

## **FINDINGS OF FACT FOR DENIAL**

### **Case Number 19-ZONE-0094**

#### **919 and 917 Fountain Ave. and 4700 Westport Rd.**

The applicant proposes to re-zone the above properties from R-5 residential to C-1 commercial, demolish the existing residential building and construct a 6,570 sf retail building. For the reasons below, this proposal does not comply with the applicable Plan Elements of the Plan 2040 Comprehensive Plan. The existing zoning classification given to the property is appropriate. The proposed zoning classification is inappropriate and not in agreement with the 2040 Comprehensive Plan. There have been no major changes of an economic, physical or social nature which have altered the basic character of the area of the property.

#### **Community Form**

The proposal does not comply with the intent and applicable policies of the Community Form Plan Elements of the 2040 Comprehensive Plan. The new development is not compatible with the scale and site design of nearby existing development, as evidenced by the almost 100 objections from the general public. The proposal constitutes a non-residential expansion into an existing residential area. It will have negative impacts such as displacement of residents, loss of an affordable housing unit, increased traffic on a local road, and increased lighting and noise in a residential area. There is no adequate buffer or transition between lower density residential and non-residential usage. While the site abuts Westport Road, a minor arterial, access to the commercial building will be from Fountain Ave., a local road. All direct access to the site will be from either Fountain Ave. to the north or Fountain Ave. to the south.

Plan 2040 defines an "activity center" as: "An area of concentrated, mixed-use activity that often has a residential component." Plan 2040 also defines a "neighborhood center" as "Mixture of neighborhood- serving land uses such as offices, shops, restaurants and services ...". This single commercial building cannot be considered an activity center or a neighborhood center. It is merely an isolated commercial use, an example, if allowed, of spot zoning. It is not located in or near an activity center nor is it near a major arterial. It is not compatible with adjacent uses. The access from a local road is not appropriate access. There is no proposal for any residential on the site (even though C-1 zoning would permit that), thus the proposal is not a mixed-use proposal. The plan proposes to demolish the existing residential structure instead of any possible rehabilitation or continued use.

A previous use of the 9700 Westport Rd. parcel was a non-conforming commercial use. That site has been reduced to a sliver of land by the widening of Westport Rd. The house at 917 Fountain Ave. was never used commercially. The vacant lot at 919 Fountain Ave. was used for parking, another nonconforming use. This proposal does not return the site to its former commercial use. Only the small Westport Rd. portion was a commercial use and that was non-conforming.

### **Mobility**

The proposal does not comply with the intent and applicable policies of the Mobility Plan Elements of the 2040 Comprehensive Plan. The site is not located within or near an existing marketplace corridor or existing activity center. Access to the site would only be from Fountain Ave., a local road. While a large amount of traffic will enter Fountain Ave. from Westport Road, a significant amount of traffic will come from the south on Fountain Ave, coming from Washburn, Fenley and Girard avenues. From both directions, residential properties will be negatively affected by the increased commercial traffic, both of customers and deliveries. Fountain Ave. has no sidewalks, creating a dangerous situation for a neighborhood used to using the streets for walking and playing

### **Economic Development**

The proposal does not comply with the intent and applicable policies of the Economic Development Plan Elements of the 2040 Comprehensive Plan. The proposed commercial use is not located on a major arterial street and does not have adequate access to a major arterial. It is located on a local road with access to a minor arterial. It is at a location where nuisances and activities of the proposed use will adversely affect adjacent residential uses. This proposal does not meet a major Objective of Economic Development that recommends protecting the economic value of neighborhoods.

### **Livability**

The proposal does not comply with the intent and applicable policies of the Livability Plan Elements of the 2040 Comprehensive Plan. The proposal does not consider the impact of traffic from the proposed development on air quality.

### **Housing**

The proposal does not comply with the intent and applicable policies of the Housing Plan Elements of the 2040 Comprehensive Plan. While C-1 zoning does permit higher density housing options that would support aging in place, this proposal not only does not propose any such housing, it proposes to demolish the one residential unit currently on the site. That residential house was never a non-conforming commercial use. The plan does not propose any housing which includes affordable housing. In fact, it proposes demolishing the one unit of affordable housing on the site currently and displacing the current residents. It does not encourage the use of vacant property for new housing. The lot at 919 Fountain Ave., combined with the small sliver at 9700 Westport Rd. is easily a candidate for additional affordable housing.

## St. Germain, Dante

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**From:** Jeffrey Lemley <jeffrey.lemley20@gmail.com>  
**Sent:** Wednesday, September 16, 2020 5:00 PM  
**To:** St. Germain, Dante  
**Subject:** Case Number: 19-ZONE-0094 (917-919 Fountain Ave, 4700 Westport Rd)  
**Attachments:** map.pdf; plan 2040 Community for 4.1 with highlights.pdf

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

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Dante,

I own the adjacent lot on fenley behind the proposed zone change, my mother owns the other lot also adjacent. We have spoken before and are still opposed to this development AND zone change. **I will be attending the hearing tomorrow, via virtually or by phone.** Wanted to email you some attachments I would like to add to the agenda and/or file for tomorrow's meeting. **If there is anything else needed for me to do let me know asap please.**

As for the objections c. and e. in Goal 1 of the Community form (page 38 in 2040 comprehensive plan) - I don't see how this will give any growth and or positive development for his neighbor to change and residential lots to commercial, especially in a time of pandemic. a vacant commercial property will be much worse than vacant lot for nearby property value, possibly attract crime, as well as over all nuisance during and after construction which go against a few policies within the form. Building nice homes or adding parks would help with growth, considering its only residential for the surrounding properties. There is enough open commercial real estate down the street and seperate from the neighborhood streets. I am the only other westport rd lot and I am building a home for my family in the next year and will never sell, so growth on a commercial aspect is impossible.

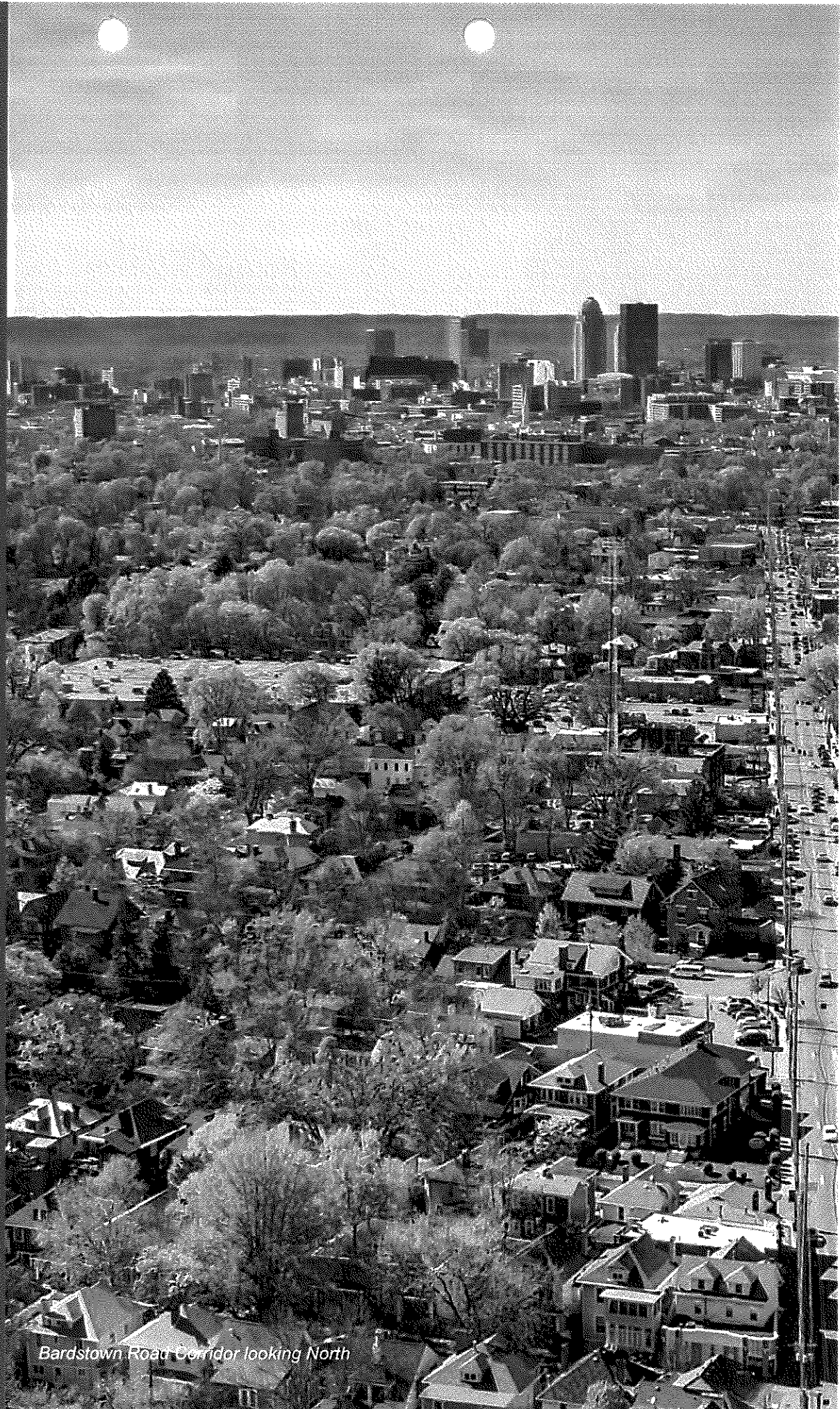
Most of the community that I have discussed the proposed zone change with are against it, so I'm not sure how the community will be engaged in this decision if they don't already want or need it (objective 3c)

I have highlighted some areas of concern in the community form attachment that I will discuss tomorrow

