

# 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'

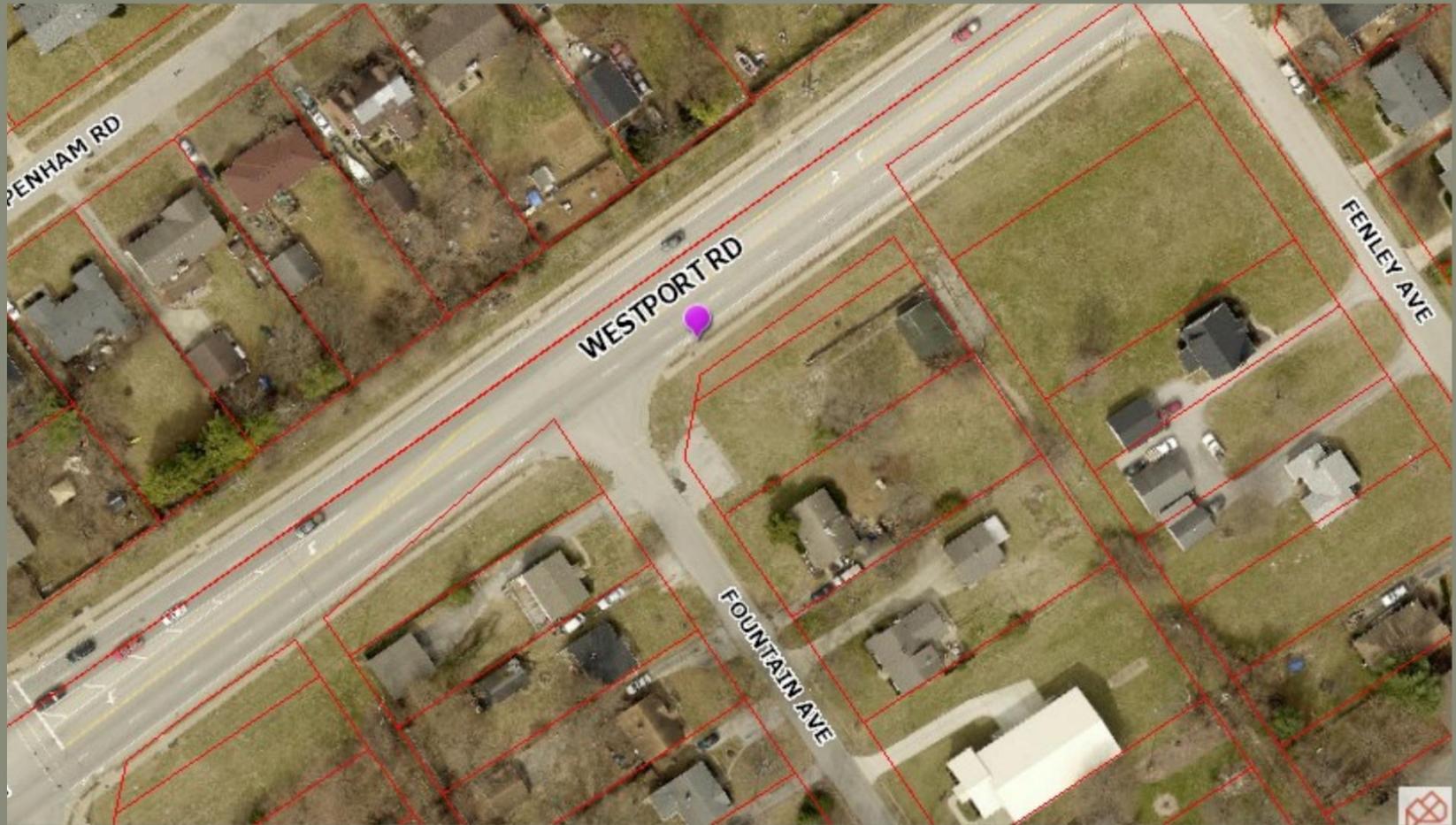
Mindel Scott & Associates

Dinsmore & Shohl, LLP

# Subject Property

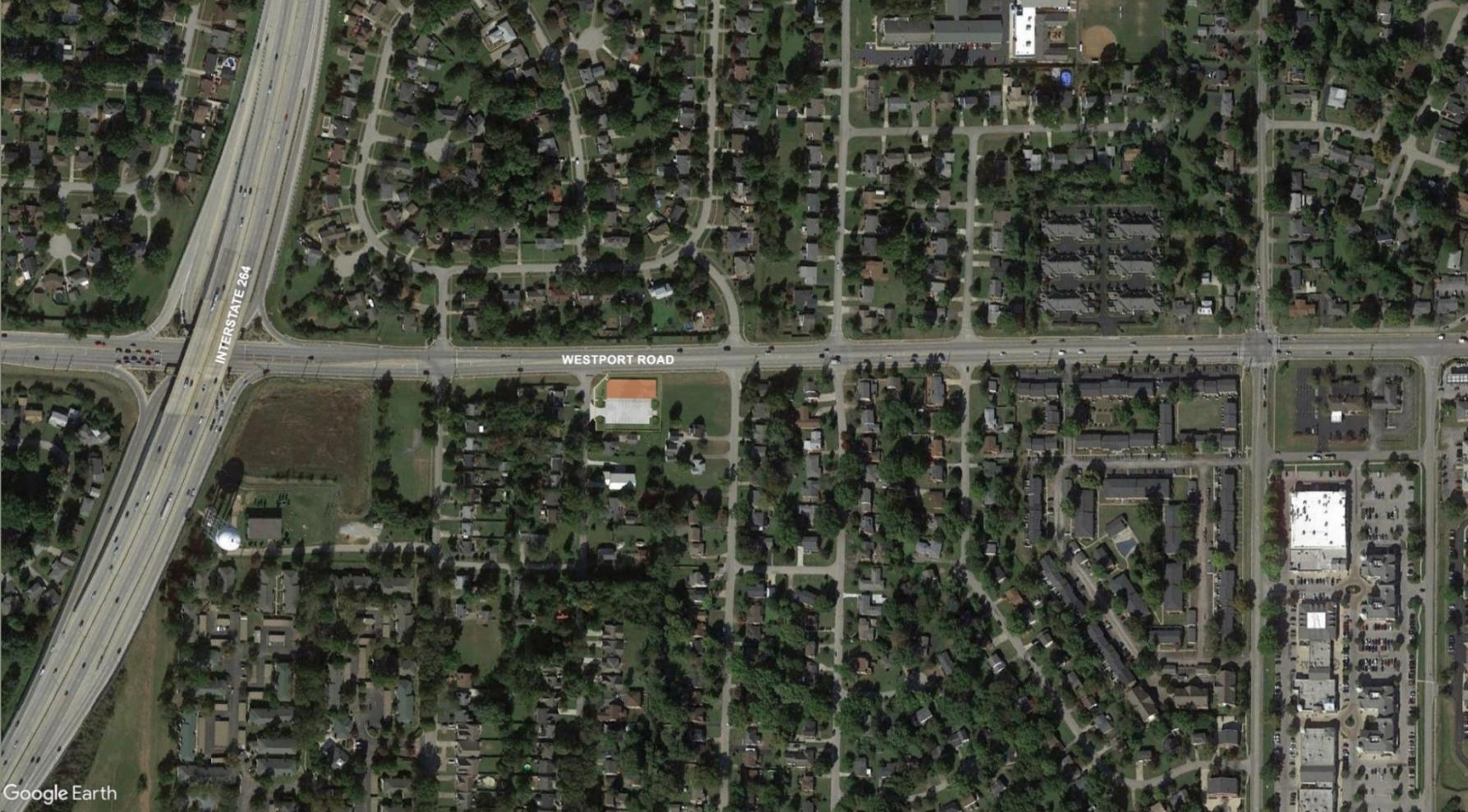


