

I live in the Stone Bluff neighborhood behind this proposed development (5907 Woodhaven Ridge Ct) and I would like to request the following C-1 uses be restricted from the Star Hill development, along with a restriction for only allowing use during normal business hours (8-5 M-F). The reason is that this is a quiet, family friendly residential area, and we want to keep the traffic as is, and not increase vehicle and pedestrian traffic. Please let me know what other info you need from me to be able to include this restriction request in the case file.

C-1 Commercial District - Please restrict the below uses and please also restrict all businesses to normal business hours (no 24 hour businesses).

Automobile rental agencies with no more than 25 rental passenger vehicles stored on site, and no more than two service bays for cleaning or maintenance, and having no repair or storage/dispensing of fuel  
Boarding and lodging houses  
Car washes having prior approval by the agency responsible for transportation planning  
Convenience groceries (restrict to normal business hours and not 24 hours)  
Drug stores (restrict to normal business hours and not 24 hours)  
Extended stay lodging  
Funeral homes  
Grocery stores, including fruit, meat, fish, and vegetable (restrict to normal business hours and not 24 hours)  
Hardware and paint stores (restrict to normal business hours and not 24 hours)  
Home occupations  
Hotels and motels, including ancillary restaurants and lounges, enclosed in a structure, in which dancing and other entertainment (not including adult entertainment activities as defined in Section 4.4.1) may be provided. (not permitted within the City of Prospect)  
Laundries or laundrettes, self-service  
Laundering and dry cleaning pick-up shops and self-service laundries  
Medical laboratories  
Package liquor stores (no on-site alcohol consumption allowed)  
Pawn Shop  
Rental businesses offering items whose sale is a permitted use in this district, videocassette and similar products, rental and sales but not constituting an adult video cassette rental center  
Restaurants, tea rooms and cafes excluding dancing and entertainment activity (Indoor alcohol sales and consumption only with proper ABC license)  
Temporary buildings,  
Tents

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Thanks,  
Rachel Jennette

- Grocery stores, where all merchandise is displayed and sold within an enclosed building
- Hardware stores
- Jewelry stores
- Laundering and dry cleaning pick-up shops and self-service (only)
- Laundries
- Offices, professional or business
- Photocopying, word processing and similar office-support activities
- Photographic shops
- Photography studios
- Picture framing
- Rental businesses offering items whose sale is a permitted use in this district, videocassette and similar products, rental and sales but not constituting an adult video cassette rental center
- Restaurants and delicatessens excluding drive-in facilities, and entertainment activity (Indoor alcohol sales and consumption only with proper ABC license)
- Saddle and harness shops
- Shoe stores
- Shoe repair shops
- Stationery stores
- Tailors
- Tanning salons
- Wearing apparel shops

C. Permitted Uses With Special Standards\*

Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

E. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

F. Maximum Density And Far

Maximum Floor Area Ratio: 3.0

Maximum Density: .....34.8 dwellings per acre

2.4.3 C-1 Commercial District

The following provisions shall apply in the C-1 Commercial District unless other- wise provided in these



regulations:

A. Permitted Uses:

Accessory buildings or uses: those uses which are subordinate, customary and incidental to the primary use, provided that, if a use is customary only in a less restrictive zone, and is of a magnitude that may generate significant impacts, it shall not be an accessory use

Agricultural uses

Antique shops

Art galleries

~~Athletic facilities~~

Audio/video recording studios, providing the building is sound proof

~~Automobile rental agencies with no more than 25 rental passenger vehicles stored on site, and no more than two service bays for cleaning or maintenance, and having no repair or storage/dispensing of fuel~~

~~Automobile parking areas, public and private~~

~~Automobile service stations with service bays for repair of no more than two vehicles (see definition of Automobile Service Station for the type of repairs permitted)~~

Bakeries, retail (all products produced to be sold on the premises only)

Banks, credit unions, savings and loans, check cashing services and similar financial institutions

Barber shops

Beauty shops

~~Bed and Breakfasts~~

~~Bicycle sales and service~~

~~Boarding and lodging houses~~

.Bookstores

~~Bowling alleys, provided the building is sound proof~~

~~Car washes having prior approval by the agency responsible for transportation planning~~

~~Catering kitchen/bakery preparing food and meals for sale or consumption elsewhere~~

~~Clothing, dry goods and notions stores~~

~~Clubs, private, non-profit or proprietary~~

Colleges, schools and institutions of learning

Community residences

~~Community Service Facility~~

~~Computer sales (hardware and software) and programming services~~

Confectionery, ice cream or candy stores, retail; no more than 50% of the floor area shall be used for production of food items for off premises sale

- ~~Convenience groceries~~
- ~~Convents and monasteries~~
- ~~Country clubs~~
- ~~Dance instruction (excludes adult entertainment uses as defined within LMC Chapter 11)~~
- ~~Day care centers, day nurseries, nursery schools and kindergartens~~
- ~~Department stores~~
- ~~Dressmaking or millinery shops~~
- ~~Drug stores~~
- ~~Dry cleaning, dyeing, pressing, and laundry, distributing stations or retail business where no cleaning, dyeing, pressing or laundry is done for other distributing stations or cleaning establishments~~
- Dwelling, Multiple family
- Dwelling, Single-family
- Dwelling, Two-family
- ~~Electric appliance stores~~
- ~~Extended stay lodging~~
- ~~Family care home (mini-home)~~
- Florist shops
- ~~Funeral homes~~
- ~~Furniture stores~~
- ~~Grocery stores, including fruit, meat, fish, and vegetable~~
- ~~Hardware and paint stores~~
- ~~Health spas~~
- ~~Home occupations~~
- ~~Hotels and motels, including ancillary restaurants and lounges, enclosed in a structure, in which dancing and other entertainment (not including adult entertainment activities as defined in Section 4.4.1) may be provided. (not permitted within the City of Prospect)~~
- ~~Ice storage houses of not more than five (5) ton capacity~~
- Interior decorating shops
- ~~Jewelry stores~~
- ~~Laundries or laundrettes, self-service~~
- ~~Laundering and dry cleaning pick-up shops and self-service laundries~~
- ~~Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries~~
- ~~Medical laboratories~~