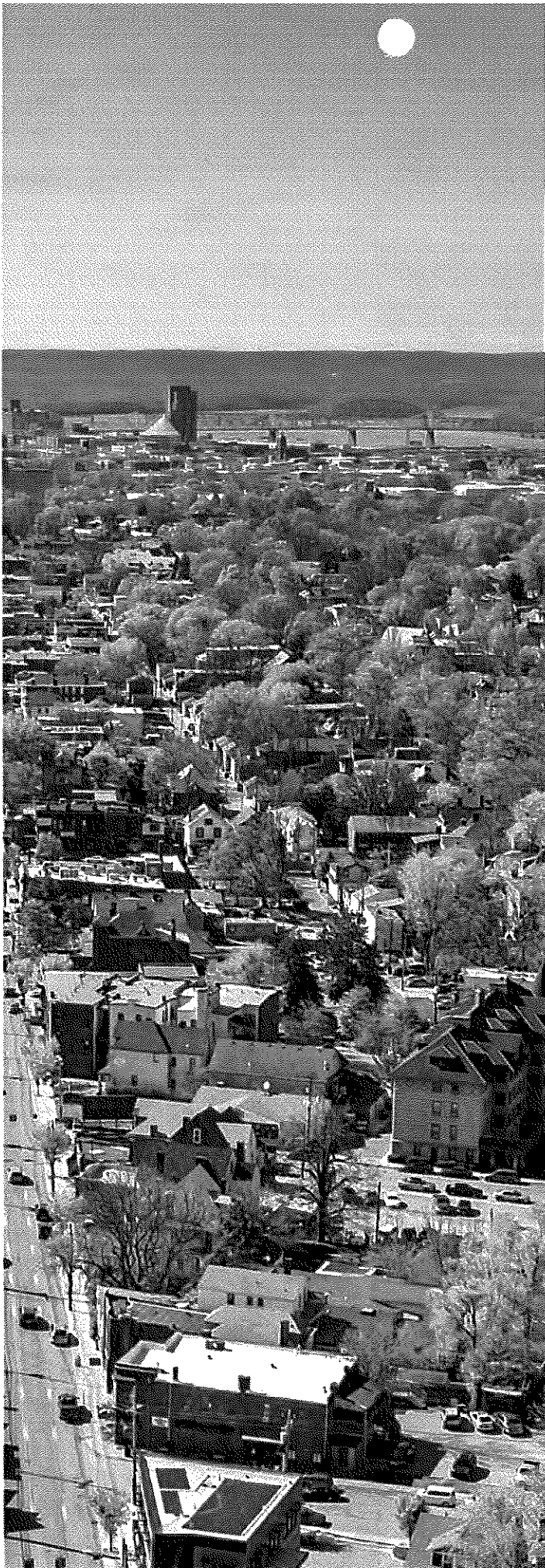
Jeff Lemley



# 4.1 COMMUNITY FORM



*Bardstown Road Corridor looking North*



## Introduction

The Community Form plan element guides the shape, scale and character of development in ways intended to promote a connected, healthy, authentic, sustainable, and equitable built environment. To achieve these aspirational principles, this plan element maintains a hybrid form of zoning that blends traditional zoning districts with form districts as well as encourages redevelopment while promoting land use flexibility. This plan element also includes recommendations that support historic preservation and promote the arts and creativity to enhance the quality of life and a sense of place.

Within the Community Form Plan element are five overarching goals, supported by a series of objectives and action-oriented policies to help frame this community's vision for land use and development.

GOAL  
**1**

Guide the form and design of development to respond to distinctive physical, historic and cultural qualities.

GOAL  
**2**

Encourage sustainable growth and density around mixed-use centers and corridors.

GOAL  
**3**

Enhance neighborhoods by protecting and integrating open space, watersheds and other natural resources.

GOAL  
**4**

Promote and preserve the historic and archeological resources that contribute to our authenticity.

GOAL  
**5**

Integrate art and cultivate creativity.

# COMMUNITY FORM

**GOAL 1** Guide the form and design of development to respond to distinctive physical, historic and cultural qualities.

## Objectives

- a. Appropriate Form Districts guide development and enhance community form.
- b. The pattern and design of development is shaped by a preferred neighborhood character.
- c. Growth and development patterns are implemented to foster health and prosperity for all neighborhoods.
- d. Innovative development policies promote resilience and are responsive to existing and future trends.
- e. The community is engaged in the planning and development process.
- f. Infill development, revitalization and adaptive reuse are encouraged.



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## Policies

1. Plan 2040 identifies 13 existing patterns or forms of development which are described in this Plan Element. The legislative bodies with zoning authority shall continue to use these community form descriptions and the Community Form Core Graphic as approved by the Planning Commission as a guide to establish and maintain Form Districts. The Form Districts shall be used to make land use and site development decisions. Form Districts shall be used in conjunction with Zoning Districts, special districts and other districts as described herein and in Chapter 100 of the Kentucky Revised Statutes. The Planning Commission and legislative bodies with zoning authority may establish additional Form Districts, Zoning Districts or other districts that are consistent with the goals, objectives and Policies of Plan 2040 and that are authorized by KRS Chapter 100. Such districts shall be a part of the Land Development Code for the legislative bodies that establish them.
2. **Land Use.** Use the patterns of development described as community forms in reviewing proposals for zoning or Form District changes and land development decision making. Develop guidelines and standards for the Form Districts, derived from the pattern, character and function of each Form District. These guidelines shall provide the basis for site design regulations such as building scale, size, height and massing, as well as regulations pertaining to the relationship of proposed development to nearby buildings, the community, the street and the site.

2.1. Evaluate the appropriateness of a land development proposal in the context of:

- 2.1.1. the description, character and function of the Form District designated for the area in which the subject site is located;
- 2.1.2. the intensity and density of the proposed land use or mixture of land uses;
- 2.1.3. the effect of the proposed development on the movement of people and goods; and
- 2.1.4. the compatibility of the proposed use or uses with surrounding uses including the relationship of the use, mass, scale, height, materials, building footprint, orientation, setback and design of the proposed building or buildings with that of surrounding buildings.

2.2. Evaluate the appropriateness of a Form District amendment in the context of:

- 2.2.1. the description and function of the subject property's existing Form District;
- 2.2.2. the description and function of the Form District to which it is proposed the subject property should be attached;
- 2.2.3. the compatibility of any proposed development associated with the Form District amendment with the character of the proposed Form District; and,
- 2.2.4. the compatibility of the proposal with the existing buildings and uses on any contiguous land.

2.3. Zoning map amendments for property not located in or near a Form District may be evaluated by identifying the following:

- 2.3.1. any predominant community form in the vicinity of the proposed development;
- 2.3.2. **the inherent physical attributes and constraints of the site;**
- 2.3.3. any pattern or form of development that is appropriate for an area within a special district such as Floyds Fork, the Ohio River or Jefferson Memorial Forest; and
- 2.3.4. any land use or pattern of development recommended in neighborhood, corridor or sub-area plans.

2.4. Plans, studies and strategies legislatively developed subsequent to the adoption of Plan 2040 supplement and represent the **specific application of this Comprehensive Plan's** (the Plan 2040 Plan) goals, objectives and policies. These plans and studies should be adopted by the affected legislative body as amendments to the **Comprehensive Plan**. Specific recommendations found in plans and strategies adopted after Plan 2040 are intended to take precedence over more general guidelines of the Comprehensive Plan.

2.5. Plans, studies and strategies adopted subsequent to Cornerstone 2020 but prior to Plan 2040 may continue to represent specific application of Plan 2040. However, the Planning Director or their designee shall make a formal determination in cases where the plan has not been re-adopted by the affected legislative body.

2.6. Plans, studies and strategies adopted prior to the adoption of Cornerstone 2020 shall not be used



# COMMUNITY FORM

GOAL

1

Guide the form and design of development to respond to distinctive physical, historic and cultural qualities.

as official policy until such plan is updated and re-adopted. However, such plans, studies and strategies may be used for planning evidence if no update has been completed or adopted.

2.7. Develop neighborhood, sub-area, corridor plans and strategies consistent with the goals and objectives of this Comprehensive Plan. Modify the Neighborhood Plan ordinance to improve the planning process, including consideration of using data-driven approaches to determine need for new plans, using boundaries of recognized neighborhoods and planning areas and a regular schedule for review and update of plans to be responsive to changing community needs. In areas of the community that have not implemented Form Districts as part of a Land Development Code, the existing zoning regulations will continue to apply. The Planning Commission and legislative body shall evaluate proposed zoning map amendments based on the degree to which the proposed map amendment agrees with the goals, objectives and policies of this Comprehensive Plan. The policies of this Comprehensive Plan provide patterns of development described and characterized as the Community Form and will be identified and used in the zoning map amendment.

3. Additional Form Districts. Legislative bodies may also create new Form Districts by adopting in the manner provided by law an ordinance for the amendment of the Land Development Code, which states: (i) the policy reasons for the creation of the Form District, (ii) the description, character and function of the Form District, (iii) why one

or more existing Form Districts of similar description and/or character are not adequate to meet the policy reasons for which the new Form District is created, and (iv) the name of the new Form District. Allow for the establishment of new and innovative Form Districts to guide development, preserve natural resources and enhance the respective character of the Floyds Fork area, the Jefferson Memorial Forest and the Ohio River corridor. Any such new Form Areas shall be described and geographically defined within a plan that is adopted as an amendment to Plan 2040.

**3.1. Description of the Community Forms.** The descriptions of the Community Forms are listed below.

3.1.1. **Downtown:** This form is characterized by its location near the center of the population it serves. The Downtown Form is comprised of predominantly office, commercial, civic, medical, high-density residential and cultural land uses. It has a grid pattern of streets designed to accommodate a large volume of vehicular traffic and public transportation. There are provisions for on-street and long-term parking of vehicles and for substantial pedestrian and non-vehicular movement within the district. Buildings are generally the greatest in volume and height in the metropolitan area, and there is public open space including plazas and squares. The Downtown Form should give identity to the whole community and should provide for a mixture of high density and intensity uses. Unlike the other community forms, the Downtown is already a geographically defined area that is described by

Louisville Metro Codified Ordinance and in the Louisville Downtown Development Plan. The Downtown Development Plan also recognizes that Downtown consists of five neighborhoods and the Ohio River waterfront and describes those neighborhoods and connections to the river. The Downtown Development Plan and its successors are to be used as official planning evidence guiding land use decisions in the Downtown.

3.1.2. **Traditional Neighborhood:** This form is characterized by predominantly residential uses, by a grid pattern of streets with sidewalks and often including alleys. **Residential lots are predominantly narrow and often deep, but the neighborhood may contain sections of larger estate lots, and also sections of lots on which appropriately integrated higher density residential uses may be located. The higher density uses are encouraged to be located in centers or near parks and open spaces having sufficient carrying capacity.** There is usually a significant range of housing opportunities, including multi-family dwellings. Traditional neighborhoods often have and are encouraged to have a significant proportion of public open space such as parks or greenways, and may contain civic uses as well as appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood-serving land uses such as **offices, shops, restaurants and services.** Although many existing traditional neighborhoods are 50 to 120 years old, the Traditional Neighborhood Form may be used when establishing new devel-

opments and redevelopments. Revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on (a) preservation and renovation of existing buildings in stable neighborhoods (if the building design is consistent with the predominant building design in those neighborhoods), (b) in the case of new developments or redevelopments using traditional building scales and site layouts, (c) the preservation of the existing or establishing a new grid pattern of streets and alleys, and (d) preservation of or creation of new public open spaces.

**3.1.3. Neighborhood:** The Neighborhood Form is characterized by **predominantly residential** uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. High-density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas.

