

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

MINUTES

March 13, 2025

NEW BUSINESS

CASE NO. 25-ZONE-0004

Request: Change in zoning from R-4 single family residential to PRD planned residential development with a detailed district development plan and binding elements

Project Name: Manslick Commons II

Location: 5820 E Manslick & a portion of 8908 Maple Road

Applicant: Manslick Development, LLC

Representative: Bardenwerper, Talbott, & Roberts, PLLC.

Jurisdiction: Louisville Metro

Council District: 24 – Ginny Mulvey-Woolridge

Case Manager: Molly Clark, Planner II

Notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Committee Members received this report in advance of the meeting. (Staff report is part of the case file maintained at the Office of Planning, 444 South 5th Street.)

Agency Testimony:

00:23:22 Molly Clark provided an overview of the request and presented a PowerPoint presentation. Clark responded to questions from Committee Members. (see recording for details)

The following spoke in favor of the request:

Nick Pregliasco, Bardenwerper, Talbott, & Roberts, 1000 North Hurstbourne Parkway, Louisville, KY 40223

Kelli Jones, Sabak, Wilson, & Lingo, 608 South 3rd Street Louisville, KY 40202

Summary of those in favor:

00:26:23 Nick Pregliasco spoke in favor of the request. Pregliasco presented a PowerPoint presentation. Pregliasco answered questions from Committee Members. (see recording for details)

The following spoke in opposition to the request:

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Barry Mantooth, 5805 East Manslick Road Louisville, KY 40219

Summary of those in opposition:

00:33:45 Barry Mantooth spoke in opposition. Mantooth shared concerns about drainage and the detention basin. Mantooth stated that he wants the zoning to remain R-4 residential. (see recording for details)

Rebuttal:

00:35:35 Kelli Jones spoke in rebuttal. Jones addressed drainage concerns and stated that the developer is working with MSD to meet requirements. Jones answered questions from Committee Members. (see recording for details)

Deliberation:

00:40:55 Committee deliberation

An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

RESOLVED, that the Louisville Metro Land Development & Transportation Committee by general consensus scheduled case number 25-ZONE-0004 to be heard at the April 24, 2025, Planning Commission public hearing