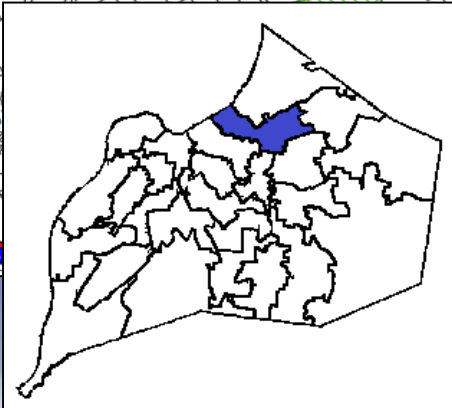
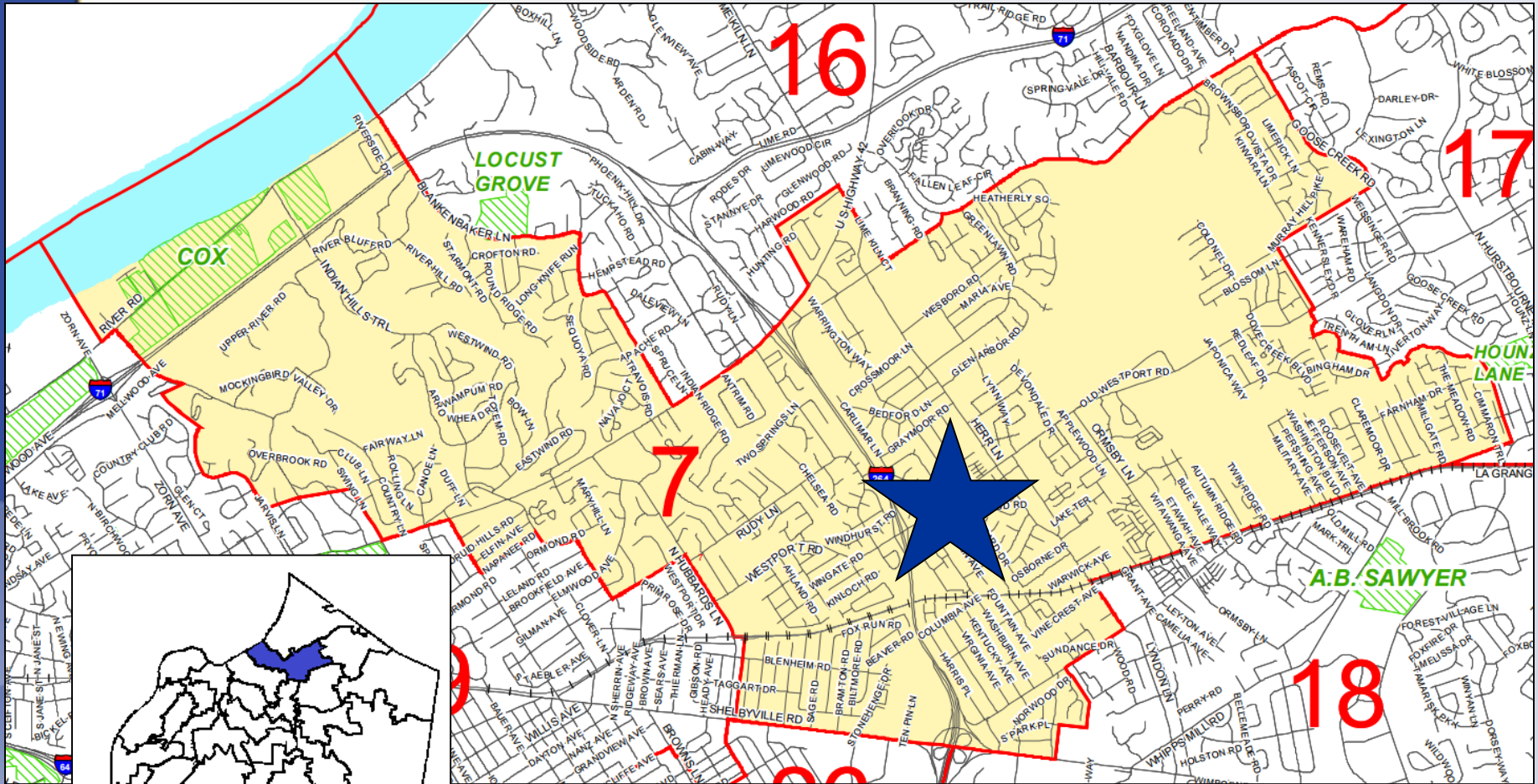