The Neighborhood Form will contain diverse housing types in order to provide housing choice for differing ages, incomes and abilities. New neighborhoods are encouraged to incorporate these different housing types within a neighborhood as long as the different types are designed to be compatible with nearby land uses. These types may include, but not be limited to, large lot single family developments with cul-de-sacs, traditional neighborhoods with short blocks or walkways in the middle of long blocks to connect with other streets, villages and zero-lot line neighbor-

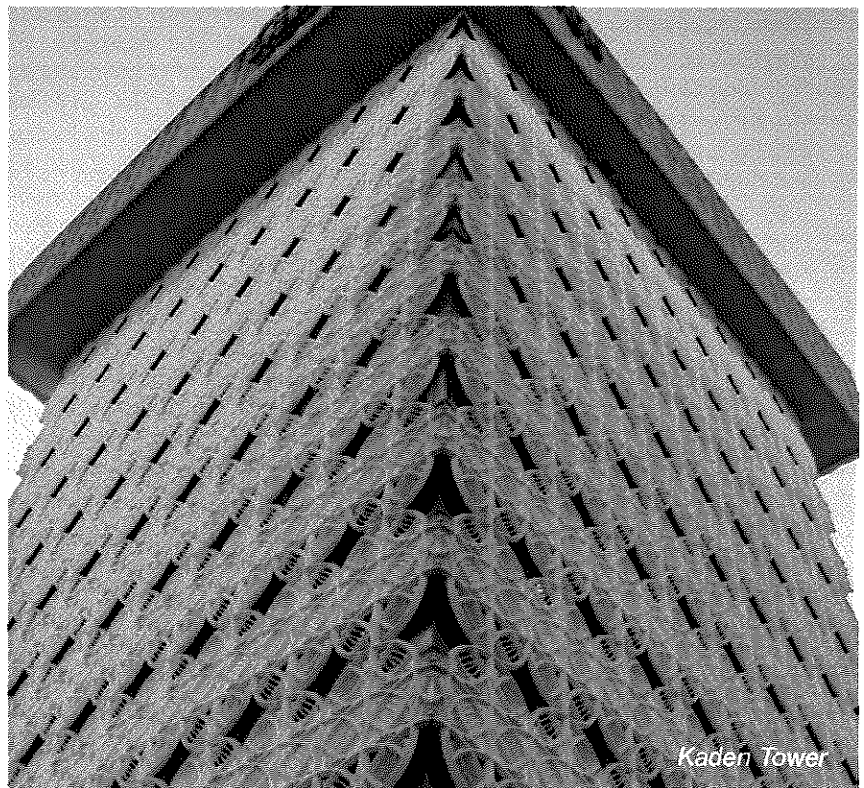
hoods with open space, and high density multi-family housing.

**The Neighborhood Form may contain open space and, at appropriate locations, civic uses and 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. The Neighborhood Form should provide for accessibility and connectivity between adjacent uses and neighborhoods by automobile, pedestrian, bicycle and transit.**

Neighborhood streets may be either curvilinear, rectilinear or in a grid pattern and should be designed to support physical activity for all users and invite human

interaction. **Streets are connected and easily accessible to each other**, using design elements such as short blocks or bike/walkways in the middle of long blocks to connect with other streets. Examples of design elements that encourage this interaction include narrow street widths, street trees, sidewalks, shaded seating/gathering areas and bus stops. Placement of utilities should permit the planting of shade trees along both sides of the streets.

**3.1.4. Village:** Village Form is characterized by predominately residential uses where the pattern of development is distinguished by open space such as parks, greenways, and farmland protected by conservation easements. The Village Form should have a



*Kaden Tower*

# COMMUNITY FORM

**GOAL 1** Guide the form and design of development to respond to distinctive physical, historic and cultural qualities.

small-scale village center with a mixture of uses such as offices, shops, restaurants, services and a diversity of housing types that may be higher in density than the rest of the district. The village center may be arranged around a village green. Low-density residential uses interspersed with open space may be encouraged at the edge of the Village. Village Form should be designed to encourage pedestrian, bicycle and transit use.

**3.1.5. Town Center:** The Town Center is a traditional and preferred form, larger in scale than the neighborhood center, which forms a focal point of activity. The Town Center has an identifiable core and is often located at a historic crossroads or the intersection of a major thoroughfare(s) and a collector roadway with connections to surrounding neighborhoods through walkways, local streets and residential collector streets. The amount of floor

space in town centers is usually between 100,000 and 400,000 square feet reflecting a market area designed to serve a population of between 25,000 to 75,000.

The Town Center form typically has a compact mixture of moderately intense uses including shopping, restaurants, offices and residences. In its most traditional form, the Town Center ordinarily includes civic uses, such as libraries, government offices, police or fire stations and religious facilities. The presence of small-scale civic open space is a common but not essential feature. Buildings are generally close to and oriented toward the street. These characteristics strengthen the role of the Town Center as a community focal point.

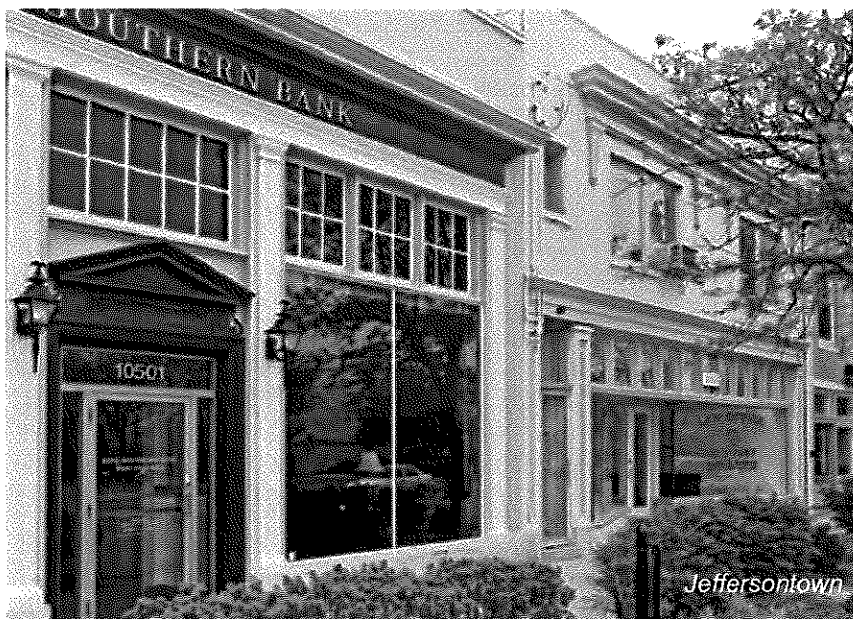
The Town Center should have a high level of pedestrian, roadway, transit and bicycle access, a connected street pattern, shared parking and pedestrian amenities.

More intense uses in the Town Center are located in close proximity to the major thoroughfare, and the intensity of use gradually declines toward the adjacent neighborhoods.

Town Centers are easily disrupted by new forms of development. Therefore, the harmony and compatibility of infill and redevelopment in Town Centers should receive special attention. The establishment of new Town Centers requires a high level of planning and design. The Comprehensive Plan envisions the preservation and enhancement of those town centers that already exist and encourages creation of new Town Centers that are in keeping with the goals, objectives and Policies.

**3.1.6. Regional Centers:** A Regional Center is a development form that typically contains a mixture of high intensity uses including regional shopping, office, services, entertainment facilities and medium-to high-density residential uses. Such Regional Centers may include a variety of stores under one roof, or may consist of freestanding structures. The amount of floor space in Regional Centers usually exceeds 400,000 square feet, reflecting a market area designed to serve a population of at least 100,000. Redevelopment and infill development are encouraged.

Integration of civic uses such as branch libraries, community centers or government offices is encouraged, and can strengthen the identity and success of the center. Regional Centers are most appropriately located on or near major arterials, state or interstate highways. Develop-



ment in Regional Centers should be compact and provide for site accessibility through all means of transportation. A high level of transit access is desirable and Regional Centers should serve as focal points for transit from homes and workplaces. A wide mix of uses including high density residential should be promoted to encourage the creation of transit nodes. Connectivity and the **capacity to handle traffic should be addressed through unified access and circulation.** The site plan should encourage pedestrian activity within the Regional Center with human-scale design and by providing pedestrian amenities and pedestrian connectivity among buildings.

Landscaping, building design and **unified signage in the Regional Center** give character to the development, defines and reinforces identity and provides a human scale. A center may include several internal focal points. Several uses sharing a building may have separate entrances and the design of the building facades may mimic a traditional marketplace corridor or "main street." Parking in Regional Centers is provided on a shared basis to avoid excessive impervious areas, and the center is designed to encourage customers to visit several establishments without moving their vehicles.

Regional Center site design should provide screening of the parking lot and outbuildings as the site is viewed from the arterial roadway. The rear or loading area of buildings should be well screened from arterials, freeways and adjacent residential

areas. Human safety or "crime prevention through environmental design" should be a factor in the design of Regional Centers.

**3.1.7. Traditional Marketplace Corridor:** The Traditional Marketplace Corridor is a form found along a major roadway where the pattern of development is distinguished by a mixture of low-to medium-intensity uses such as neighborhood-serving shops, small specialty shops, restaurants, and services. These uses frequently have apartments or offices on the second stories. Buildings generally have little or no setback, roughly uniform heights and a compatible building style. Buildings are oriented toward the street. Buildings typically have 2-4 stories. New development and redevelopment should respect the predominant rhythm, massing and spacing of existing buildings. However, at certain nodes taller buildings and more intense uses may be appropriate and may facilitate the creation of transit nodes.

There should be a connected street and alley system. New development should maintain the grid pattern and typical block size. Development density and intensity should support existing and future transit operations. If parking is provided, it should be either on-street or in lots at the rear of buildings. Consideration for elimination of parking minimums may be appropriate in certain locations. New development should respect this pattern. Flexible and shared parking arrangements are encouraged. **A street capable of permitting on-street parking is usually nec-**

**essary. Wide sidewalks,** street furniture and shade trees should make a pedestrian-friendly environment that invites shoppers to make multiple shopping stops by walking, using bicycles or using transit. Providing access for pedestrians, transit and bicycle users is critical for the Traditional Marketplace form.

Attention to discreet signs can also help make this a very desirable form. A premium should be placed on compatibility of the scale, architectural style, and building materials of any proposed new development with nearby existing development in the corridor.

**3.1.8. Suburban Marketplace Corridors:** Suburban Marketplace Corridors are generally located along major roadways with well-defined beginning and ending points and established depths along the length of the corridor. The pattern of development is distinguished by a mixture of medium-to high-intensity uses. Accommodations for transit users, bicyclists and pedestrians are encouraged in an effort to attract a variety of users as well as to **minimize automobile dependency and traffic congestion.** Transit-oriented development and park and ride facilities are encouraged to facilitate the creation of transit nodes throughout the community. Connectivity to nearby uses should be encouraged. Developers should be encouraged to design new commercial development in compact groups of buildings, which use the same curb cut, share parking, have a common freestanding sign identifying the uses and have a

# COMMUNITY FORM

## GOAL 1

Guide the form and design of development to respond to distinctive physical, historic and cultural qualities.

common buffering or streetscape plan with respect to any abutting uses of lower density or intensity. This form may include medium-to high-density residential uses that are designed to be compatible with both the non-residential uses along the corridor and the lower-density residential uses in adjacent Form Districts. Medium-density residential uses may serve as a transition area from lower-to higher-density residential uses and should be encouraged in this form.