- ~~Music stores~~
- ~~Nurseries, retail~~
- ~~Office, business, professional and governmental~~
- ~~Parks, playgrounds, and community centers~~
- ~~Package liquor stores (no on-site alcohol consumption allowed)~~
- ~~Pawn Shop~~
- ~~Pet grooming, obedience training and related pet activities, provided the operation is conducted within a soundproofed building, no animals are boarded, and there are no runs or pens outside of the building.~~
- ~~Pet shops~~
- ~~Photocopying, duplicating, paper folding, mail processing and related services~~
- ~~Photographic shops~~
- ~~Photography studios~~
- ~~Picture Framing~~
- ~~Radio and television stores~~
- ~~Religious buildings~~
- ~~Rental businesses offering items whose sale is a permitted use in this district, videocassette and similar products, rental and sales but not constituting an adult video cassette rental center~~
- ~~Residential care facilities~~
- ~~Restaurants, tea rooms and cafes excluding dancing and entertainment activity (Indoor alcohol sales and consumption only with proper ABC license)~~
- ~~Shoe repair shops~~
- ~~Shoe stores~~
- ~~Stationery stores~~
- ~~Tailor~~
- ~~Tanning salons~~
- ~~Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner~~
- ~~Tents, air structures and other temporary structures intended for occupancy by commercial activities including but not limited to sales, display, and food services, provided that applicable building and fire safety codes are met, and provided further that such structures may not be installed for a period (or periods totaling) more than ten (10) days during a calendar year.~~
- ~~Toy and hobby stores~~
- ~~Variety stores~~

~~Veterinary hospital, provided the operation is conducted within a sound-proofed building, no animals are boarded, and there are no runs or pens outside of the building~~

~~Wearing apparel shops~~

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards\*

Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density And Far

1. Maximum Floor Area Ratio: .....1.0

2. Maximum Density: .....34.84 dwellings per acre

3. Use Mix - - Office and Residential Uses – When authorized by the form district regulations, a specified percentage of any development site may be allocated to residential development without any corresponding decrease in the maximum allowable square footage or intensity of non-residential uses allowed in the underlying zone district, provided that all other development standards set forth in this code are complied with. In addition, when authorized by the form district regulations, office and residential uses situated above ground level retail uses are permitted and shall be excluded from calculation of the site’s permissible floor area ratio. When specifically authorized by the form district regulations, calculation of permissible residential density shall be based on the net site area, regardless of the amount of non-residential floor area constructed on the site.

2.4.4 C-2 Commercial District

The following provisions shall apply in the C-2 Commercial District unless otherwise provided in these regulations.

A. Permitted Uses:

All uses permitted in the C-1 Commercial District are allowed in the C-2 Commercial District as well as the following uses:

Auction sales, Indoor

Automobile rental agencies

Automobile repair garages

Automobile sales agencies

Billiard parlors, game rooms and similar entertainment uses

Bingo halls and parlors

Boat Sales and related storage

**From:** [R.D. Jennette](#)  
**To:** [Dock, Joel](#)  
**Cc:** [Reverman, Joe](#)  
**Subject:** 19-ZONE-0096 (Star Hill) - Revised binding elements  
**Date:** Monday, November 30, 2020 4:22:31 PM  
**Attachments:** [19-ZONE-0096-Binding Elementsrevised.docx](#)

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Hi Mr. Dock,  
Just sent this to Mr. Reverman, and sending to you as well for your reference and for the case file. Attached are the revised binding elements for case 19-ZONE-0096 (Star Hill), our neighborhoods have reviewed and gotten it down to the ones listed..

Let me know if any questions on this, or any changes you might advise, thank you again for your time and help.

Thank you,  
Rachel Jennette  
502-314-2073  
[rachel.jennette@gmail.com](mailto:rachel.jennette@gmail.com)

## **Binding Elements**

1. No Blasting - the homes in this area have been around for a very long time, they are older homes and blasting could cause irreparable harm.
2. Hours of operation for the businesses- 7am to 9pm on weekdays and 8am to 10pm on weekends.
3. No deliveries, trucks, dumpster service between the hours of 7pm and 7am.
4. Any dumpsters shall be screened with masonry wall that matches the building materials. 6' evergreen trees shall also be planted in front of the dumpster screen to diminish its visibility.
5. Screening in place around the pool area to the clubhouse so the pool and occupants are not visible to the residential homes around development. More landscaping buffering should be required next to existing homes.
6. No balconies permitted on the apartment buildings or clubhouse.
7. No drive throughs shall be permitted for any business.
8. The following C-1 uses shall be prohibited. Any amendment to this binding element shall be subject to full Planning Commission review and approval after public hearing.
  - Convenience grocery
  - Auto service and repair
  - Auto rental agencies
  - Car Washes
  - Package liquor stores
  - Gas Station
  - Drug Stores
  - Dry Cleaning, including drop off and on site
  - Grocery Store
  - Hotels, Motels
  - Medical Labs
9. The facade of all buildings in development shall be brick
10. A continuous 8 foot privacy fence shall be installed along the property line of the entire development (enclosing the development) and trees shall be planted every few feet in front the fence that faces the neighbors.
11. Any change in use or amendment to binding elements shall have a public hearing before the Planning Commission and must be approved by Metro Council.



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