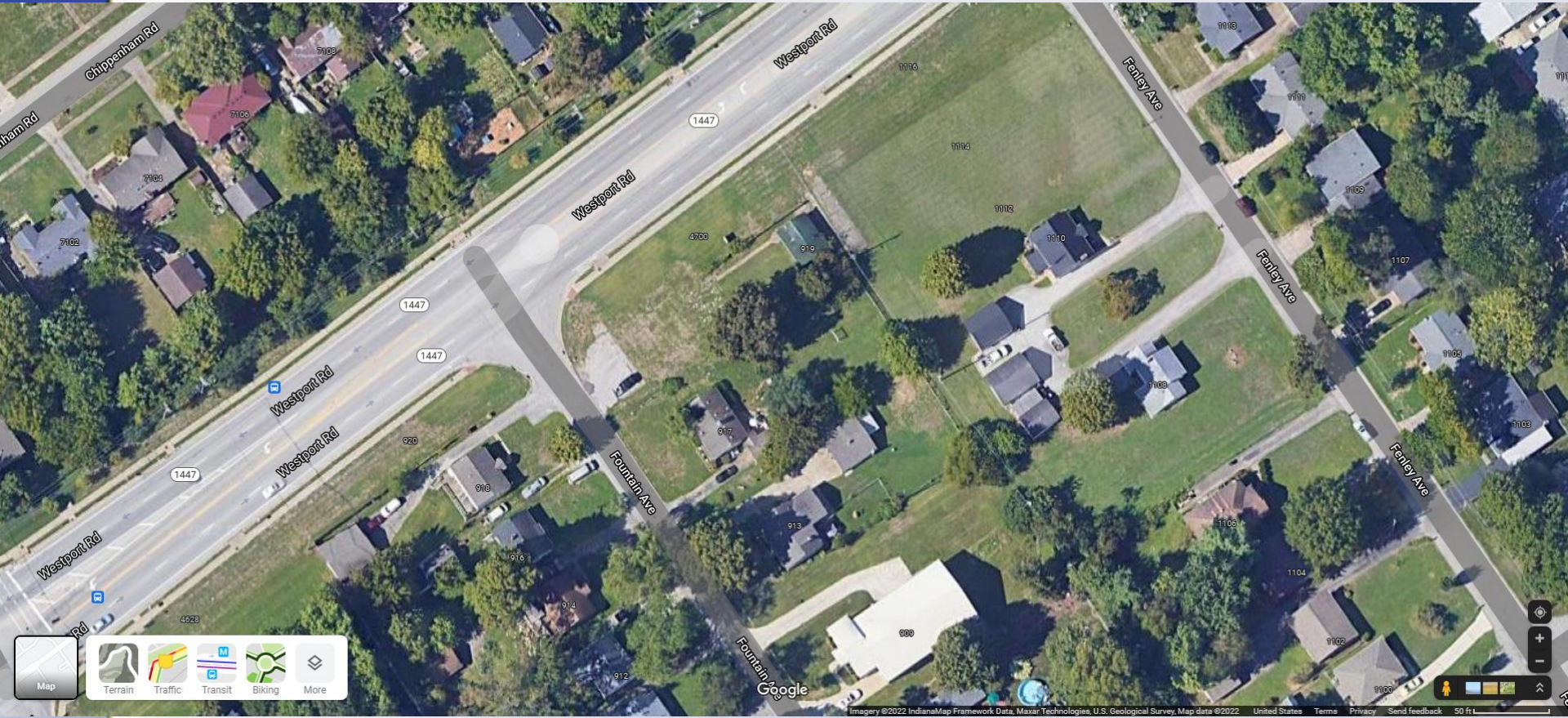
Requests

- **Change in Zoning** from R-5 Single Family Residential to OR Office Residential
 - **Variance** from Table 5.3.2 to permit a non-residential structure to encroach into the required non-residential to residential setback (non-loading) (required 30', requested 10', variance of 20') (21-VARIANCE-0182)
 - **Variance** from 5.1.12.B.2.e.i.1 to permit a principal structure to exceed the allowed maximum infill front yard setback (required: 30', requested: 60', variance of 30') (22-VARIANCE-0010)
 - **Waiver** from 10.2.4.B.1 to permit encroachment into required property perimeter LBA on south property line (21-WAIVER-0166)
- **Detailed District Development Plan with Binding Elements**