**Proposed new commercial uses are encouraged to locate within the boundaries of existing corridors. Reuse of locations within existing corridors is preferred over expansion of a corridor.**

Proposals to expand defined corridors represent significant policy decisions. When considering proposals that result in an extension of suburban marketplace corridors, particular emphasis should be placed on: (a) use or reuse of land within existing corridors; (b) **potential for disruption of established residential neighborhoods;** and (c) compliance with the site and community design standards of the Land Development Code.

**3.1.9. Traditional Workplace:** A Traditional Workplace is a form characterized by predominantly small-to medium-scale industrial and employment uses. The streets are typically narrow, in a grid pattern and often have alleys. Buildings have little or no setback from the street. Traditional workplaces are often closely integrated with residential areas and allow a mixture of industrial, commercial and office uses. New housing opportunities should be

allowed as well as civic and community uses.

Traditional workplaces should be served by public transportation. Because of the close proximity to residential areas, parking should be encouraged to be located mostly off-street and behind buildings. There should be adequate buffering of nearby neighbors from noise, odors, lighting and similar conditions.

In order to encourage reinvestment, rehabilitation and redevelopment in these areas, flexible and creative site design should be encouraged along with a respect for the traditional pattern of development in the surrounding area.

**3.1.10. Suburban Workplace:** A Suburban Workplace is a form characterized by predominately industrial and office uses where the buildings are set back from the street in a landscaped setting. Suburban Workplaces often contain a single large-scale use or a cluster of uses within a master planned development. New larger proposed industrial uses are encouraged to apply for a planned development district.

In order to provide adequate transportation access in suburban workplaces connected roads, public transportation and pedestrian facilities should be encouraged. Walkways to workplace-serving uses are encouraged for workplace employees. Development within Suburban Workplace Form Districts may need significant buffering from abutting uses.

**3.1.11. Campus:** Campus Form Districts typically contain a mixture of uses that are clustered for a single or predominant function, often of regional importance, such as a university, a hospital complex or an office development for corporate headquarters. A mixture of uses is encouraged and may include residential or commercial, but the uses primarily should serve the people who work or live on the campus. The form should be compact and walkable, with multiple buildings, central gathering areas, extensive open space, internal shared parking, private walkways and roadways, and shared utilities and signage. Some Campus Form Districts may need significant buffering from abutting uses. Campuses may include entry roads as part of an internal system of interconnected streets.

**3.1.12. Urban Center Neighborhood:** Urban Center Neighborhoods typically adjoin Louisville's Central Business District and serve as a transition from Downtown Louisville to the surrounding neighborhoods and commercial corridors. These areas consist of higher intensity uses and higher density mixed-use buildings that accommodate retail, offices, rowhouses and apartments. This form should have a tight network of streets, with wide sidewalks, street trees and buildings set close to the sidewalks. Pedestrians, bicyclists and transit users should be prioritized in Urban Center Neighborhoods. To support street life and promote alternative forms of transportation, consider reducing or eliminating parking minimums in these areas.

**3.1.13. Conservation:** The Conservation Form District is characterized by its natural features and scenic landscapes. Historically, these districts are characterized by agricultural land, woods and fields, creeks and streams, riparian areas, wetlands, forests, wildlife habitat, parklands, steep slopes, floodplains, and dark skies. Future development in Conservation Form Districts should preserve natural and historical resources while providing opportunity for low-impact, sustainable and mixed-use development that include innovative housing varying in design, type, size and affordability. To conserve natural areas, innovative and clustered developments are encouraged and incentivized. Commercial and other nonresidential buildings that serve community, recreational or tourism needs are located near major roadways and/or recreational areas. Multi-modal transportation opportunities should be extended to the area, including connections to parks, recreational areas and residential areas to enhance connectivity. Innovative and environmentally-friendly methods of development, especially in the areas of waste management, wastewater disposal, stormwater runoff and energy efficiency should be considered to enhance the character of the district and the health of the watershed.

Preserving open spaces, greenways, parks and recreational areas, natural vistas, working farms, tree canopy, air quality, watershed health, dark skies and wildlife habitat, while offering a variety of housing opportunities, are goals in the district.

Any Conservation Form District shall be described and geographically-defined within a plan that is adopted as an amendment to this Comprehensive Plan.

**3.2. Design.** Use Form District pattern rather than Zoning Districts as a basis for site design standards such as lot dimensions, building scale, size, height, massing and materials as well as how buildings relate to other nearby buildings, the street, and the site itself. Design standards should reflect the special character of each Form District. Design of new development and redevelopment should take into account use by persons with disabilities.

**3.3. Form District Map.** The distinct boundaries of the Form Districts, along with the Zoning Districts and special districts, are delineated on the Form District Map that is adopted as part of the Land Development Code. The general Community Form Core Graphic shall be adopted by the Planning Commission as evidence of the intended Community Form and shall be considered in land use decisions by the Commission and legislative bodies. Once Form District boundaries are established by the legislative body, the Community Form Core Graphic shall be considered only in legislative body decisions related to Form District boundary changes. To promote appropriate mix of Form Districts, consider both the existing and evolving neighborhood character when reviewing expansion of a Form District boundary. The Community Form Core Graphic will be updated no less than annually.

## Land Use & Development

4. Ensure new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern of development within the Form District. Quality design and building materials should be promoted to enhance compatibility of development and redevelopment projects.
5. Allow a mixture of densities as long as their designs are compatible. Adjacent residential areas in different density categories may require actions to provide an appropriate transition between the areas. Examples include vegetative buffers, open spaces, landscaping and/or a transition of densities, site design, building heights, building design, materials and orientation that is compatible with those of nearby residences.
6. Discourage non-residential expansion into existing residential areas unless applicant can demonstrate that any adverse impact on residential uses will be mitigated. Evaluation of impacts may include, but not be limited to, displacement of residents, loss of affordable housing units, traffic, parking, signs, lighting, noise, odor, and stormwater. Appropriate transitions from non-residential to residential uses should depend on the pattern of development of the Form District and may include natural vegetative buffers, landscaping or the use of higher density residential between lower density residential and/or non-residential.
7. Locate higher density and intensity uses near major transportation facilities and transit corridors, employment centers, in or near activity

# COMMUNITY FORM

**GOAL 1** Guide the form and design of development to respond to distinctive physical, historic and cultural qualities.

centers and other areas where demand and adequate infrastructure exists or is planned.

8. Encourage industries to locate in workplace Form Districts or in areas readily served by infrastructure and transportation facilities, including transit, rather than isolated industrial sites.
9. Ensure an appropriate transition between uses that are substantially different in scale and intensity or density of development. The transition may be achieved through methods such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions and setback requirements.
10. Mitigate the impacts caused when incompatible developments unavoidably occur adjacent to one another. Buffers should be used between uses that are substantially different in intensity or density. **Buffers should be variable in design and may include landscaping, vegetative berms and/or walls and should address issues such as outdoor lighting, lights from automobiles, illuminated signs, loud noise, odors, smoke, automobile exhaust or other noxious smells, dust and dirt, litter, junk, outdoor storage, and visual nuisances.** Residential uses that develop adjacent to agricultural land uses may be required to provide screening and buffering to protect both the farmer and homeowners.
11. Ensure setbacks, lot dimensions and building heights are compatible with those of nearby developments that meet Form District guidelines.
12. Design parking, loading and delivery areas located adjacent to residential areas to minimize adverse impacts from noise, lights, and other potential impacts. Ensure that parking, loading and delivery is adequate and convenient for motorists and does not negatively impact nearby residents or pedestrians. Parking and circulation areas adjacent to the street shall be screened or buffered. Use landscaping, trees, walls, colonnades or other design features to fill gaps along the street and sidewalk created by surface parking lots. Encourage the placement of parking lots and garage doors behind or beside the building rather than facing the street. The use of alleys for access to parking lots is encouraged, especially in Downtown Louisville, Urban Center Neighborhoods, Traditional Neighborhoods and Traditional Marketplace Corridors. Encourage elimination or reduction of parking minimums in areas readily accessible to transit routes.
13. Integrate parking garage facilities into their surroundings and provide an active inviting street-level appearance.
14. Ensure that signs are compatible with the Form District pattern and contribute to the visual quality of their surroundings. Promote signs of a size and height adequate for effective communication and conducive to motor vehicle safety. Encourage signs that are integrated with or attached to structures wherever feasible; limit freestanding signs to monument style signs unless such design would unreasonably compromise sign effectiveness. Give careful attention to signs in historic districts, parkways, scenic corridors, design review districts and other areas of special concern. For freestanding signs in multi-lot developments, minimize the number of signs by including signage for each establishment on the same support structure and encourage consistent design (size, style, and materials).
15. When reviewing proposals for siting hazardous uses and uses with air, noise and light emissions, ensure disadvantaged populations are not disproportionately impacted.
16. Consider impacts on human health, quality of life and the environment including prevailing meteorological conditions and the potential to transport noxious odors, particulates and emissions when reviewing new developments and redevelopments. Special attention should be paid to air and water quality when residences, schools, parks or vulnerable populations will be impacted. Mitigate impacts to areas that are disproportionately affected.
17. Mitigate adverse impacts of traffic from proposed development on nearby existing communities.
18. Mitigate adverse impacts of noise from proposed development on existing communities.
19. Mitigate adverse impacts of lighting from proposed development on nearby properties, and on the night sky.
20. Mitigate adverse visual intrusions when there are impacts to residential areas, roadway corridors, and public spaces.
21. Require that industries which handle hazardous or flammable materials or are potentially offensive such as junkyards, landfills and quarries are sited to protect public health, safety and welfare and are located away from residential areas and population centers.

22. Require industrial development to store, handle and dispose of all hazardous materials in a safe and environmentally sound manner and to meet all air emissions and industrial and solid waste disposal standards and to prevent contamination of ground water and surface streams.
23. Mitigate adverse noise and lighting impacts and other nuisances of transportation facilities, services, and operations by considering site design solutions such as screening/ buffering, greater distance separation, changes in elevation such as placing the facility below grade. Establish and enforce accepted standards to protect residential areas from adverse impacts of noise, lighting and other nuisances.

Design transportation facilities, including rail lines and aviation facilities, to mitigate adverse noise, lighting and other nuisance impacts on residential uses.

**Programmatic**

24. Complete a land use analysis to identify current land available for development. Analyze land use to identify future need.
25. To encourage reinvestment in former redlined areas, as identified in Redlining Louisville, consider regulatory and other development incentives.
26. Review Land Development Code to ensure flexibility for use of urban agriculture to promote access

to fresh food especially in areas known as food deserts as identified by the Louisville Metro Health Equity Report.

27. Implement incentives for redevelopment of existing nodes and under-used properties accessible by transit. Consider density bonuses that increase overall yield, parking reductions, height bonuses and other regulatory incentives to support transit-oriented development.
28. Promote mixed use development especially when redevelopment of large office and retail centers are being redeveloped. Redevelopment of these sites may include residential uses and prioritize pedestrians, bicyclists and transit users to minimize automobile usage.