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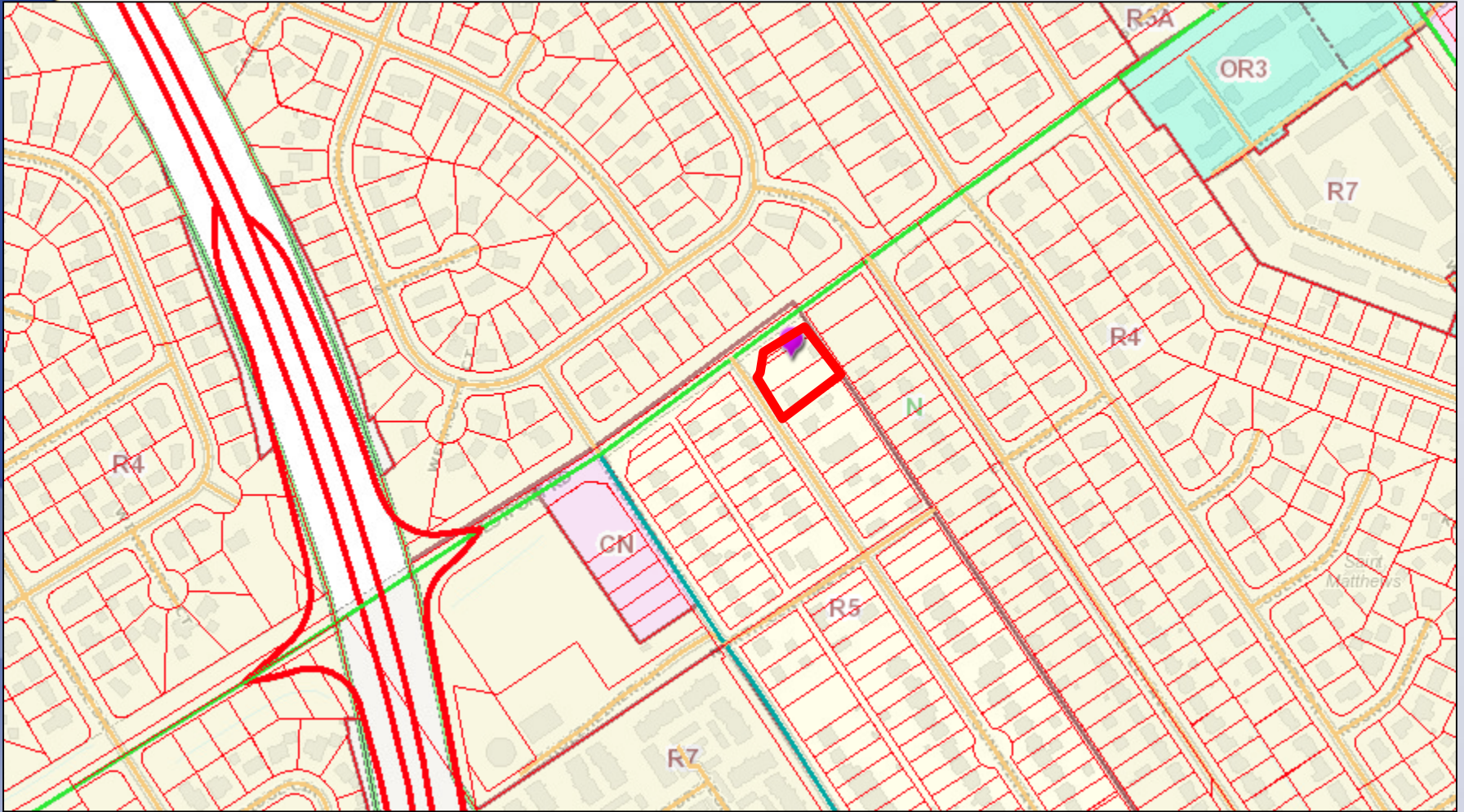
WESTPORT ROAD RETAIL



Planning & Zoning Committee
July 28, 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 from 25' to 20' (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



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)