Site Context



Site Context



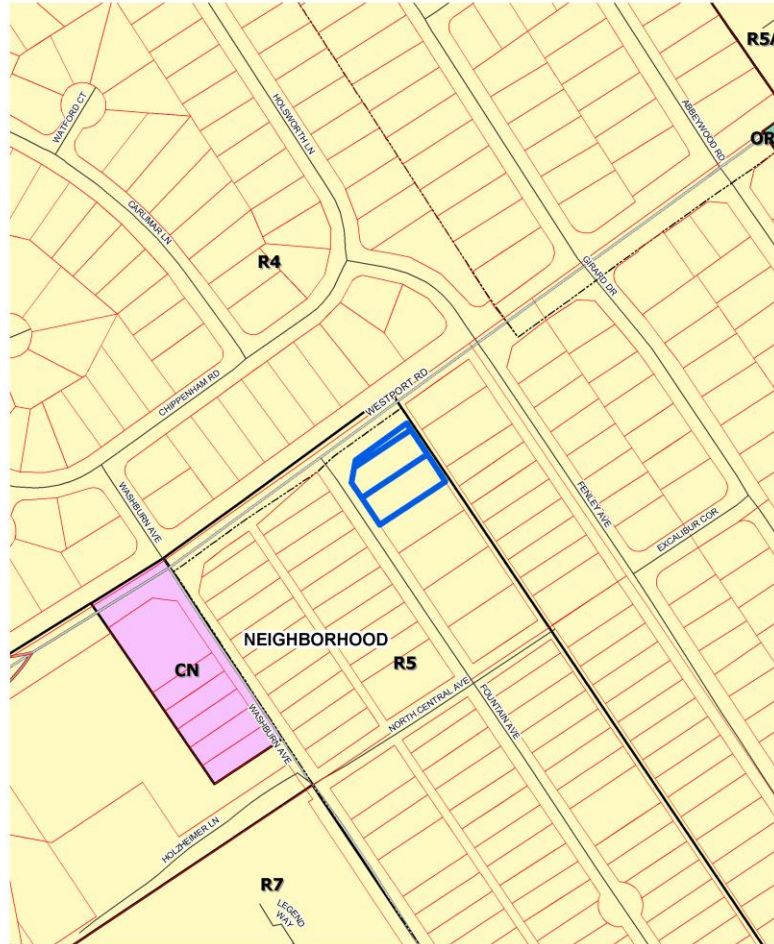
Case Summary

- Site is currently developed with a single-family residence & garage not proposed to be preserved
- New 6,250 square foot medical office
- Parking between Westport Road & the structure

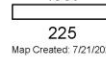
Case Summary

- Variances and waivers necessitated by the layout of the lot
- Site previously denied for a zoning change to C-2

