

JUSTIFICATION STATEMENT

Louisville Spine & Wellness

4700 Westport Road and 919 & 917 Fountain Avenue

INTRODUCTION

Louisville Spine & Wellness (the “Applicant”) proposes to re-zone the properties located at 4700 Westport Road and 919 & 917 Fountain Avenue from R-5 Residential to OR, Office Residential and re-develop the site into a 6,300 square foot medical office building. For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan and the Detailed District Development Plan requirements.

COMMUNITY FORM

The proposal complies with the intent and applicable policies of the Community Form Plan Element. The subject property is located in the Neighborhood Form District, which the Comprehensive Plan states is a form that “may contain . . . at appropriate locations . . . neighborhood centers with a mixture of uses such as offices, retail shops, restaurants and services. These neighborhood centers should be at a scale that is appropriate for nearby neighborhoods.” Here, the proposal is consistent with the Neighborhood Form district as it proposes an appropriately-scaled, single-story medical office building that will serve the surrounding community. The proposal will return the site to its former non-residential use. The parcel located at 919 Fountain Avenue is currently vacant and has been since the prior structures were demolished when Westport Road was widened approximately twenty one years ago. Previously, the property was used as a variety of commercial uses. The proposal is consistent with the current pattern of development, scale, and site design in the area, which features other non-residential developments along Westport Road, including the large commercial center at the intersections of Westport Road and Herr and Lyndon Lanes.

MOBILITY

The proposal complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessed via Fountain Avenue, a local road directly off of Westport Road. Direct access via Westport Road is unavailable and the site does not have access to Fenley Avenue to the east. The “alley” right of way to the east is not paved and cannot provide access to Westport Road because of its proximity to Fountain and Fenley Avenues. The site has easy access to the interstate system via I-264 to the west via Westport Road. The proposed development will provide a connection to the existing sidewalk along Westport Road and an internal sidewalk to the building entrance. The proposal includes adequate parking and vehicle maneuvering area.

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COMMUNITY FACILITIES

The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is adequately served by all utilities, including water and sewer.

ECONOMIC DEVELOPMENT

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The proposed use will create 6,300 square feet of new medical office space on a site with frontage on Westport Road. The proposed building will be appropriately-sized for the neighborhood. The parcel located at 919 Fountain Avenue is currently vacant, as it has been vacant for many years, but was previously used commercially as a small grocery/market, liquor store, and later as a dry cleaners. The subject site is near the large commercial center at Westport Road and Herr and Lyndon Lanes, and has good highway access via Westport Road and I-264 to the west.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed medical office building will be appropriately-sized for the neighborhood and impacts to the surrounding neighborhood will be limited. The site will be accessed from Fountain Avenue via Westport Road. Fountain Avenue is sufficiently wide to accommodate the limited amount of expected traffic. The proposed building will screen the directly adjacent residential property from any impact associated with the proposed parking area. The site is easily accessible via I-264 to the west. The proposed development will comply with the tree canopy sections of the LDC. The applicant will provide a connection to the existing sidewalk along Westport Road and an internal sidewalk to the building entrance.

HOUSING

The proposed development complies with the intent and applicable policies of the Housing Plan Element. The proposal provides for an appropriately-sized, neighborhood serving office use on property that was previously used commercially. As set forth above, impacts to the surrounding neighborhood will be limited.

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