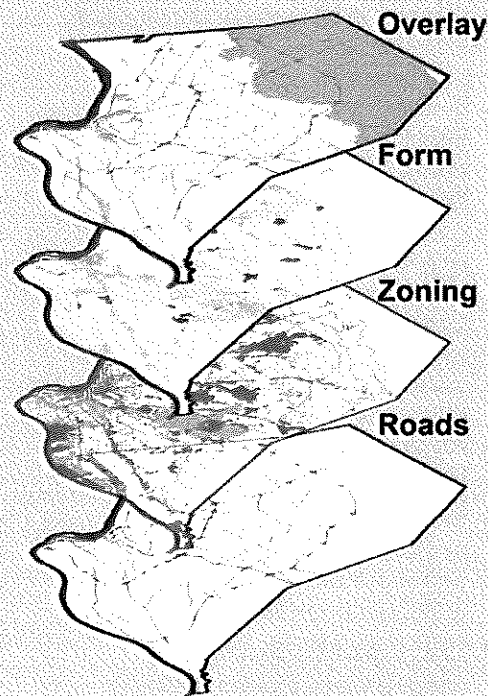
**A Layered Approach to Planning and Development Review**

*Plan 2040* continues a distinct, two-tiered approach to planning and zoning that was originally established in the previous Comprehensive Plan, *Cornerstone 2020*. The approach assigns to every parcel of land both a traditional zoning designation as well as a form-based designation known as a Form District.

The Zoning Districts, which have been historically utilized by legislative bodies in Louisville Metro, regulate permitted land uses, density and intensity of development. The Form Districts then govern the form of development, regulating building height, setbacks, and similar design elements. Form Districts are tools that can be adopted by legislative bodies principally to deal with compatibility issues. The premise behind Form Districts is that compatibility is often determined by the physical form and

pattern of development rather than the actual use of the land. Each Form District established in the Land Development Code represents a unique pattern of development that can be defined by physical design criteria. Since Form District regulations address issues different than the issues addressed by Zoning Districts, the two sets of regulations do not conflict with one another.

In addition, Design Overlay and Historic District requirements apply to certain properties. Design Overlay District regulations apply a finer grain of standards to building and site design in order to preserve and protect an established character. Historic District regulations apply to defined areas, sites, and structures that have been determined to be appropriate for historic preservation.





## St. Germain, Dante

---

**From:** Susan Lemley <susanl@GROVERGREWELING.COM>  
**Sent:** Wednesday, September 16, 2020 5:01 PM  
**To:** St. Germain, Dante  
**Subject:** RE: Case Number: 19-ZONE-0094 (917-919 Fountain Ave, 4700 Westport Rd)

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

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Dear Ms. St Germain,

Due to my work schedule and prior client commitments, I am unable to attend the virtual planning commission meeting tomorrow Thursday September 15, 2020 at 1:00 pm. I own the adjacent property (1110 and 1108 Fenley) just to the east of the Fountain Ave property. I again strongly oppose the zoning change from R-5 to C-1 or C-N. The subject property is surrounded by a quiet residential properties. The Staff report notes in several sections "most traffic to the site will come via Westport Road". The staff report never mentions traffic from the site. The traffic from the site will most likely have to depart the site – south on Fountain Ave, then west on North Central Ave, then north on Washburn to the light at Westport Road. Fountain Ave is a very narrow two lane road with North Central being just as narrow. There are no sidewalks nor bike lanes on Fountain Ave or North Central Ave for easy access of pedestrians or bicyclists. This C-1 or C-N development would greatly disrupt and have an adverse impact on the current residential property, including traffic, signs, lighting and noise and displacement of the current occupants of 919 Fountain Ave.

Another concern is the access to utilities namely sewer. From the Survey, it appears that the sewer to the site will have to be accessed from Fenley Ave to the east of the site, through a lot currently owned by the Commonwealth of Kentucky. If this vacant lot is purchased by the owner of the adjacent 1112 Fenley Ave lot (owned by my son Jeffrey Lemley), doesn't he owner have to give permission to use his lot for access?

Again, I strongly oppose ANY change in zoning for this site.

Should you have any questions, you can call me at 502-751-6203. Thank you for your time.

Sincerely,

Susan Lemley

June 30, 2020

Dante St. Germain  
444 S. 5<sup>th</sup> St., Suite 300  
Louisville, KY 40202

Regarding: 4700 Westport Road Retail Development


Dear Ms. St. Germain:

My name is Lloyd Wheeler and I live at 916 Fountain Avenue. It has come to my attention that there was a discussion at the recent Planning Commission meeting about vehicle lights coming into my property when vehicles leave the intended development. I wanted to let you know that this would NOT bother me. In fact, I would like to see the frontage on Westport Road be commercial. I would not require a landscape screening in my front yard to hide the lights.

In summary:

- I am in support of the 4700 Westport Road Retail Development
- I do NOT object to vehicle lights shining into my front property. (My bedroom is in the rear of my house.)
- I do NOT need a landscape screen planted on my property.
- I would like to see the frontage of Westport road developed into commercial.
- I am NOT represented by Steve Porter.

Thank you,

  
Lloyd Wheeler  
916 Fountain Avenue

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JUL 08 2020

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19-ZONE-0094

## **St. Germain, Dante**

---

**From:** Matt Nichols <mattmnichols@gmail.com>  
**Sent:** Thursday, June 18, 2020 11:34 AM  
**To:** St. Germain, Dante  
**Subject:** Opposition to 19-ZONE-0094 (Fountain Ave)

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Good Morning Ms. St. Germain,

I am writing to voice my strong opposition to the proposed zoning change on the property located at Westport Road and Fountain Avenue being considered in today's planning commission meeting. As a St Matthews resident who frequents the area, I can attest that the proposed commercial development would produce traffic safety and congestion concerns. Additional traffic entering and exiting the property would produce a material bottleneck at Westport and Fountain as drivers queue and wait to make an already dangerous left turn. Such a bottleneck would result in significant traffic moving through Fountain to seek alternative routes. This traffic impact would place an undue burden on the residents of Fountain Avenue, and also those who commute through the area.

As mentioned by numerous other opposed citizens, there are an abundance of available commercial properties in close proximity to the proposed development, particularly with the impact of Covid-19 on occupancy rates. With this in mind, I would appreciate your support in declining the rezoning request during this afternoon's meeting.

Best,  
Matt Nichols

## St. Germain, Dante

---

**From:** Molly Brewer <mollyjeanne@hotmail.com>  
**Sent:** Thursday, June 18, 2020 9:55 AM  
**To:** St. Germain, Dante  
**Subject:** Zoning change on Westport.

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I am opposed to the zoning change for the property at Fountain and Westport. It will negatively affect the surrounding properties, put traffic pressure on Fountain and since there is no light at that corner be the cause of even more traffic accidents. I live on Fenley Avenue, one street out, and traffic is quite bad enough.

Sent from my iPhone

## St. Germain, Dante

---

**From:** Jim Galloway <jimg31347@yahoo.com>  
**Sent:** Thursday, June 18, 2020 8:23 AM  
**To:** St. Germain, Dante  
**Subject:** Re-zoning of 917 & 919 Fountain Ave; subscription request for the District 7 counsel e-mails and notifications

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Please include me:

James E Galloway. (502) 930-2342  
7910 Vine Crest Ave  
Louisville KY 40222-4650

in the opposition group to the zoning change of the properties at the southwest corner of Fountain Ave at Westport Rd. Specifically the addresses of 917 and 919 Fountain Ave and their associated acreages.

Also I request to be added to the District 7 e-mail & notification contact list.

jimg31347@yahoo.com

Respectfully,

Jim Galloway

Sent from my iPhone

## **St. Germain, Dante**

---

**From:** Patricia Cornett <pcorn25@icloud.com>  
**Sent:** Thursday, June 18, 2020 6:47 AM  
**To:** St. Germain, Dante  
**Subject:** Fountain Avenue Rezoning

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Good Morning,

The purpose of this email is inform you of our concern we have regarding the rezoning to commercial property of our neighborhood.

Please reconsider as this is a truly residential area-a strip mall is just going to become a traffic nightmare. I am especially concerned about all of the pedestrians we have walking and bike ridere (already without street lights and sidewalks).

Thank you very much for your attention to this matter.

Best Regards,

Patty Cornett  
826 Fountain Ave  
Sent from my iPhone

## **St. Germain, Dante**

---

**From:** Patricia Cornett <pcorn25@icloud.com>  
**Sent:** Thursday, June 18, 2020 6:47 AM  
**To:** St. Germain, Dante  
**Subject:** Fountain Avenue Rezoning

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Good Morning,

The purpose of this email is inform you of our concern we have regarding the rezoning to commercial property of our neighborhood.

Please reconsider as this is a truly residential area-a strip mall is just going to become a traffic nightmare. I am especially concerned about all of the pedestrians we have walking and bike ridere (already without street lights and sidewalks).

Thank you very much for your attention to this matter.

Best Regards,

Patty Cornett  
826 Fountain Ave  
Sent from my iPhone

## St. Germain, Dante

---

**From:** pauleitel@aol.com  
**Sent:** Thursday, June 18, 2020 6:38 AM  
**To:** St. Germain, Dante  
**Subject:** Against Rezoning 919 and 917 Fountain Ave. From R-5 (single family residential). to C-1 (commercial).

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Hello Rep. McCraney,

I understand that there is to be a meeting/hearing regarding the rezoning today, June 18th for the discussion on: 919 and 917 Fountain Ave. From R-5 (single family residential). to C-1 (commercial).

As I stated before: That I and my neighbors are not anti-business or shops, it's just the wrong place to put small strip center. So I am **against** this rezoning due to this being: a). a residential area, b). a hi-congestion area, c). it will cause more noise and cut through traffic into adjacent residential streets, d). cause new accidents as it used to when the old liquor store and meat shop was there years ago before the Westport road widening, and e). there's available C-1 space right up the street at Westport Village.

Thank you,  
Paul

Paul & Stephanie Eitel  
4409 Rudy Lane  
Windyhills  
Cell: (502) 386-9606



## St. Germain, Dante

---

**From:** Brennen Sneed <brennensneed@gmail.com>  
**Sent:** Wednesday, June 17, 2020 10:43 PM  
**To:** St. Germain, Dante  
**Subject:** Zoning change 19-ZONE-0094

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I have a few more concerns after reading the planning commission staff report.

