

4700 WESTPORT, LLC

Westport Road Retail Center

CASE NO: 19-ZONE-0094

PROPERTY: 4700 Westport Road

917-919 Fountain Ave

- Zone Change from R-5 to C-1
- Detailed District Development Plan
- Landscape Waiver to reduce perimeter buffer on south property line from 35' to 20'

Mindel Scott & Associates

Dinsmore & Shohl, LLP

Subject Property



Subject Property



1997 View of Subject Property





Google Earth



View of subject property from Westport Road



View of Westport Rd / Fenley Ave



Homes on Fountain Avenue



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Property line with Bivin Property



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Good

Site from Fountain Avenue



WESTPORT ROAD

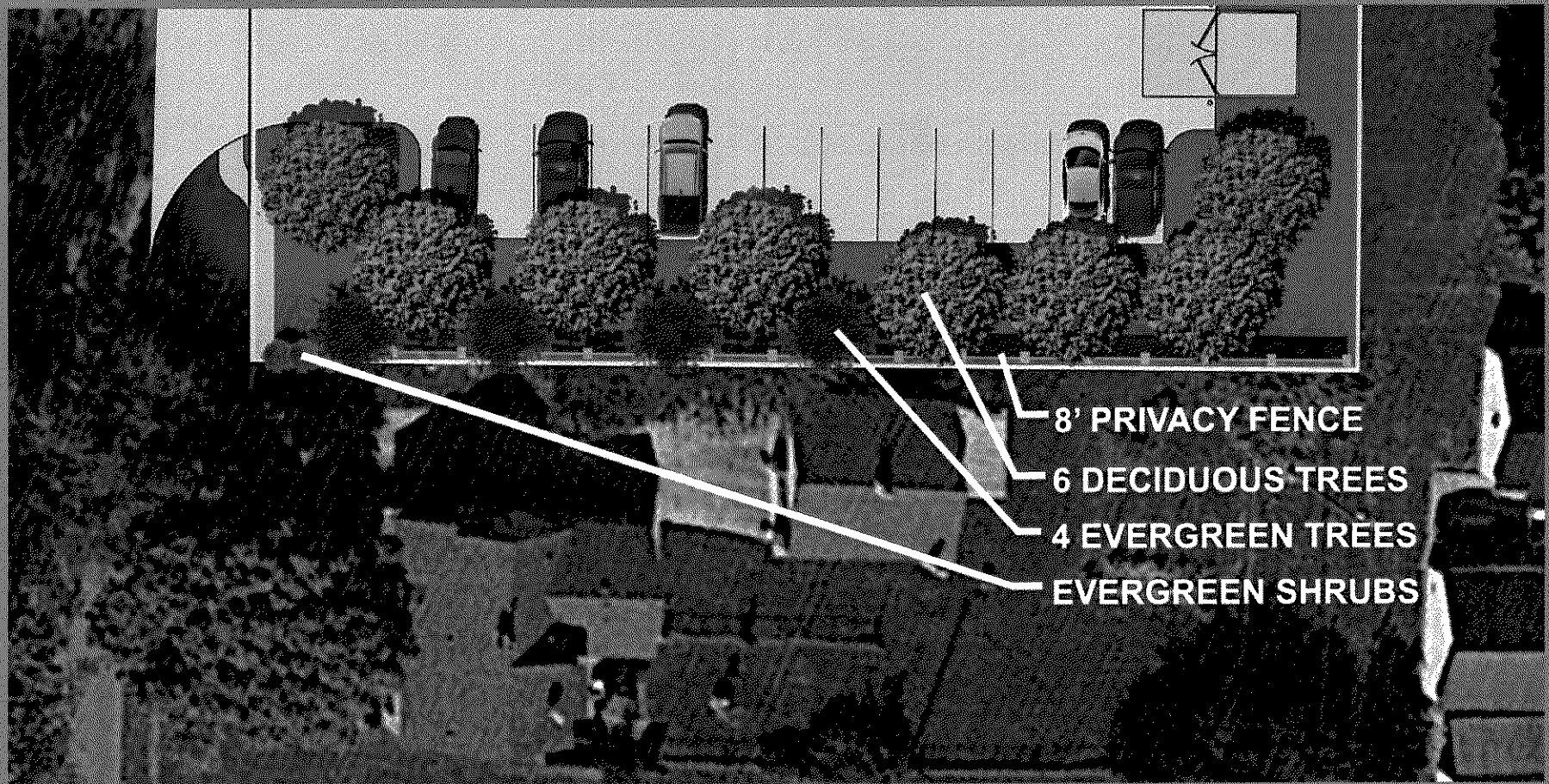
FOUNTAIN AVENUE



Proposed Building Design



Proposed Screening Plan



Letter of Support

June 30, 2020

Paula McCraney
601 W. Jefferson St.
Louisville, KY 40202

Regarding: 4700 Westport Road Retail Development

Dear Ms. McCraney:

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:

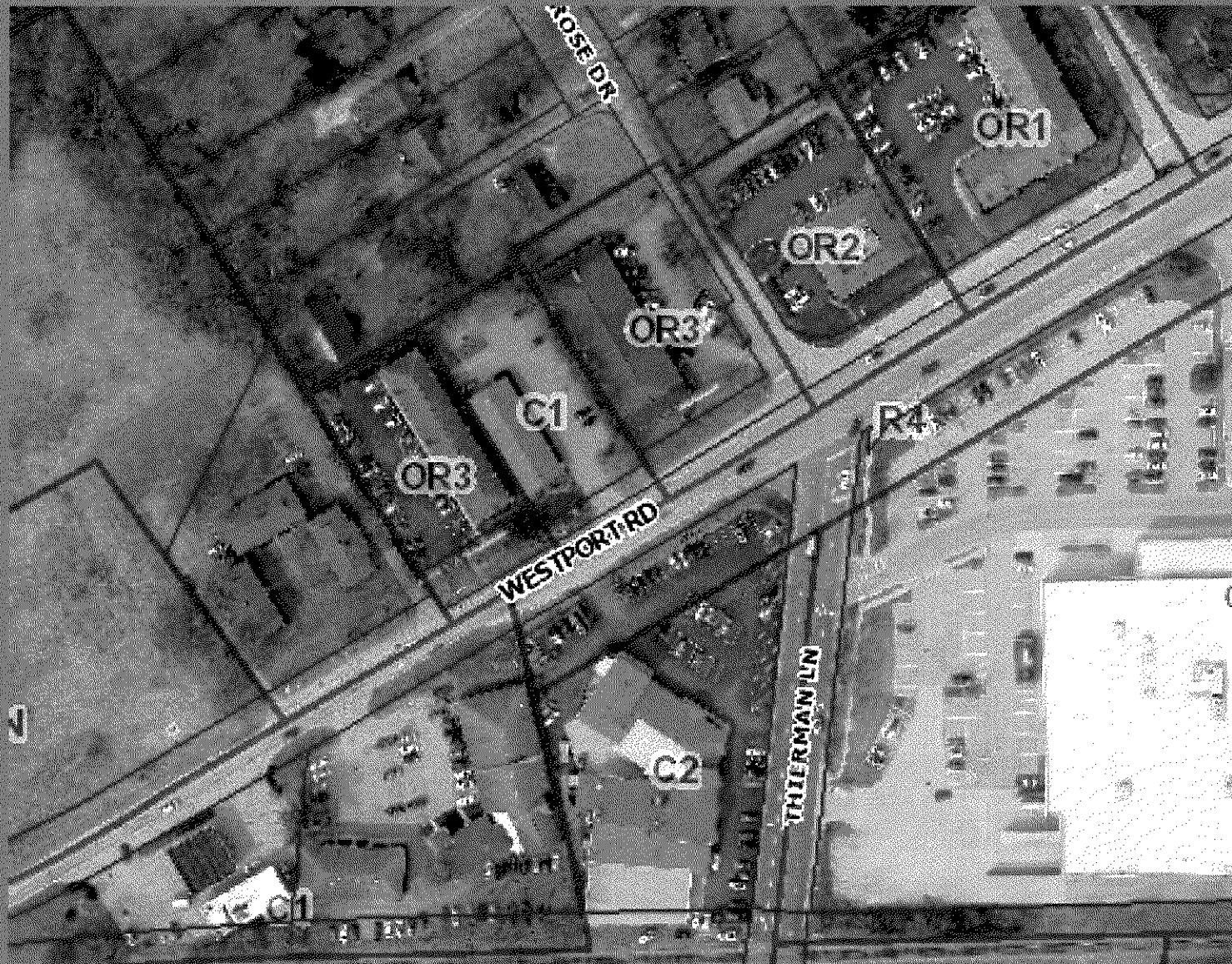
- I am in support of the 4700 Westport Road Retail Development
- I do NOT object to vehicle lights shining into my front property. (My bedroom is in the rear of my house.)
- I do NOT need a landscape screen planted on my property.
- I would like to see the frontage of Westport road developed into commercial.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

Thank you,



Lloyd Wheeler
916 Fountain Avenue

Commercial/Residential Example



Commercial/Residential Example



Proposed Binding Elements

The subject property shall only be used for uses allowed in the C-N Commercial Neighborhood zoning district and the following uses allowed in the C-1 Commercial zoning district:

Pet shop

Paint Store

Music Store

Pet grooming, obedience training and related pet activities, provided the operation is conducted within a soundproofed building, no animals are boarded, and there are no runs or pens outside of the building.

