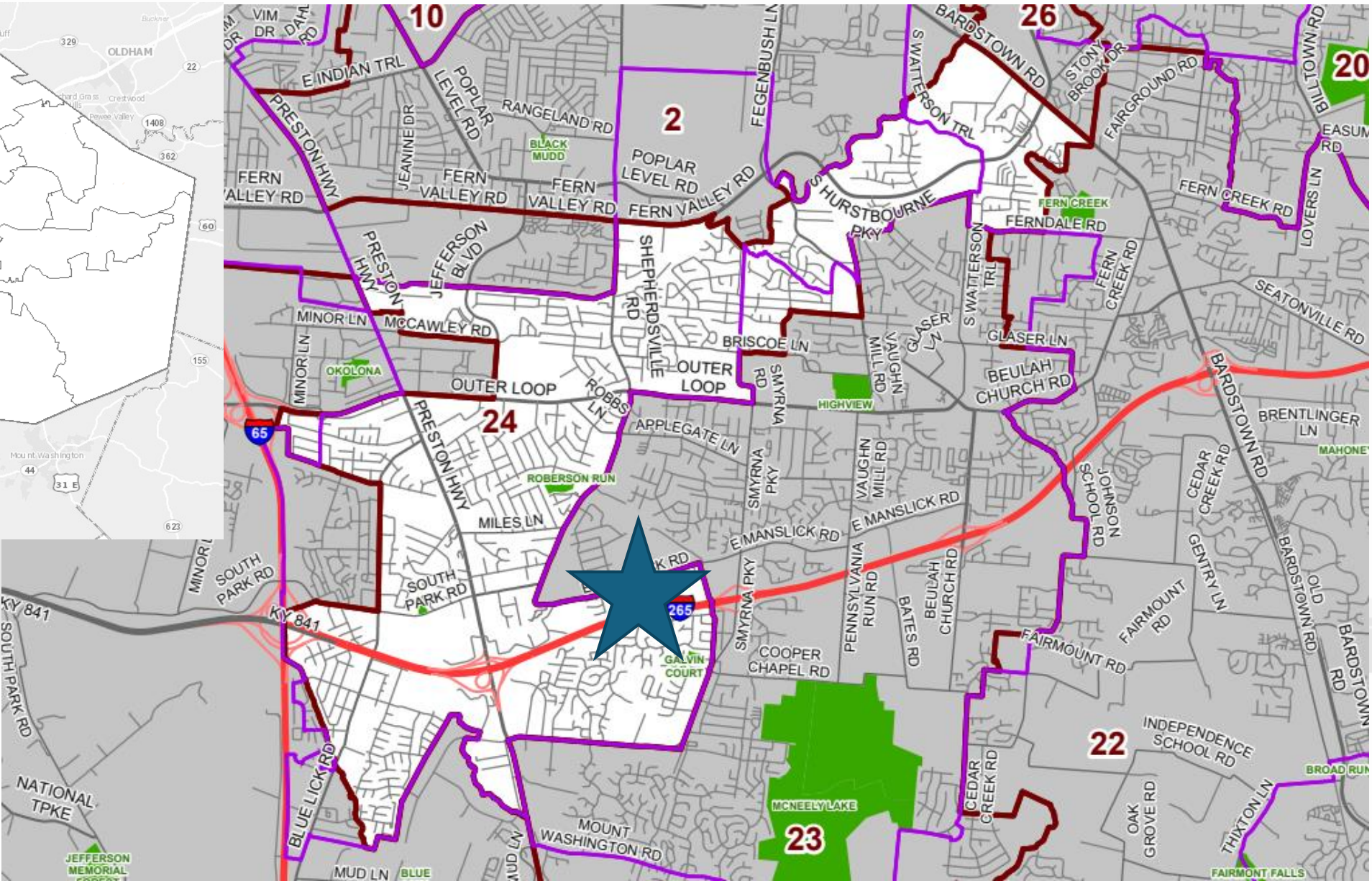
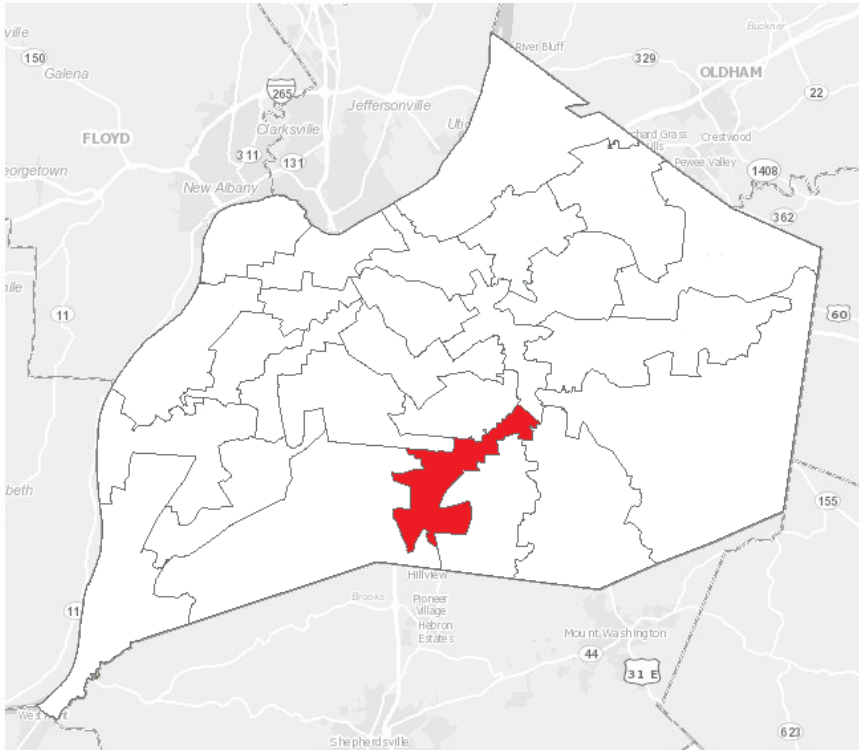