# Subject Property



# 1997 View of Subject Property







# View of subject property from Westport Road



# View of Westport Rd / Fenley Ave



# Homes on Fountain Avenue



# Property line with Bivin Property



# Site from Fountain Avenue



WESTPORT ROAD

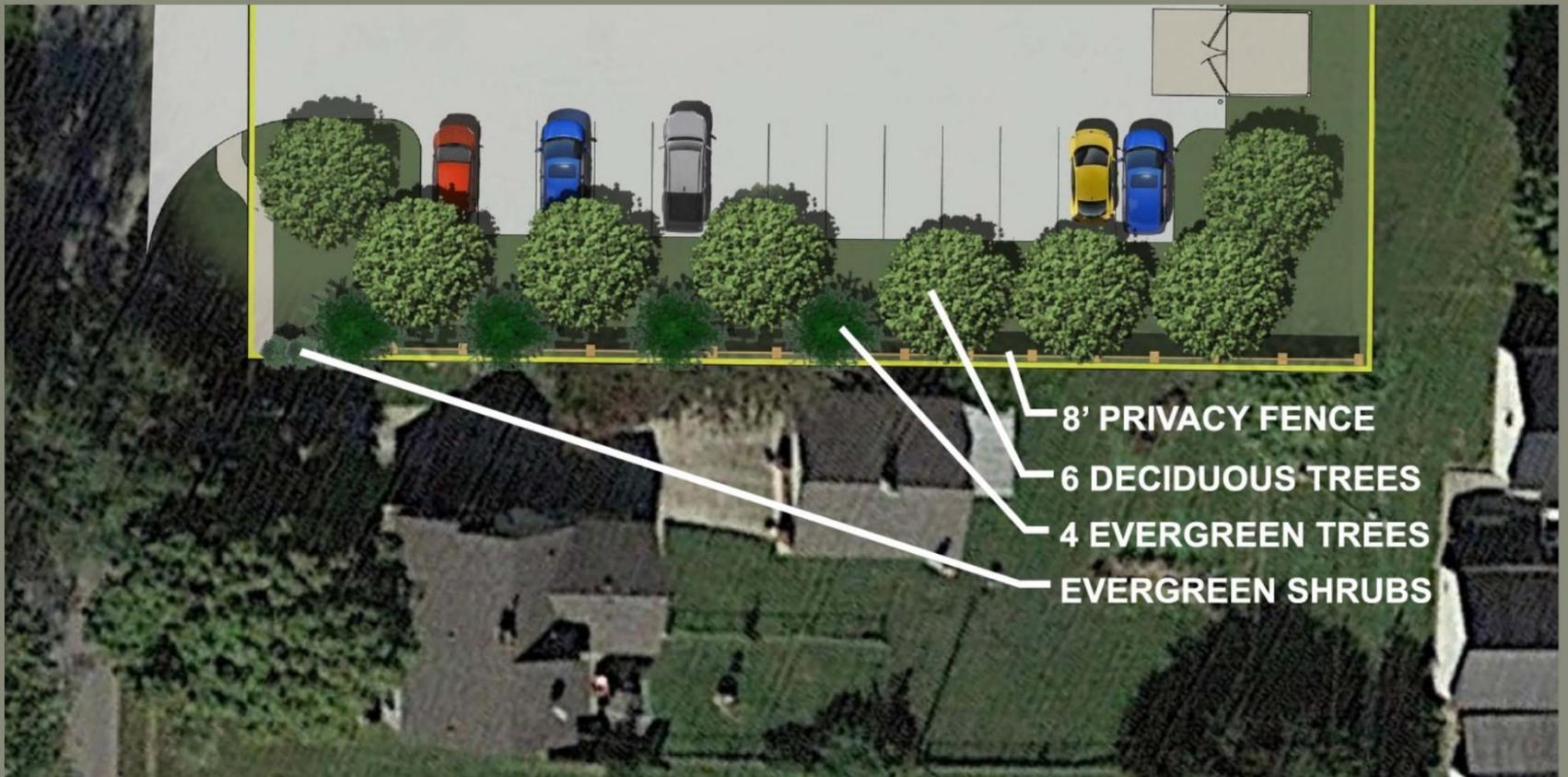
FOUNTAIN AVENUE



# 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.
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- 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

