

# 19-ZONE-0094

## Westport Road Retail



**Louisville Metro Planning Commission**

Dante St. Germain, AICP, Planner II

September 17, 2020

# Requests

- Zoning change from R-5 Single Family Residential to C-1 Commercial
- Waiver from Table 10.2.3 to allow reduction in required property perimeter LBA from 25' to 20' (19-WAIVER-0107)
- Detailed District Development Plan with Binding Elements





# Case Summary

- Currently developed with a single family residence
- Residence is not proposed to be preserved
- New 6,570 sf retail building with parking



# Case Summary

- Previously heard June 18, 2020
- Tie vote
- Remanded back to Planning Commission by Metro Council for reconsideration

# Zoning/Form Districts



Westpor Road Retail  
feet

175  
Map Created: 12/9/2019



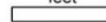
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# Aerial Photo



Westport Road Retail  
feet



175  
Map Created: 12/9/2019



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# Site Photos-Site Context

View of site  
from Fountain  
Avenue



View of site  
from  
Westport  
Road





# Site Photos-Surrounding Areas

Site and  
adjacent  
property

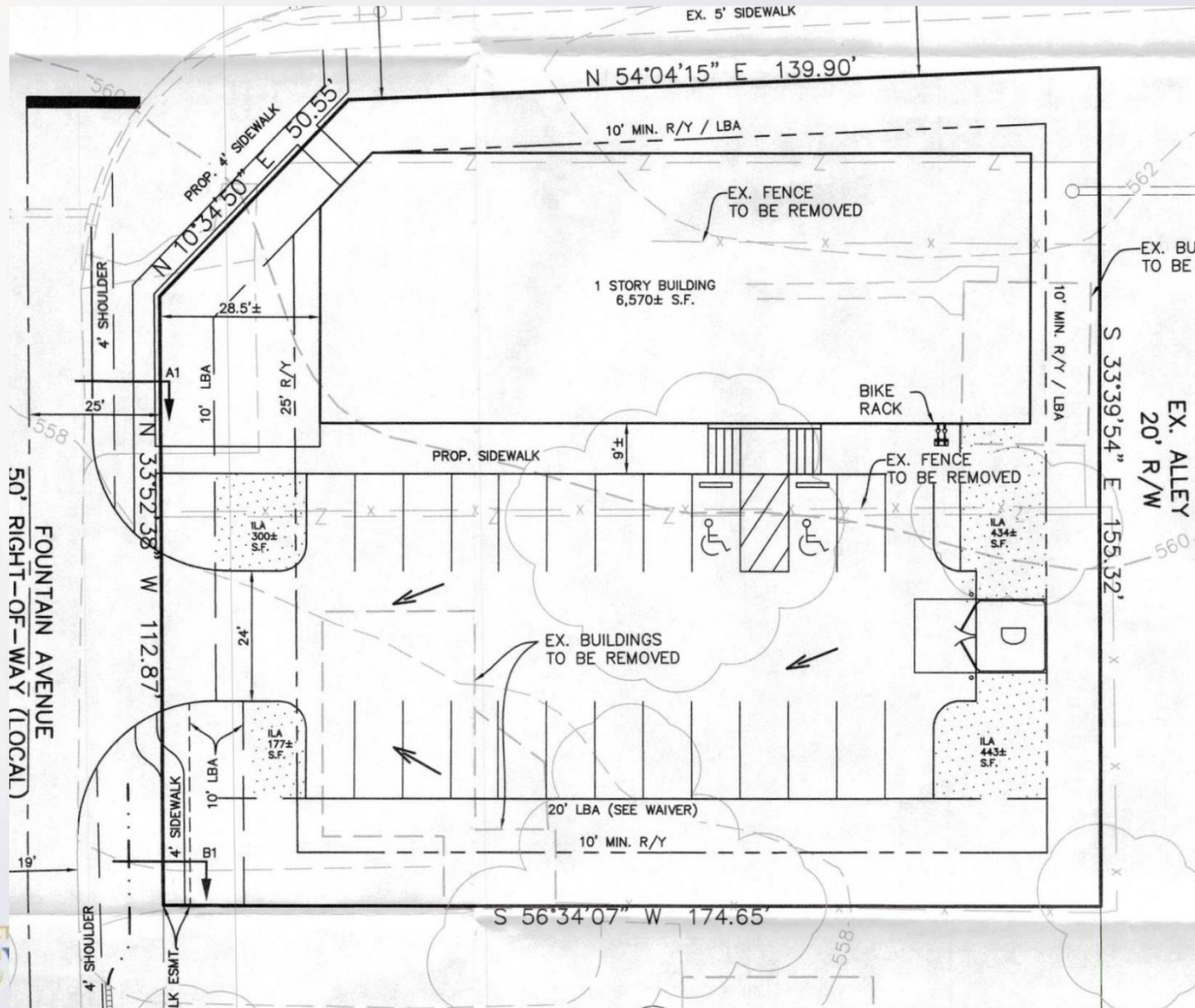


Properties  
across  
Fountain  
Avenue



19-ZONE-0094

# Applicant's Development Plan





# Elevations



# Elevations





# Staff Finding

- Rezoning is generally compliant with Plan 2040 with the proposed binding element from the applicant
- C-1 is a more intensive zoning district than required for the proposed use and more intensive than appropriate for the location. Proposed binding element addresses this.
- Waiver not adequately justified
- Issues raised at LD&T = C-1 zoning district requested, hours of operation & lighting, ROW dedication/cross section on plan

# Staff Finding

- Issues raised at the last Planning Commission discussion:
  - Headlights going into house across the street
  - Hours of operation (applicant agreed to 8 AM to 10 PM)
  - Permitted uses (restaurant with outdoor alcohol sales?) vs. C-N zoning
  - Façade that faces westbound Westport Road (east side of building)
  - Location in neighborhood

# Applicant Binding Elements

- 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.



# Required Actions

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from R-5 to C-1
- **APPROVE** or **DENY** the **Waiver**
- **APPROVE** or **DENY** the **Detailed District Development Plan with Binding Elements**