Package liquor stores (no on-site alcohol consumption allowed)

Furniture Stores

Computer sales (hardware and software) and programming services

Conditional uses allowed in the C-1 Commercial zoning district under Chapter 4, Part 2, except for *“Outdoor Alcohol Sales and Consumption/Entertainment Activity for Restaurants in the C-1 zoning district”* under Chapter 4, Part 2.41

Proposed Binding Elements, con't.

The applicant shall screen any mechanical equipment on the east side of the proposed building through the use of a fence, landscaping, or combination thereof, as approved by the Louisville Metro Planning Staff as part of the required landscape plan.

The applicant shall provide, at its expense, a planting screen in the front yard of the property located at 916 Fountain Avenue if so requested by the owner of said property.

Proposed Building Design



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Homes on Fountain Avenue



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Google E

Property line with Bivin Property



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Site from Fountain Avenue



Historic Satellite Photo



WESTPORT ROAD

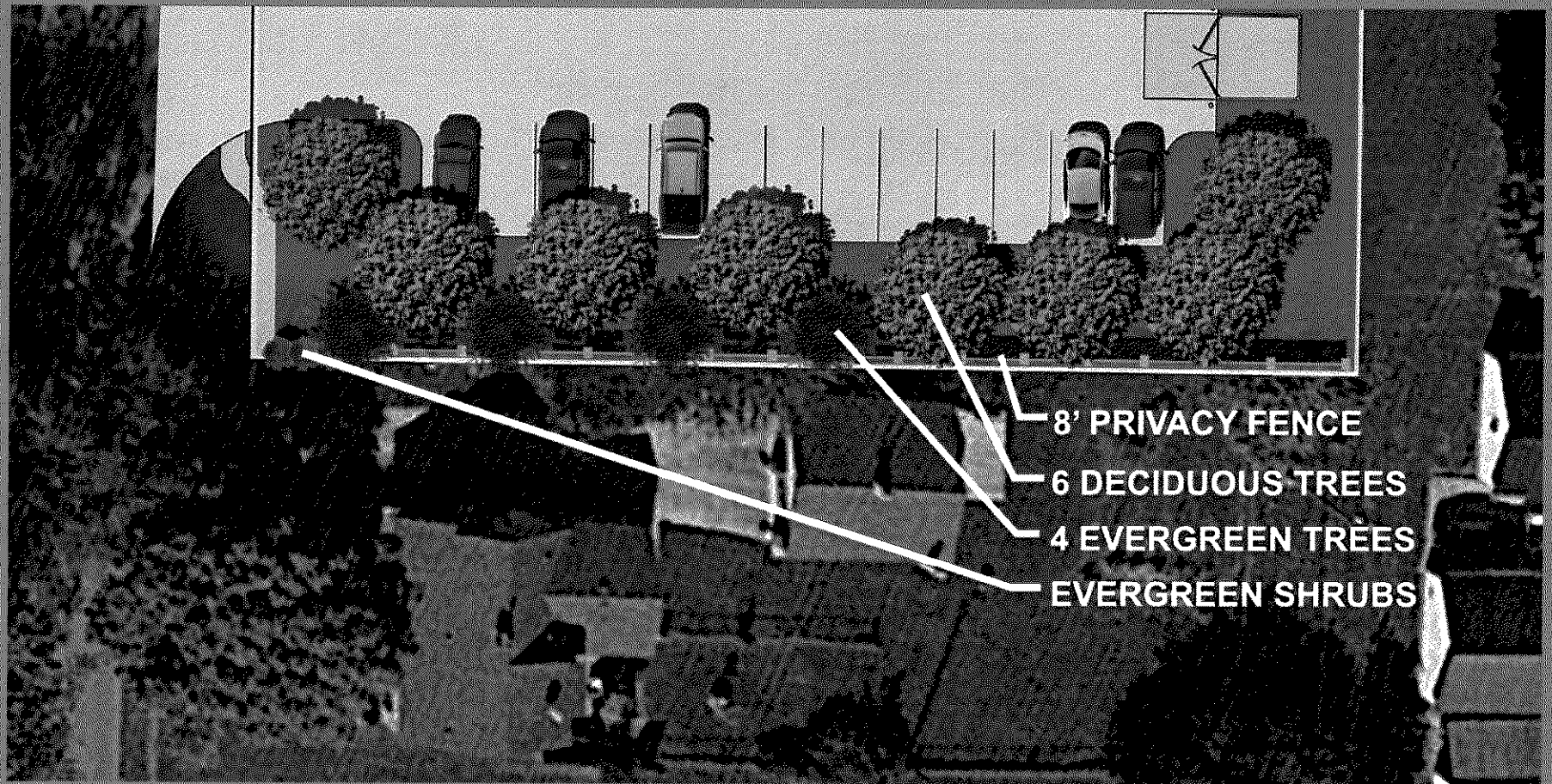
FOUNTAIN AVENUE



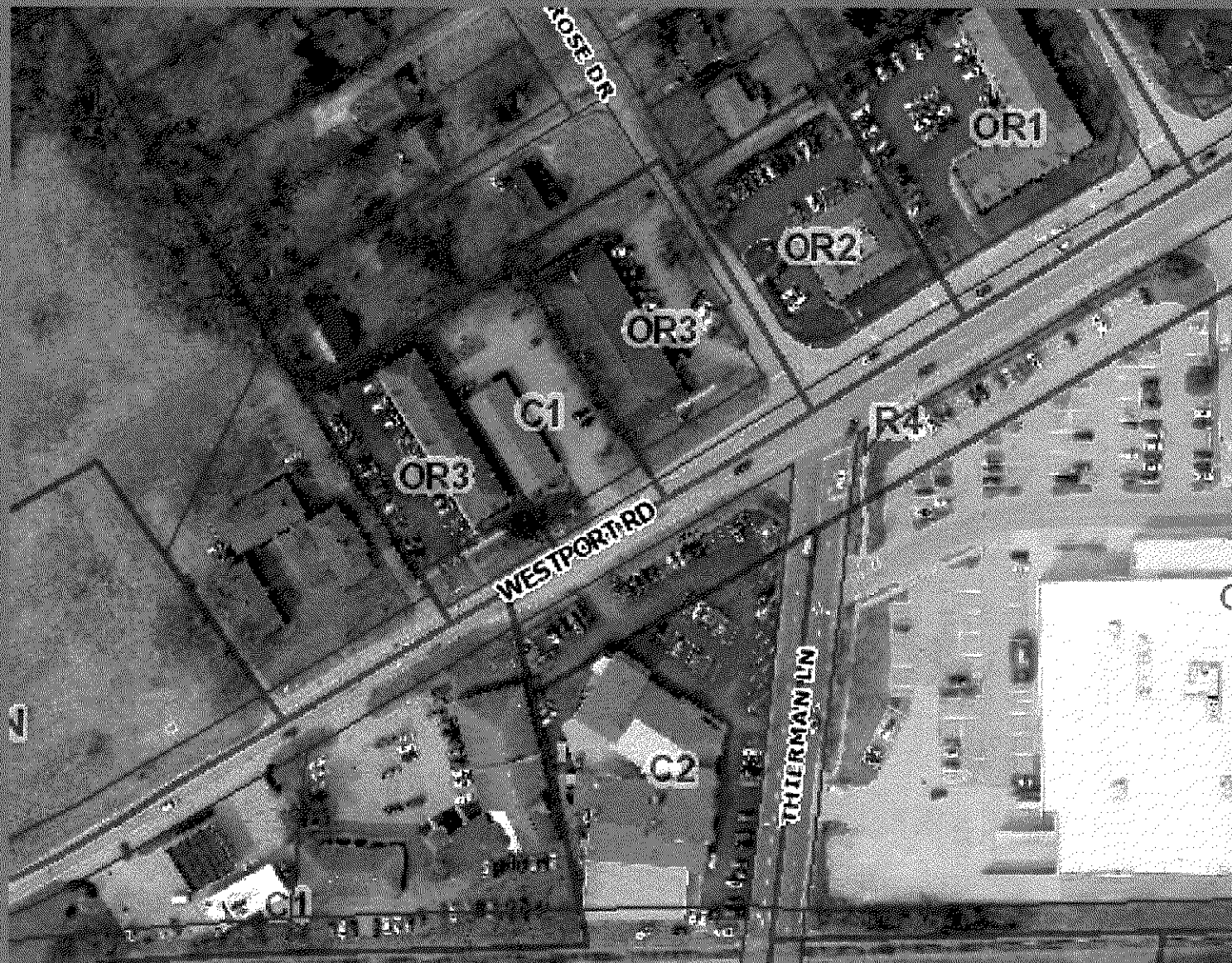
Proposed Building Design



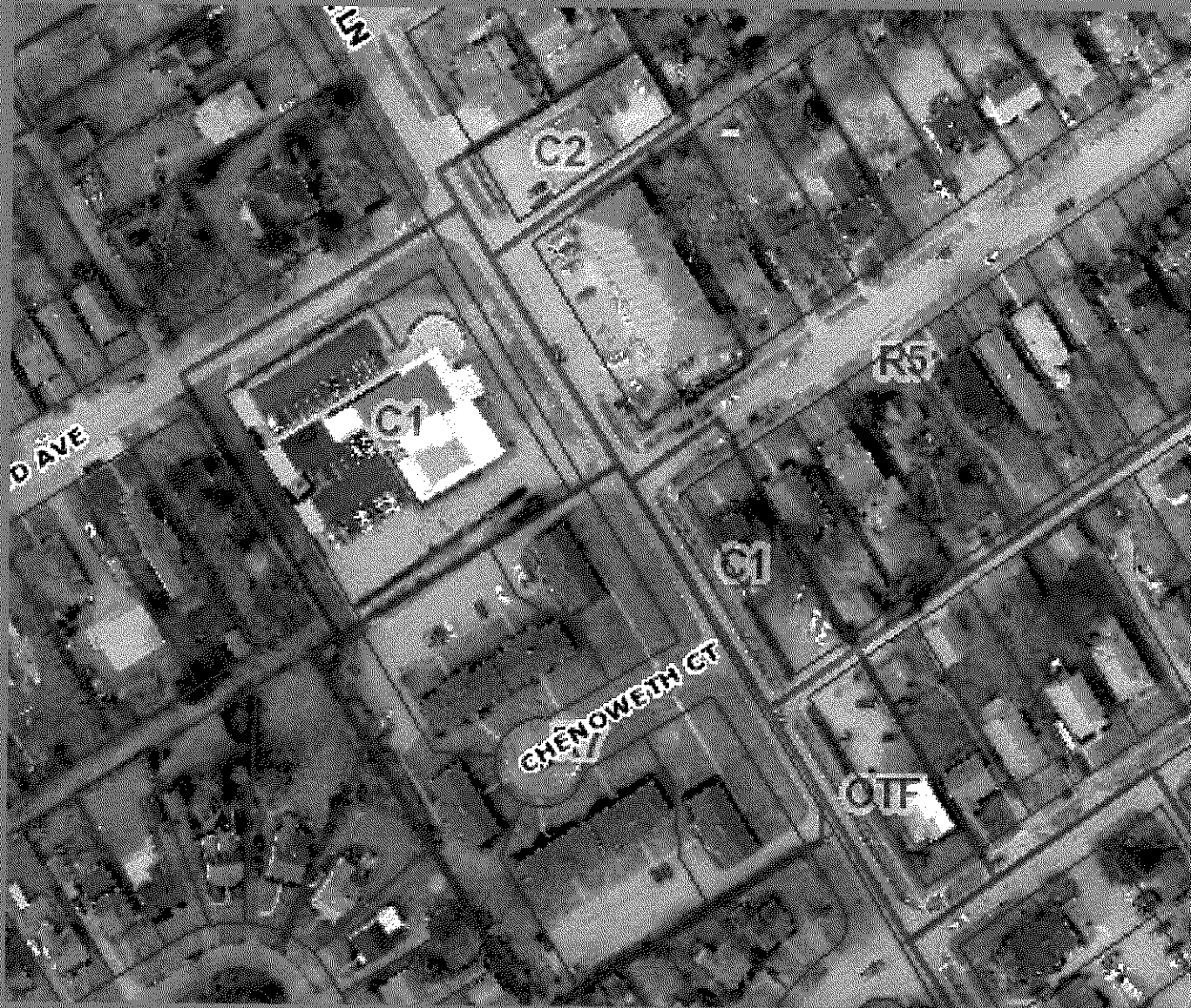
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Conditional uses allowed in the C-1 Commercial zoning district under Chapter 4, Part 2, upon approval of the applicable CUP by the Louisville Metro Board of Zoning Adjustment.

Proposed Building Design