- The staff finding that this change and development will not affect adjoining neighbors is unfounded. How could a new development and parking lot with an entrance from Fountain Avenue not affect the neighbors.
- Community form: Goal 1 #6 under Land and development policy 17. Mitigate adverse impacts of traffic from proposed development on nearby existing communities.  
This goal has a check mark stating: The site is located on Westport Road and most traffic to the site will be routed along Westport Road. This is untrue, the proposed development has the entrance to the site coming off Fountain Avenue which would directly affect residential properties in the area.
- # 10 Community Form: Goal 2 4. Allow non-residential development within the Neighborhood, Traditional Neighborhood and Village Form Districts to occur only at locations with appropriate access and connectivity.  
The goal has a check mark stating:  
The site has appropriate access and connectivity, as it is located on Westport Road and most of the traffic to the site will be routed along Westport Road.  
Which again does not fit with the proposed development as the entrance is from Fountain, not Westport Road.
- #25 Mobility: Goal 2 4. Avoid access to development through areas of significantly lower intensity or density development if such access would create significant nuisances.  
Staff analysis is: Access to the site will be via Westport Road, a minor arterial and transit corridor at this location.  
This is confusing because the proposed development has all traffic coming on and off of Fountain Avenue

Please address these concerns in the meeting thanks

**St. Germain, Dante**

---

**From:** Taylor Barnes <barnestmb@gmail.com>  
**Sent:** Wednesday, June 17, 2020 8:42 PM  
**To:** St. Germain, Dante  
**Subject:** Case 19-zone-0094

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Dante St. Germain,

I am a homeowner on Fountain Ave who will be unable to attend the public meeting on 6/18/20. I would like to express my opposition to the proposed zoning change on Fountain Avenue and ask that you deny the request to rezone. My principal objection is the zoning change will add congestion to an already congested area of Westport road. Another concern that I have as a home owner on Fountain Ave is people cutting through a neighborhood street where children frequently play(as we have no sidewalks), to reach the proposed space. Lastly, there is no need for new retail space in this area when there are plenty of retail spaces nearby that sit vacant, like in Westport village. Please keep these concerns in mind.

Thank you,

Taylor Barnes  
826 1/2 Fountain Ave  
Louisville, KY 40222

Sent from my iPhone

## St. Germain, Dante

---

**From:** Brennen Sneed <brennensneed@gmail.com>  
**Sent:** Wednesday, June 17, 2020 8:28 PM  
**To:** St. Germain, Dante  
**Subject:** 19-ZONE-0094

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---

Dante St. Germain,

I am a homeowner on Fountain Ave who will be unable to attend the public meeting on 6/18/20. I would like to express my opposition to the proposed zoning change on Fountain Avenue and ask that you deny the request to rezone. My principal objection is the zoning change will add congestion to an already congested area of Westport road. Another concern that I have as a home owner on Fountain Ave is people cutting through a neighborhood street where children frequently play(as we have no sidewalks), to reach the proposed space. Lastly, there is no need for new retail space in this area when there are plenty of retail spaces nearby that sit vacant, like in Westport village. Please keep these concerns in mind.

Thank you,

Brennen Sneed  
826 1/2 Fountain Ave  
Louisville, KY 40222

**St. Germain, Dante**

---

**From:** stpinlou@aol.com  
**Sent:** Tuesday, June 16, 2020 5:47 PM  
**To:** St. Germain, Dante  
**Subject:** 19-ZONE-0094, Westport Road Retail

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Dante,

For the record , I want to register three objections in this case:

1. That the virtual hearing process may not give adequate due process to my clients and others in opposition,
2. That the staff report fails to accurately portray the status of the property currently. There is an intact, occupied, single-family house, similar to other houses on the block, on the lot at 917 Fountain. That lot was never a part of the previously non-conforming commercial use. Even the lot at 919 Fountain contained only a small portion of the commercial use. The main commercial use was on 4700 Westport Road, a lot now greatly reduced in size by the widening of Westport Road., and
3. That the staff report fails to show the 1997 and 1998 LOJIC photos of the properties which clearly show the majority residential uses on the two lots on Fountain.

Thanks for including this in the record.



Steve Porter

**Stephen T. Porter**  
Attorney at Law  
2406 Tucker Station Road  
Louisville, KY 40299  
502-905-9991  
stpinlou@aol.com

# Petition to Deny Zoning Change

## CASE # 19-ZONE-0094 and 19-WAIVER-0107

<b>Petition summary and background</b>	Request for zoning change from R-5 single-family to C-1 Commercial for the construction of a general retail building and a waiver to reduce the landscape buffer area
<b>Action petitioned for</b>	We, the undersigned, are OPPOSED to the zoning change/waiver requested in Case # 19-ZONE-0084 and 19-Waiver-0107

Printed Name	Signature	Address	Email	Zip Code
Rebecca Chabot		912 Fountain Ave. Louisville 40222	re.chabot@gmail.com	40222
Luke Chabot		912 Fountain Ave. Louisville KY 40222	lukechabot@gmail.com	40222

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## Petition to Deny Zoning Change

**CASE # 19-ZONE-0094 and 19-WAIVER-0107**

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Printed Name	Signature	Address	Email	Zip Code
ERNEST BIVIN	<i>Ernest Bivin</i>	913 Fountain Ave		40222
ARLEN BIVIN	<i>Arlen Bivin</i>	" "		11

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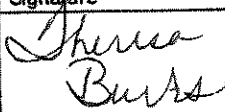
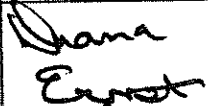




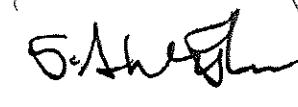
MAY 13 2020

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Printed Name	Signature	Address	Email	Zip Code
Theresa Burks		1100 Fenley Ave Lou. 40222	fburks60@insightbb.com	40222
Diana Ernst		907 Fountain Ave.	dianaernst12@att.com	40222
Kayla Brewer		7517 Cedar Creek rd	1UV511FE@TWC.COM	40291
Dawn Brewer		7517 Cedar Creek Rd	tinkerton@att.net	40291
Kenneth R. Ernst		907 Fountain Ave.	KennethKerby@att.net	40222
Ishmon Burks		1100 Fenley Ave Lou, Ky 40222	iburks2020@qi.ad.ca	40222
Stephen Phelps		904 Fountain Ave	deacorp@9phoo.com	40222

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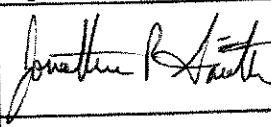
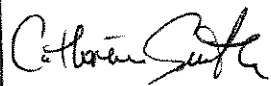
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<b>Action petitioned for</b>	We, the undersigned, are OPPOSED to the zoning change/waiver requested in Case # 19-ZONE-0084 and 19-Waiver-0107

Printed Name	Signature	Address	Email	Zip Code
Jonathan Smith		7100 chippenham Rd Louisville, KY 40222	N/A	40222
Catherine Smith		7100 chippenham Rd Louisville, KY 40222	N/A	40222

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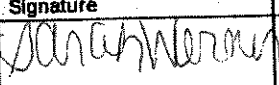

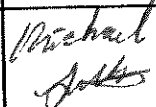


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Printed Name	Signature	Address	Email	Zip Code
Sarah Werner		1475 TEXAS AVE #2 LOUISVILLE, KY 40217	sarahewerner@gmail.com	40217
Nicholas Haley		3302 Fordas Ct Louisville, KY 40220	cole.haleyky@gmail.com	40220
Michael S. James		911 bluegrass Ave Louisville, Ky 40215	snajc@bellsouth.net	40215
JEFFREY YUNKER		5100 Ws Hwy 42 LOUISVILLE, Ky. 40241	JEFFYUNKER@LIVE.COM	40241
TREVOR DOYLE		2114 N. HILLSIDE DR. COV. KY 40203	TBUBBA@AOL.COM	40202

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## St. Germain, Dante

---

**From:** t.phillips23@twc.com  
**Sent:** Tuesday, April 14, 2020 3:04 PM  
**To:** St. Germain, Dante  
**Subject:** Rezoning Westport Road And Fountain Ave  
**Attachments:** westport and fountain.pdf

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To  
Dante St. Germain

I would like to ask the Planning and Design about whether or not we need any more retail space on Westport Road. Right now there are three empty retail spaces for rent in Wood Lawn Center less than 1 mile to the west. A little farther to the west at the intersection of Westport Road, Shelbyville Road and Chenoweth Lane there is two spaces for rent. The east of Fountain Avenue you have Westport Village in that shopping center you have five retail spaces for rent. Just to the south of that less than on half a mile you have Lyndon Crossing it has 1 space for rent. Just across the street from that and up one block you have Lyndon Station with three empty spaces for rent. To the north of Westport Road less than two miles we have the Holiday Manor Center with two empty areas for rent.

Now we have the covid -19 virus which has shut down a lot of small businesses, and we now unfortunately we know some of those business are not going to open back up.

I would like to be able to make a meeting to express my opinions in person, but I have to work and cannot make a 1pm meeting without losing pay.

A new shopping center in the middle of Westport Road is not needed the traffic is already bad. There is usually at a bare minimum two wrecks a week in this area.

The traffic wanting to go left back on to Westport Road will need to go down to Central Ave to Washburn Ave and Central Ave is not really big enough for two cars to meet.

Thanks For your time.

Anthony Phillips Jr  
7110 Chippenham Road  
Louisville Ky 40222

## St. Germain, Dante

---

**From:** t.phillips23@twc.com  
**Sent:** Tuesday, April 14, 2020 1:52 PM  
**To:** St. Germain, Dante  
**Subject:** FW: Rezoning Westport Rd and Fountian Ave

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From: t.phillips23@twc.com  
To: "dante.st.germain@louisvilleky.com"  
Cc:  
Sent: Friday December 6 2019 3:26:19PM  
Subject: Rezoning Westport Rd and Fountian Ave

My name is Anthony W Phillips

I live directly across westport road from 4700 westport road And 917-919 Fountain ave.

the property is in the beginning stages of attempting to be rezoned from R-5 to C-1.

I am concerned about a few things if you ave a moment.

1. first and foremost is my privacy. The rear of my house and my adjoining neighbors houses, all face westport road that means any business signs will light up our back yards and shine into our living and sleeping areas. [i.e kitchen,family rooms and bed rooms.]

2.I do not think that the proposal is a good fit for the area . As far as i am aware there are no other business in the area from Hubbards lane to Westport Village which both have empty retail space,which is unoccupied.

3. I.personally do not think the roads are equipped to handle the traffic . Westport road is usually a parking lot east bound from 7 am to about 10am. And again from about 2pm to 6:30pm west bound.Washburn Ave is one block west of Fountain ave.when the traffic backs up on Washburn ave a lot of vehicles cut down Cental Ave to Fountain Ave to Westport road to beat the light. neither Fountain or central is definitely not wide enough.

4.Some of the house on Fountain ave are not connected to sewers. There are two plans being considered for adding sewers according to the drawing. 1.Picks up the sewer line from the Fenly Ave. the other has it coming from central ave. In my dealings with MSD they are going to want to get the most they can on sewers so they will probably try to come down fountain ave . causing finical hard ship on residents.[ my opinion my experience with msd. ]

5 I would have no objection if they wanted to put up housing on the property. that would fit the neighbor hood. I do not think they want to pursue residential property. Because of financial loss.but i presume they were paid something for the property.by the state with the widening of Westport road

Thank You For Your Time

## St. Germain, Dante

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**From:** Mark Wood <mew40222@gmail.com>  
**Sent:** Saturday, March 14, 2020 1:25 PM  
**To:** St. Germain, Dante  
**Subject:** Rezoning at Fountain Avenue and Westport Road

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To: Dante St Germain  
From: Mark E Wood

Please do not rezone this property. I'm sure there are more concerns that mine. This is an already heavily congested area. Please don't make the congestion any worse by adding more by adding a business at this location. I travel this part of Westport and Herr Lane even when they are heavily congested. It is miserable at times and not as safe as it should be. There are plenty of other locations that would be better suited to adding another business.