O-119-025
25-ZONE-0004
Manslick Commons II

Planning and Zoning Committee
June 3, 2025





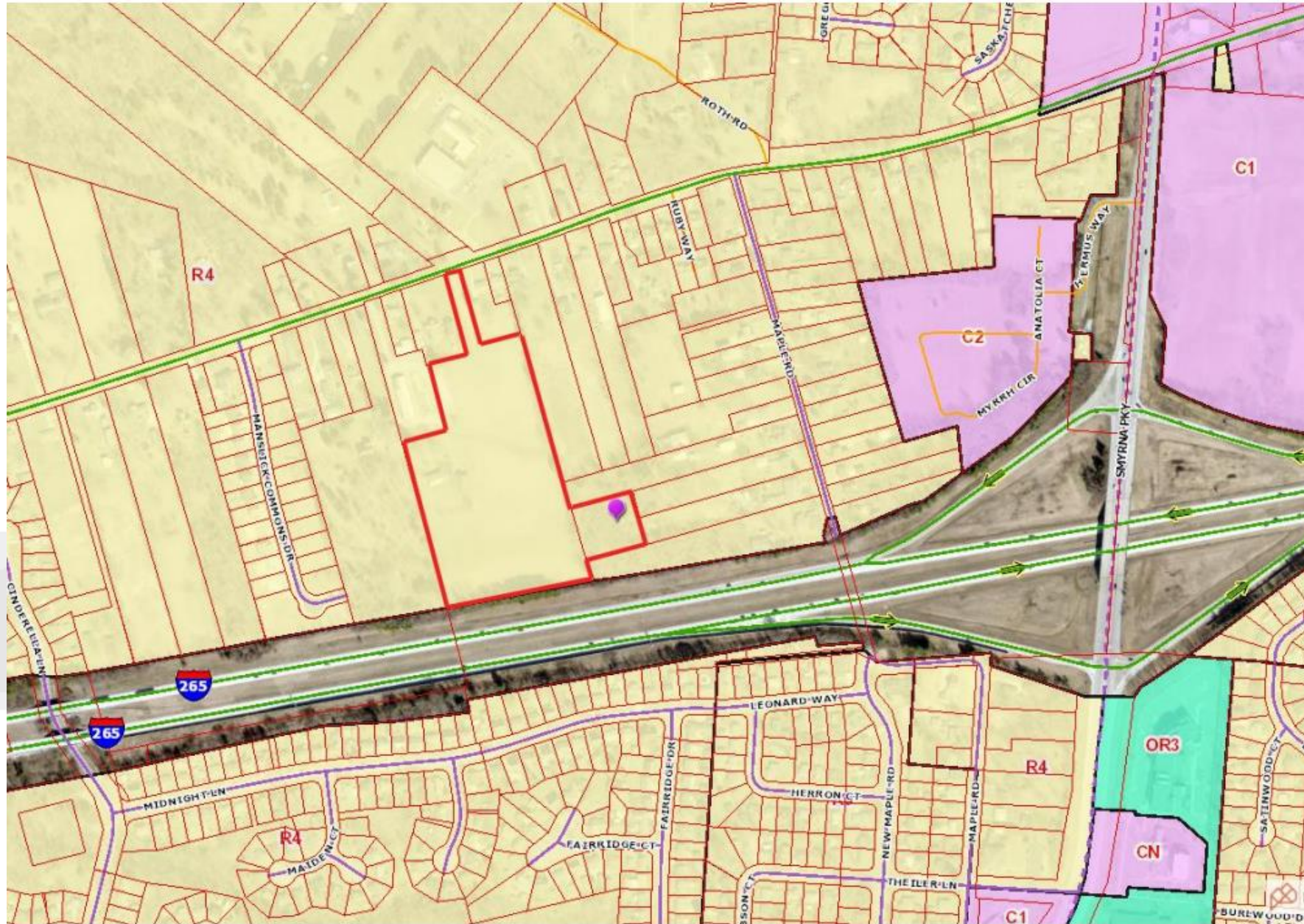
5820 E Manslick Road
District 24– Ginny Mulvey-Woolridge





