

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

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

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: stpinlou@aol.com
Sent: Wednesday, May 13, 2020 4:43 PM
To: St. Germain, Dante
Subject: 19-ZONE-0094

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Dante,

In reviewing your staff report of March 5 on this proposal, my clients agree with your conclusion that C-1 zoning is inappropriate for this property and agree with your reasoning. However, your report leaves out a very important aspect of this proposal: the lot at 917 Fountain contains an intact, currently occupied residential structure, a home similar to others on the block. That lot was never part of the previous non-conforming commercial use of the property. In addition, the lot at 919 Fountain contained only a small portion of that commercial use. The major commercial structure and use was at 4700 Westport Road, a lot that has now been severely reduced in size by the widening of Westport Road. It is not until page 10 of your report that there is any mention of an existing structure, and, even then, it is not stated to be a currently occupied residential house similar to others on the block. We request that the above be included early in your report in the case summary. I suggest your report should include the 1997 and 1998 LOJIC photos of the properties which clearly show the above uses. I assume your presentation will include a good picture of the existing home at 917 Fountain.

My clients may not object to a rezoning of the 919 Fountain and 4700 Westport Road sites to an OR category, but retention of the house at 917 Fountain is an absolute imperative in order to provide a buffer between pure residential and any upzoned office or even commercial use.

Thanks for your continuing analysis of this proposal.

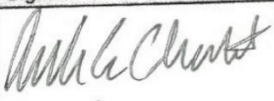
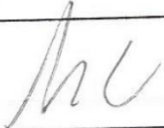
Steve Porter

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


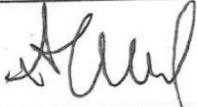

Petition summary and background	Request for zoning change from R-5 single-family to C-1 Commercial for the construction of a general retail building and a waiver to reduce the landscape buffer area
Action petitioned for	We, the undersigned, are OPPOSED to the zoning change/waiver requested in Case #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

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

Petition to Deny Zoning Change

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

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Printed Name	Signature	Address	Email	Zip Code
MARCO OLEDAN		906 FOUNTAIN AVE LOUISVILLE, KY 40222	MARCO-OLEDAN @GMAIL.COM	40222
ARLENE OLEDAN		906 FOUNTAIN AVE LOUISVILLE, KY 40222	MARCO-OLEDAN @GMAIL.COM	40222
SHAYNA SAGADRACA		906 FOUNTAIN AVE LOUISVILLE, KY 40222	MARCO-OLEDAN @GMAIL.COM	40222

Petition to Deny Zoning Change

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Printed Name	Signature	Address	Email	Zip Code
ERNEST BIVIN	<i>Ernesto Bivin</i>	913 Fountain ave		40222
ARLEN O BIVIN	<i>Arlene Bivin</i>	" "		" "

Petition to Deny Zoning Change

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

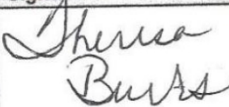
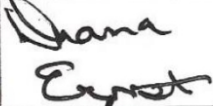
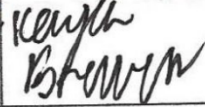




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Printed Name	Signature	Address	Email	Zip Code
Keith Owen	<i>Keith Owen</i>	909 Fountain Ave.	kando1.usa@gmail.com	40222
DAVID BIVIN	<i>David Bivin</i>	6807 BEDFORD LN	DAVIDPATRICIA@BELL SOUTH.NET	40222

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Printed Name	Signature	Address	Email	Zip Code
Theresa Burks		1100 Fenley Ave Lou. 40222	tburks60 @insight.bb.com	40222
Diana Ernst		907 Fountain Ave.	dianaernst12 @att.com	40222
Kayla Brewer		7517 Cedar Creek rd	1005111@tmc.com	40291
Dawn Brewer		7517 Cedar Creek Rd	tinkerton@att.net	40291
Kenneth R. Ernst		907 Fountain Ave.	KennyKay442	40222
Ishmon Burks		1100 Fenley Ave Lou, Ky 40222	ATT.net iburks2020@gmail.com	40222
Stephen Phelps		909 Fountain Ave.	deacamp@ qphoo.com	40222

Petition to Deny Zoning Change

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

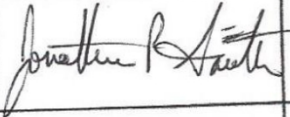

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Printed Name	Signature	Address	Email	Zip Code
JERRY NELSON	<i>Jerry Nelson</i>	7010 GRAYMOOR RD. 40222	JNFOLIO1@GMAIL.COM	40222
BEVERLY NELSON	<i>Beverly Nelson</i>	7010 GRAYMOOR RD	ESCAPEA@ATT.NET	40222
C. B. BURNETT	<i>C. B. Burnett</i>	69056 GREENHAWK RD	—	40222