Mark E Wood  
6701 Bedford Lane  
Louisville, KY 40222

## St. Germain, Dante

---

**From:** Peggy Parrino <parrinop31@gmail.com>  
**Sent:** Sunday, March 8, 2020 1:10 PM  
**To:** St. Germain, Dante  
**Subject:** Zoning change

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Hello, Dante - I live in the vicinity of the proposed zoning change at 917-919 Fountain Avenue at Westport Rd. I am greatly opposed to this change for many reasons, the chief being traffic gridlock that already exists during many hours of the day, & the fact that this is already a very dangerous traffic area. I don't want to see more terrible accidents due to an unwise decision. Thank you, Peggy Parrino (Windy Hills)

Sent from my iPhone

## St. Germain, Dante

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**From:** Karen Duff <ksdopp@gmail.com>  
**Sent:** Sunday, March 8, 2020 5:22 PM  
**To:** St. Germain, Dante  
**Subject:** zoning change

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I 100% oppose a zoning change at Westport Rd and Fountain Ave. The traffic is already terrible. We don't want the accidents or congestion. I'm all for progress, but the city should respect the existing zones!

Karen Duff  
1100 Chamberlain Hill Rd. 40207

## St. Germain, Dante

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**From:** Debbie Smith <dag11@twc.com>  
**Sent:** Saturday, March 7, 2020 2:39 PM  
**To:** St. Germain, Dante  
**Subject:** Proposed Zoning change on Westport Rd

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Hello,

I am a resident of Beechwood Village for 68 yrs now and use Westport Rd frequently to travel to Hurstbourne Ln where my daughter resides to babysit my grandchildren. I also have a daughter residing at Westport Gardens condos where I also visit frequently and it's always a risk to try to turn west onto Westport Rd to travel back to our home in Beechwood Village.

This proposal is totally wrong for this development for these reasons stated by another resident and I wholeheartedly agree:

1. Westport Road is extremely heavily travelled especially in the 917-919 area.
2. Traveling this corridor starting at 2 pm thru 6:30 is practically impossible due to schools letting out for the day and workers driving home.
3. The I-264 interchange has caused many cars to back up onto the expressway due to grid lock on this corridor both east and west.
4. This grid lock even includes the next intersection at Washburn all the way to Herr Ln I have literally sat through 6-7 lights before making it through the Herr Ln intersection .
5. Residents along this corridor should not have to suffer from increased traffic and threat of accidents, noise, pollution, possible drainage problems, etc.
6. Any stores wishing to move to serve this area, only need to look at the available vacant store space at Westport Village, and hence to better serve and preserve the character of our neighborhoods.

My husband and I are not anti business but we feel common sense needs to take precedence in this matter. It is completely wrong to add to the congestion that is already present and to make the lives of taxpayers ever more harrowing and complicated.

Sincerely,

Dan and Debbie Smith

Sent from my iPhone

## St. Germain, Dante

---

**From:** Skye Campbell <msnurseskye@gmail.com>  
**Sent:** Friday, March 6, 2020 11:06 PM  
**To:** St. Germain, Dante  
**Subject:** Zoning change 917-919 Fountain Ave

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Good evening,

As a resident of Windhurst Acres I strongly OPPOSE adding a commercial area to this location. This is a residential area that does not need shops and an increase in traffic in an area that already has traffic issues.

Just because there is vacant land, it does not mean we need retail spaces to move in.

Make it a park! With the dwindling tree canopy, plant some trees!!!!

Thank you,  
Skye Campbell

Sent from my iPhone



## St. Germain, Dante

---

**From:** Megan S <megansandefur@gmail.com>  
**Sent:** Friday, March 6, 2020 11:02 PM  
**To:** St. Germain, Dante  
**Subject:** 917-919 Fountain Ave Opposition

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Hi Dante,

I am writing to oppose the zoning change of 917-919 Fountain Ave.

As a resident of Windy Hills, the traffic in the Westport Road corridor in this specific area of 917-919 is already highly congested on a daily basis. Starting as early as 2:30 and well into the evening rush hour this area slows significantly and is difficult to navigate. Any store at this area would only exacerbate this traffic problem and most likely cause more accidents on Westport Road.

Cut-through traffic for surrounding homeowners in the neighborhood would increase as well. Any potential retailer could take five minutes and see that there are available storefronts at Westport Village and surrounding strip malls. By utilizing an already vacant (and constructed) space the character of the neighborhood would be preserved and resources would not be wasted.

While we do want new and exciting retailers in our area, this specific residential location is not the place for it.

Thanks,

Megan Sandefur

**St. Germain, Dante**

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**From:** Anthony Mraz <asm.mraz@gmail.com>  
**Sent:** Friday, March 6, 2020 4:28 PM  
**To:** St. Germain, Dante  
**Subject:** Zoning change Fountain Ave.

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---

I am opposed to this zoning change.

Thanks,

Anthony Mraz

## St. Germain, Dante

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**From:** Barbara Hall <bjj416@gmail.com>  
**Sent:** Friday, March 6, 2020 2:37 PM  
**To:** St. Germain, Dante  
**Subject:** Oppose the rezoning of Westport road property

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I am totally not in favor of the rezoning. Our residential area is becoming way to commercial. Too many schools in the area to continue. In addition we have a perfectly great commercial area at Westport Village that has openings in addition to Holiday Manor. These brick and mortar buildings will not survive and will be vacant in several years.

Thank you

## St. Germain, Dante

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**From:** Beverly Nelson <escapea@att.net>  
**Sent:** Friday, March 6, 2020 11:58 AM  
**To:** St. Germain, Dante  
**Subject:** Nextdoor comments regarding Fountain Ave. Rezoning

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Please please please send your comments to [dante.st.germain@louisvilleky.gov](mailto:dante.st.germain@louisvilleky.gov)

This is extremely important! Yesterday the consensus to have the property zoned as CN instead of C1, which would limit what type of business could be build. However, the opposing party asked for a two week continuation to gain more of an edge for C1.

A restaurant with outdoor seating was actually proposed in this beautiful neighborhood. This is absurd! Please help stop this movement. As mentioned, Westport Rd's traffic is like like taking your life in your own hands. Also, as far as I know of, there has not been a traffic study of Washburn Ave. Where it is already backed up past Central for people trying to get out at the light.

Please consider coming to the next meeting. And continue to send your concerns to Ms. St. Germain. We need your help! Also, if you have you petitions, please forward to Ms. St. Germain.

Again. This is her email address.

[dante.st.germain@louisvilleky.gov](mailto:dante.st.germain@louisvilleky.gov)

## St. Germain, Dante

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**From:** katiechurchman <katiechurchman@ymail.com>  
**Sent:** Thursday, March 5, 2020 10:54 PM  
**To:** St. Germain, Dante  
**Subject:** Fountain Ave zoning change

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Hello Ms. St Germaine,

I want to voice my opposition to the zoning change along Westport Rd and Fountain Ave. I respectfully ask you to represent my reasons for this opposition.

My family and I moved to St Matthew's almost four years ago, drawn by the convenience, but especially the quaint, small community feel of the community. We purchased a home on Westport Drive, accepting the convenience of the proximity to Target and other retail, but loving what seemed like the city's focus on preserving the small- town feel, historic midcentury homes and quaint historic downtown area. Shortly after we moved here, we were saddened to see the historic hardware store demolished (and a century-old tree cut down) to make a parking lot for yet another bank. A few months ago, a beautiful old home on Ridgeway was torn down to make another parking lot, this time for Willis Klein Showrooms.

In addition, it seems every day I hear tree companies taking down yet another old tree in a city I thought also valued its tree canopy.

With the latest proposal for additional commercial zoning along Westport Road, my husband and I are worried about the future of our neighborhood and our community. I hope that St Matthew's has not lost it's focus on attracting families to move here. We are having very serious concerns about our future in St Matthew's, since we are worried that the city may be changing its focus even more toward commercial development.

We hope St Matthew's can refocus on its neighborhoods, full of beautiful old houses, families (the future of the city) and trees, and realize that there are already enough commercial areas. If more are developed it may drive the future (families like mine) of our city away.

Thank you for your time and effort,  
Katie Churchman  
St Matthew's resident

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone

## St. Germain, Dante

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**From:** Adrienne Fontenot <adrienne.fontenot@gmail.com>  
**Sent:** Thursday, March 5, 2020 8:23 PM  
**To:** St. Germain, Dante  
**Subject:** Opposition to Zoning Change at Fountain Ave

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I am a resident of Washburn Avenue, in Lyndon.

I want to voice my opposition to the zoning change at Fountain Ave.

Traffic on Westport is already a mess and adding retail space will be a complete disaster.

Adrienne Fontenot  
520 Washburn Ave

## St. Germain, Dante

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**From:** beaglemom05 <beaglemom05@bellsouth.net>  
**Sent:** Thursday, March 5, 2020 9:01 AM  
**To:** St. Germain, Dante  
**Subject:** We dong need a retail outlet there traffic is a nightmare already

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Sent from my Sprint Samsung Galaxy Note5.

## St. Germain, Dante

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**From:** Sid Hill <shill@sbts.edu>  
**Sent:** Thursday, March 5, 2020 1:51 PM  
**To:** St. Germain, Dante  
**Subject:** RE-zoning of Fountain Ave./Westport Road

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Good Afternoon,

We would like to express our opposition to the proposed re-zoning of the property at the corner of Fountain Ave. and Westport Rd. That area is congested enough as it is and doesn't need anything else there to make it worse. Right now it is a decent residential area and we would like to keep it that way.

Thank you,  
Sidney and Christina Hill  
928 Fenley Avenue



## St. Germain, Dante

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**From:** pauleitel@aol.com  
**Sent:** Thursday, March 5, 2020 12:42 PM  
**To:** St. Germain, Dante  
**Cc:** sjecrn@aol.com  
**Subject:** Hearing on Zoning Change 917-919 Fountain Ave

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Hello Dante,

Re: Hearing Zoning Change 917-919 Fountain Ave., we are opposed.

I'm sorry that I could not make this meeting today, due to work.

As a nearby resident in Windy Hills and former resident of Woodlawn Park totaling 35 years, we are opposed to any commercial shops or strip stores being placed upon this 917-919 property.

The reasons against:

1. The Westport road corridor in this specific area of 917-919 is already highly congested on a daily basis, and then gets worse.
2. During evening hours starting around 2 to 3 pm, the traffic at this location slows to grid lock status by 4 to 4:30 pm. The traffic back up starts before the west bound curve at The Church of Christ, and grid locking through the lights of I-264 on/off ramp exchange, with the ramp traffic is backed up on to the expressway waiting to turn East onto Westport Road, and then grid locked to next intersection of Washburn, and continues its grid lock all the way past the 917-919 property, up to Herr Lane, and beyond till about 6 to 7pm.
3. Any store at this area would only exacerbate this traffic problem, and cause cut-through traffic, noise and wind blown trash problem for the surrounding neighborhood.
4. For those that remember, there was a meat and liquor store at these same 917-919 locations "years" ago when Westport was only two lanes and slower traffic. There were bad accidents at that location frequently, and it would only be worse if these were allowed.
5. Any stores wishing to move to serve this area, only need to look at the available vacant store space at Westport Village, and hence preserve the character of our neighborhood.