Zoning/Form Districts



Westport Road Office
feet



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Aerial Photo



Westport Road Office

feet



225

Map Created: 7/21/2021



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Site Photos-Site Context

View of site
from Fountain
Avenue



View of site
from
Westport
Road



Site Photos-Surrounding Areas

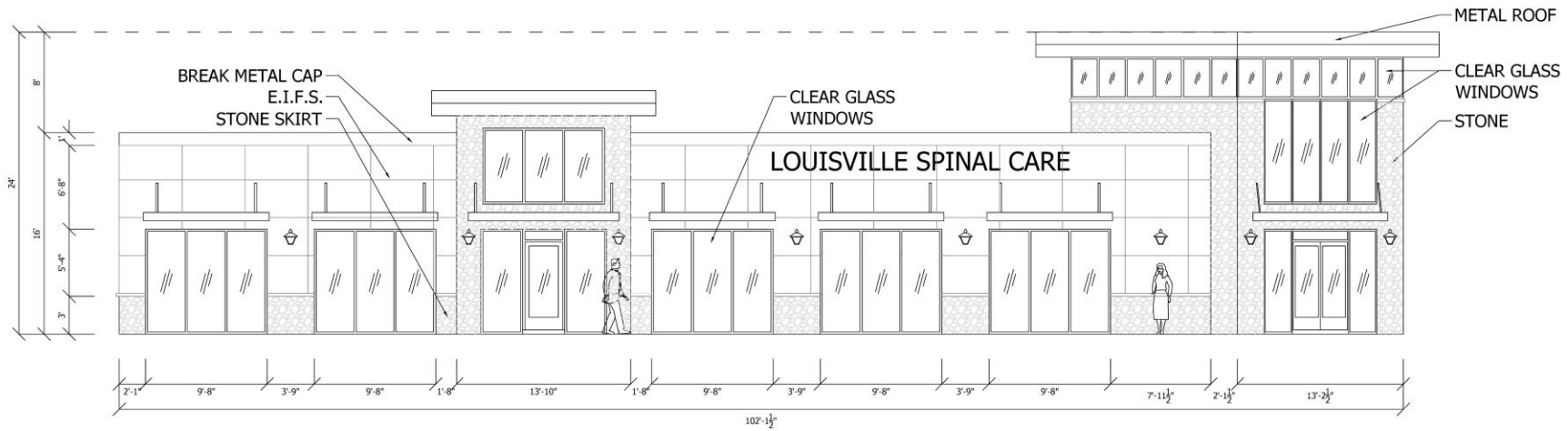
Site and adjacent property



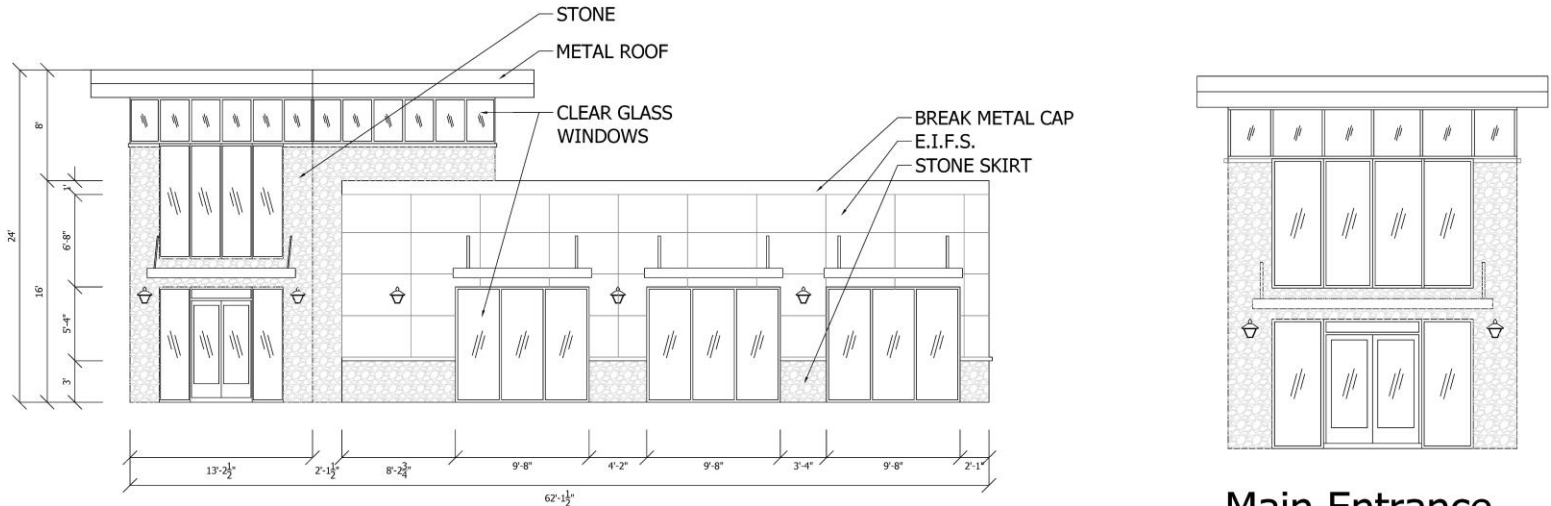
Properties
across
Fountain
Avenue



Elevations



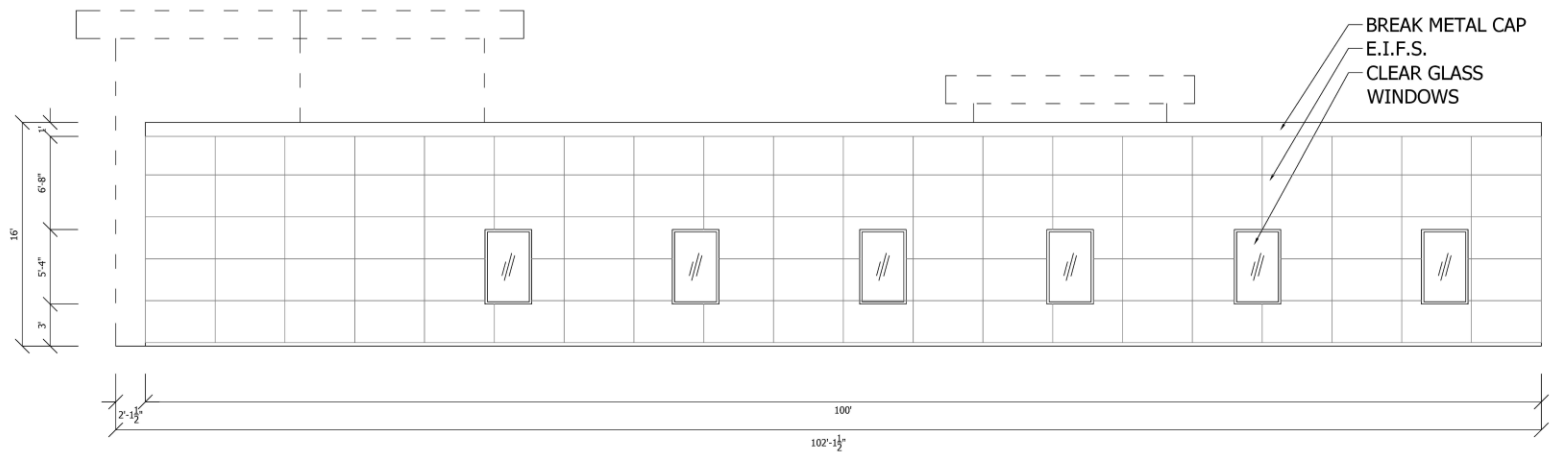
Westport Rd Elevation



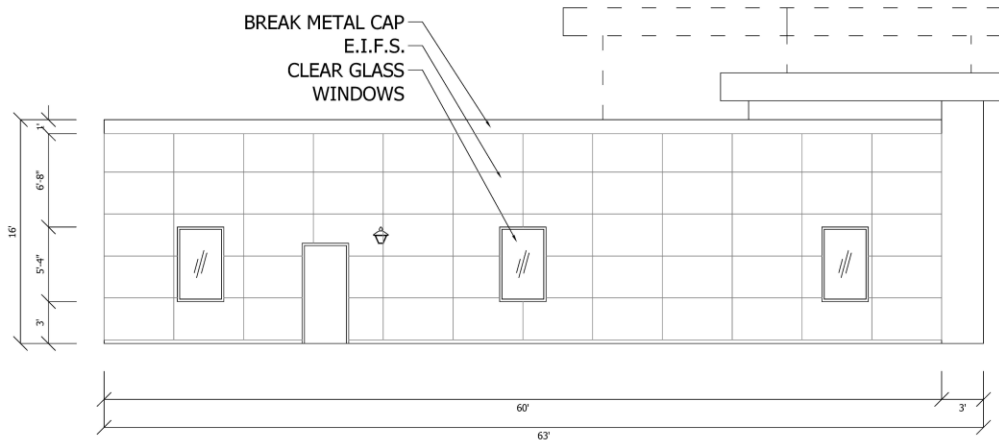
Fountain Ave Elevation

Main Entrance

Elevations



Biven Elevation



Lemley Elevation

Staff Finding

- Rezoning is generally compliant with Plan 2040
- Corner lot along Westport Road (minor arterial)
- Brings small-scale neighborhood-serving office uses close to residential
- Access is from Fountain Avenue via Westport Road
- Would meet the Community Form policies
- Variances & waiver adequately justified
- Site plan meets requirements of LDC and guidelines of Plan 2040

Required Actions

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from R-5 to **OR**
- **APPROVE** or **DENY** the **Variances**
- **APPROVE** or **DENY** the **Waiver**
- **APPROVE** or **DENY** the **Detailed District Development Plan with Binding Elements**