Petition to Deny Zoning Change

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



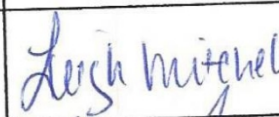
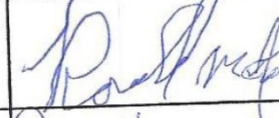
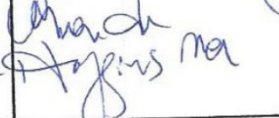
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Printed Name	Signature	Address	Email	Zip Code
Jonathan Smith		7100 chippenham Rd Louisville, KY 40222	N/A	40222
Catherine Smith		7100 chippenham Rd Louisville, KY 40222	N/A	40222

Petition to Deny Zoning Change

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

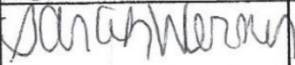
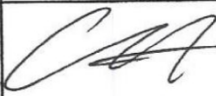
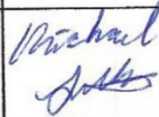
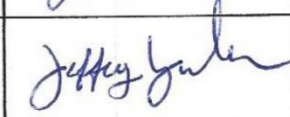
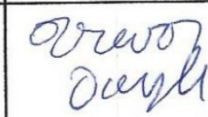
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Printed Name	Signature	Address	Email	Zip Code
Ronald Strecker		10921 Hollyview Ct 40299	rss0106@live.com	40299
Chase Patrick		11702 Autumn Forest Ct 40229	Chasepatrick@aol.com	40229
Leigh Mitchell		206 Linney Ave 40243	Leighmitchell1981@yahoo.com	40243
Ronald McFarland		1413 LAFCASTER OSSEX CRT LOU KY 40242	MACFARLAND @Bellsouth.net	40242
Amanda Huggins - meyer		8127 Lake Ave Lou, KY 40222	ahuggins2524@att.net	40222

Petition to Deny Zoning Change

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

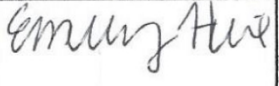

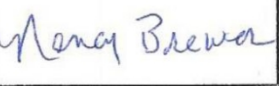
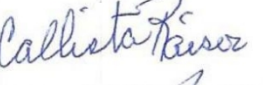

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Printed Name	Signature	Address	Email	Zip Code
Sarah Werner		1475 Texas Ave #2 Louisville, KY 40217	sarahewerner@gmail.com	40217
Nicholas Haley		3302 Fortas Ct Louisville, KY 40220	cole.haleyky@gmail.com	40220
Michael G. Higgins		911 bluegrass Ave Louisville, KY 40215	shojv@bellsouth.net	40219
JEFFREY YUNKER		5100 W Hwy 42 Louisville, Ky. 40241	JEFFYUNKER@LIVE.COM	40241
TREVOR DOYLE		2114 Millside DR LOU. KY 40223	TBUBBA@AOL.COM	40222

Petition to Deny Zoning Change

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

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Printed Name	Signature	Address	Email	Zip Code
Emily Hill		1610 Marne Ct	emilyrhilljaxon@gmail.com	40242
Richard Becker		3313 Nanz Ave	richard1994becker@yahoo.com	40207
NANCY BREWER		2505 BROWNSBORO RD. D3	BUBBLES4444@CLOUD.COM	40206
CALLISTA RAISOR		7004 Bedford Lane	cgraisor@bellsouth.net	40222
Eugene D. Barron		4907 mile of Sunshine DR. Louisville, KY 40219	micktz@yahoo.com	40214

St. Germain, Dante

From: stpinlou@aol.com
Sent: Wednesday, May 13, 2020 3:34 PM
To: St. Germain, Dante
Subject: 19-ZONE-0094
Attachments: Scan0123.pdf

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Dante,

I am attaching petitions in opposition to the rezoning of the property at 917 and 919 Fountain Avenue and 4700 Westport Road. My clients could have gotten more signatures, but social distancing and inability to knock on doors has severely limited the process. Please include these in the file and in the packet sent to commissioners. Thanks. I notice the case has been postponed until June 18.

Steve Porter

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



NOTICE OF PUBLIC MEETING

You are invited to attend a review for a **CHANGE IN ZONING** from R-5 Single Family Residential to C-1 Commercial, with associated **Detailed District Development Plan** and Binding Elements and landscaping **Waiver**.

