
5.5.2021

Louisville Metro Planning and Design Commission
444 S. 5th St
Louisville, KY 40202

To Whom It May Concern:

The intent of this letter is to request the opportunity to propose a zoning change to 919 Fountain Ave. The zoning desired would be OR Office/Residential. This property was denied a C-1 rezoning change late 2020. This rezoning project was called "Westport Rd Retail". I feel that OR zoning is sufficiently different from the original request of C-1 zoning, enough so to grant the ability to propose this zoning change to the committee.

This property, directly on Westport Rd, is surrounded by residential homes. C-1 zoning would have allowed businesses like restaurants with liquor sales, tanning salons, grocery stores, car washes and laundromats. Most businesses would have yielded heavy traffic, late-night and weekend hours (Sunday included). All these businesses would have aggressively changed the overall feel and be a nuisance to the residential community.

If permitted to go through the rezoning process, I would propose building a doctor's office. Doctor's offices do not have late-night hours nor weekend hours. If they do have weekend hours, they are typically extremely limited and only on Saturdays. Also, the office structure would be built to blend-in by having more of a residential look/feel. These items make the business less of a neighborhood nuisance and think it can enhance the neighborhood.

Although I understand this is not 100% this letter's intent, I have spoken with a portion of those that opposed the initial C-1 rezoning. There seems to be more of a positive consensus about a medical office in the community versus a retail center.

Sincerely,

N. Brett Zemba, D.C.