Existing: Residential
Proposed: Residential





Existing: R-4/N
Proposed: PRD/N



REQUESTS

- **Change-in-Zoning from R-4 single family residential to PRD planned residential development**
- **Detailed District Development Plan/Major Preliminary Subdivision Plan with binding elements**



CASE SUMMARY

- 10.29 acres
- 55 buildable lots and 3 open space lots with recreational components proposed
- Access will be via E Manslick Road



ISD NOTES

CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.

WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DERRICK OUTHERE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER PATTERN DEPICTED FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.

NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA MAP, (21111C00112 DATED DECEMBER 5, 2006).

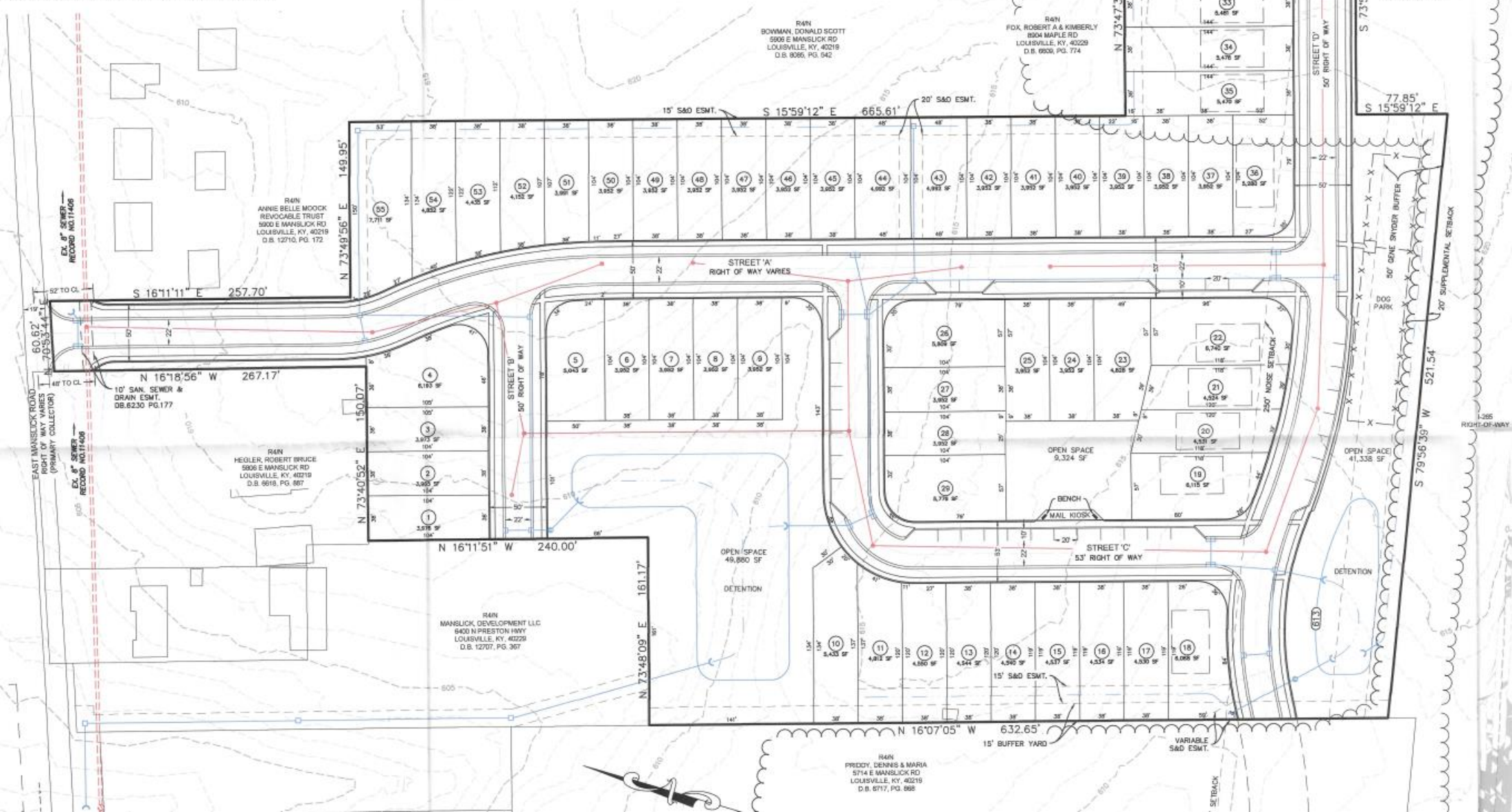
THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER

$$6.58 \text{ Ac.} \times (0.56 - 0.30) \times (2.9/12) + \\ 4.75 \text{ Ac.} \times (0.56 - (0.36/2)) \times (2.9/12) \\ = 0.88 \text{ Ac.} - \text{FL}$$

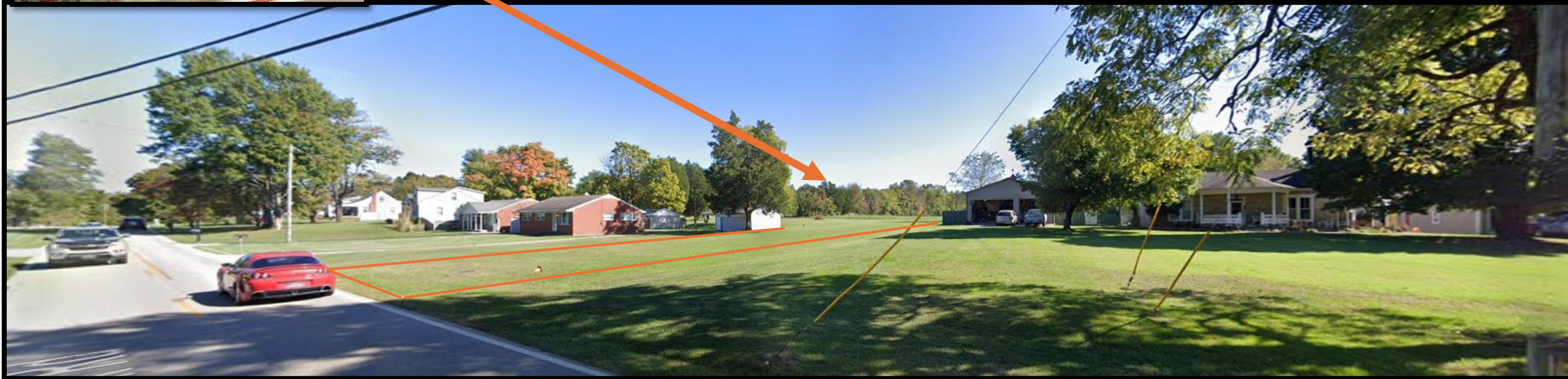
UTILITY NOTES

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE 811, WWW.KENTUCKY811.COM) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WRES, GAS, AND WATERLINES). WHEN CONTACTING KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MS4 SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

- 520 --- EX. MAJOR CONTOUR
- 522 --- EX. MINOR CONTOUR
- ===== EX. SANITARY SEWER
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. DITCH
- DRAINAGE FLOW ARROW



SUBJECT PROPERTY



ADJACENT PROPERTY



Adjacent properties on E Manslick Road



PUBLIC MEETINGS

- ❖ Neighborhood Meeting on December 16, 2024
- ❖ LD&T Meeting on March 13, 2025
- ❖ Planning Commission Public Hearing on April 24, 2025
 - ❖ Motion to recommend approval of the change in zoning from R-4 to PRD passed by a vote of 8-0