Subject Property: **917-919 Fountain Avenue, 4700 Westport Road**
Case Number: **19-ZONE-0094**
Case Manager: **Dante St. Germain** (dante.st.germain@louisvilleky.gov)

Meeting Type: **Land Development and Transportation Committee**
Date: **Thursday, February 13, 2020**
Time: Meeting will begin at **1:00 PM** and continue until all cases are heard
Location: **514 W. Liberty Street 40202**

To view documents related to this proposal, please visit:
Louisville Metro Planning and Design Services (Hours: 8:00 AM to 5:00 PM)
444 S. 5th Street, 3rd Floor, Louisville, KY 40202
(502) 574-6230

Or visit louisvilleky.gov/government/planning-design for:

- Meeting agenda and staff report (typically available one week prior to meeting)
- More information on zoning processes
- Public comment opportunities
- Applications for a petition for a night hearing, including procedures to change the time and/or location of a public hearing to 6:00 pm or later downtown, or to a convenient location.

A list of persons notified of this proposal is available in the case file.

Public Meetings are now available for viewing via live stream at the following website:
<https://louisville.legistar.com>

Persons who desire special accommodations should contact the Planning Commission office at (502) 574-6230 at least one week prior to this meeting. TDD users please use the Relay Service, 1-800-648-6056.

502
574-4388

Name	Address	Signature
ANN NICHOLS	1812 HERR LN	Ann Nichols
Mimi Vickery	2725 Avenue of the Woods	Mimi K. Vickery
Tamela S. McPeake	1914 Herr Ln.	Tamela S. McPeake
Vivect Herovic	7103 GLEN ARBOR Rd	Vivect Herovic
Reeka Elder	2124 M. Hside DR	Reeka Elder
Jeanine Kilburn	4420 Eagles Cove Ct.	Jeanine Kilburn
ManFellen Thomson	2506 RUDY LN	ManFellen Thomson
Rhonda Baldwin	2011 Northfield Dr.	Rhonda Baldwin
Geordan McPeake	1814 Herr Lane	Geordan McPeake
Lori Adiletto	1805 HERR Lane	Lori Adiletto
John Mulcahy	1805 Herr Lane	John Mulcahy
Skye Campbell	1305 Holsworth Ln.	Skye Campbell
Whitney Taylor	9107 Glover Ln.	Whitney Taylor
Whitney Taylor	4400 Dorlyn Ct	Whitney Taylor
Sash Vincent	5610 charridge pl	Sash Vincent
John Morgan	1106 CARLINA LN	John Morgan

St. Germain, Dante

From: t.phillips23@twc.com
Sent: Tuesday, April 14, 2020 3:04 PM
To: St. Germain, Dante
Subject: Rezoneing Westport Road And Fountian Ave
Attachments: westport and fountian.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 are 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 businesses 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 least a 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

Anthony Phillips Jr

7110 Chippenham road

Louisville Ky 40222

502-551-5103

St. Germain, Dante

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: 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

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

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

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

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

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 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

St. Germain, Dante

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

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

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

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

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

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: Linda Winkler <lwinkler@icloud.com>
Sent: Thursday, March 5, 2020 10:03 AM
To: St. Germain, Dante
Subject: Rezoning at Westport & Fountain

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If you have been on Westport Rd. between 7-9am or 4-6pm when traffic grinds to a crawl, you would know that adding retail space at this location is a ridiculous idea. Almost before the widening of Westport was completed, so many new developments had been started or completed that the widening was already obsolete. In addition, the on and off ramps for the expressway are yards away from this proposed rezoning site. What a nightmare you are considering creating! Please reject this request. Keep Fountain residential.

Linda Winkler
Foeburn Lane
Windy Hills

Sent from my iPhone

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

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

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

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: donna osif <beddedbliss@gmail.com>
Sent: Thursday, March 5, 2020 12:15 PM
To: St. Germain, Dante
Subject: Re: Fountain Ave

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Thank you very much.

Donna Osif
Owner
Bedded Bliss
beddedbliss@gmail.com
502-899-5153

On Mar 5, 2020, at 12:14 PM, St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Osif,

Thank you for your comments on this case. I will add them to the case file.

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
<https://louisvilleky.gov/government/planning-design>

<image001.jpg>

<image002.png><image003.png>

Stay aware of new development in your area! Sign up for Gov Delivery notifications at:
<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

From: donna osif <beddedbliss@gmail.com>
Sent: Thursday, March 5, 2020 12:13 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
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
502-899-5153

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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

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: 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 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: 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: 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

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: 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: 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: 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