Thank you,  
Paul & Stephanie Eitel  
4409 Rudy Lane  
Louisville, KY 40207  
(502) 386-9606

## St. Germain, Dante

---

**From:** Beverly Nelson <escapea@att.net>  
**Sent:** Thursday, March 5, 2020 12:39 PM  
**To:** St. Germain, Dante  
**Subject:** Oppose zoning change to Fountain Ave.

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More traffic on Westport Rd. More pollution. More trash. Possible rodent infestation. No traffic light. Turn in from Fountain Ave. More traffic in a neighborhood. Traffic will go over to Washburn Ave to get out onto Westport Rd. This already backs up at rush hours. Sewer problems. Drainage problems. Roads not wide enough to accommodate a business & additional traffic. Neighborhood disruption to quality of life. Asking for an additional 5 foot making a 25 ft entrance. NOT ALLOWED. Only 20 feet. This is a horrendous plan.

Beverly Nelson  
7010 Graymoor Rd  
40222

## St. Germain, Dante

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**From:** donna osif <beddedbliss@gmail.com>  
**Sent:** Thursday, March 5, 2020 12:13 PM  
**To:** St. Germain, Dante  
**Subject:** Fountain Ave

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I am also opposed to zoning changes on Fountain ave and westport Rd. This area is tooooooo busy as it is. There are accidents almost daily. People run red lights constantly. We do not need anything to be built there. And the same goes for Washburn and Westport Rd.

Donna Osif  
Owner  
Bedded Bliss  
[beddedbliss@gmail.com](mailto:beddedbliss@gmail.com)  
502-899-5153

## St. Germain, Dante

---

**From:** Susan Lemley <susanl@GROVERGREWELING.COM>  
**Sent:** Thursday, March 5, 2020 11:05 AM  
**To:** St. Germain, Dante  
**Subject:** RE: Case Number: 19-ZONE-0094 (917-919 Fountain Ave, 4700 Westport Rd)  
**Importance:** High

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Dante St Germain,

Due to my work schedule, I am unable to attend the Planning Commission meeting today, March 5, 2020 at 1:00 pm. I own the adjacent property (1110 and 1108 Fenley Ave) and my son also owns adjacent property (1112 Fenley Ave) to the east of the Fountain Ave property. We are both strongly opposed to the zoning change from R-5 to C-1. This subject property is in the middle of a quiet residential area. There hasn't been any commercial property at the 4700 Westport Road sliver of land for at least 20 years. Part of the original property at 4700 Westport was bought by the state when Westport Road was widened years ago. The nearest commercial property is about one half mile to the east of this property. Having commercial property at Fountain and Westport Road would only add to the traffic congestion on Westport Road. Making a left hand turn from Fountain Ave to westbound Westport Road is nearly impossible during the day – which does not provide *“easy access to the interstate system via I-264 to the west via Westport Road”*. Easy access to westbound Westport Road or I-264 is only possible by cutting thru the neighborhood to Washburn Ave where there is a traffic light to access Westport Road. Again – we are opposed to any zoning change.

Thank you for time.

Susan Lemley  
Jeff Lemley

## St. Germain, Dante

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**From:** richard young <richard\_young@bellsouth.net>  
**Sent:** Thursday, March 5, 2020 10:53 AM  
**To:** St. Germain, Dante  
**Subject:** Fountain Ave zoning

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I am very upset about the proposal to rezone Fountain Ave. I can see no reason to put more small shops so close to the expressway and the Washburn Ave light. That area should stay residential.  
Thanks for your attention,  
Carolyn T, Young  
1007Windsong Way

## St. Germain, Dante

---

**From:** Penny Stewart <cpapenny@gmail.com>  
**Sent:** Thursday, March 5, 2020 8:36 AM  
**To:** St. Germain, Dante  
**Subject:** Fountain Avenue Proposed Zoning Change

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Ms. St. Germain:

I am writing regarding the proposed zoning change from residential to commercial at Fountain Avenue and Westport Road. As a resident of Graymoor-Devondale, I oppose this change. This area is already highly congested due to the Watterson Expressway ramps onto Westport Road. There are "accidents" at Washburn and Westport Road (one block west of the proposed change) on a weekly basis, due to cars running the red light at Westport and Washburn. Commercial activity so close by can only worsen that problem.

I appreciate you relaying our concerns to the Commission.

Penny Stewart  
1503 Carlimar Ln, Louisville, KY 40222

## St. Germain, Dante

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**From:** Brennen Sneed <brennensneed@gmail.com>  
**Sent:** Thursday, March 5, 2020 7:48 AM  
**To:** St. Germain, Dante  
**Subject:** Public meeting-Zoning change Fountain Ave

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Dante St Germain,

I recently watched the public hearing I could not attend on February 13 regarding the zoning change on Fountain Ave and there are a few things I would like to be voiced at the public hearing on March 5 that I also cannot attend. First and foremost, I would like to voice my opposition to this zoning change and I would like for the deciding committee to take the following points into consideration:

- The owner/developer referenced the history of this space being retail. While that is true of the distant past, this was before the widening of Westport road, before the Watterson interchange and before Westport village had been built. All of these contribute to the much heavier traffic patterns we see day to day. Also the proximity to the interchange would pose a significant risk of increased accidents. This was also before Fountain Ave was really built up as a neighborhood residential street. There are more houses, more families and more people walking the neighborhood.
- The lack of sidewalks in the area mean that when people walk with their kids and pets, they walk on the street. The increase in traffic that comes with this will pose an immediate danger.
- Fountain ave is a very dark street at night. It's very nice with no street lights polluting the area. I'm concerned the lighting of this unwanted space will bring in light pollution to the neighborhood.
- Retail space is not needed in the area. A new home would be a much better addition to the neighborhood. Not the destruction of an older one for a parking lot.

Please keep these concerns in mind when voting against the zoning change. Thank you.

Brennen Sneed  
826 1/2 Fountain Ave  
Louisville, Ky 40222

## St. Germain, Dante

---

**From:** Jim McHugh <eveready6@gmail.com>  
**Sent:** Wednesday, March 4, 2020 8:43 PM  
**To:** St. Germain, Dante  
**Subject:** Zoning change at Westport Rd and Fountain Ave

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I am opposed to the proposed zoning change at Westport Rd and Fountain Ave. I have lived in Windhurst Acres which is directly across from this location for 40 years. I have seen the traffic increase dramatically, more than likely due to the Westport interchange.

Since my wife and I have purchased another residence that is more "senior friendly" we will not be using Westport Rd much anymore. In a sense I don't need to be concerned about this possible zoning change. But I feel strongly that a zoning change will definitely increase the likelihood of accidents at this location. For safety reasons, I feel it is my duty to express my opinion from perhaps a different aspect.



## St. Germain, Dante

---

**From:** DAVID & PATRICIA BIVIN <davidpatricia@bellsouth.net>  
**Sent:** Thursday, February 13, 2020 11:36 AM  
**To:** St. Germain, Dante  
**Subject:** 917-919 Fountain Ave,4700 Westport Rd

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Ms. Germaine , there was not a business at 919 Fountain Ave, that is a residential lot. The businesses were on 4700 Westport Rd, that were removed for the road expansion. I do not feel that we need to return the property to commercial C1 or CN, just because there was a couple of businesses on Westport Rd years ago. There is an empty lot with a garage that a house could be built on. I don't feel that we need more congestion on Westport Rd. I know that it is already there but this will add more to what is there. The waiver about the trees, I do not understand.... if the building is built, why not the required amount of trees be planted? As I talked with you, how about CN instead of C1, if this is going to happen? I will not be at the 2-13 meeting. Thank You David Bivin 6807 Bedford Lane Louisville, Ky. 40222

## St. Germain, Dante

---

**From:** Brennen Sneed <brennensneed@gmail.com>  
**Sent:** Sunday, February 2, 2020 12:11 PM  
**To:** St. Germain, Dante  
**Subject:** Change in zoning - Fountain Ave

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Case number: 19-ZONE-0094

Mr. St. Germaine,

I am a homeowner on Fountain Ave who will be unable to attend the public meeting on 2/13. I would like to express my opposition to the proposed zoning change on Fountain Avenue and ask that you deny the request to rezone. My principal objection is the zoning change will add congestion to an already congested area of Westport road. Another concern that I have as a home owner on Fountain Ave is people cutting through a neighborhood street where children frequently play(as we have no sidewalks), to reach the proposed space. Lastly, there is no need for new retail space in this area when there are plenty of retail spaces nearby that sit vacant, like in Westport village. Please keep these concerns in mind.

Thank you,

Brennen Sneed  
826 1/2 Fountain Ave  
Louisville, KY 40222

## St. Germain, Dante

---

**From:** Taylor Barnes <barnestmb@gmail.com>  
**Sent:** Sunday, February 2, 2020 12:04 PM  
**To:** St. Germain, Dante  
**Subject:** Fountain Ave Rezoning

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Case number: 19-ZONE-0094

Mr. St. Germaine,

I am a homeowner on Fountain Ave who will be unable to attend the public meeting on 2/13. I would like to express my opposition to the proposed zoning change on Fountain Avenue and ask that you deny the request to rezone. My principal objection is the zoning change will add congestion to an already congested area of Westport road. Another concern that I have is that there is no need for new retail space in this area when there are plenty of retail spaces nearby that sit vacant, like in Westport village. Please keep these concerns in mind.

Thank you,

Taylor Barnes  
826 1/2 Fountain Ave

Sent from my iPhone

## St. Germain, Dante

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**From:** Wendy Mains <wmains89@gmail.com>  
**Sent:** Friday, January 31, 2020 12:17 PM  
**To:** St. Germain, Dante  
**Subject:** Fountain Ave/Westport Ave rezoning

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Dear Mr. St Germain

As I am unable to attend the public hearing on February 13th, I am writing to strongly urge you to put forth an argument against the requested rezoning of the lot on the corner of Fountain and Westport. I live off Westport Road in Windy Hills and know that creating a commercial space on an already overcrowded portion of the street will just create more of a traffic problem. From 4pm to 6pm it is virtually impossible to turn south onto Westport Road because of the traffic trying to navigate under Highway 264. The blockage often continues all the way up to Herr Lane because of the numerous traffic lights which are not timed to work together. Adding a commercial property into the mix will only make this worse not to mention more dangerous. Instead of adding to the issue with this proposed rezoning, we need to focus on mitigating a difficult situation by having more modern traffic lights that respond to traffic situations throughout the day.

Again, I would urge you to put forth my opinion - which I know, from the conversations on the NextDoor App, are universally supported - to those who will be voting for or against the rezoning.

Wendy Mains  
4400 Jonlyn Court, 40207  
916-539-0474