

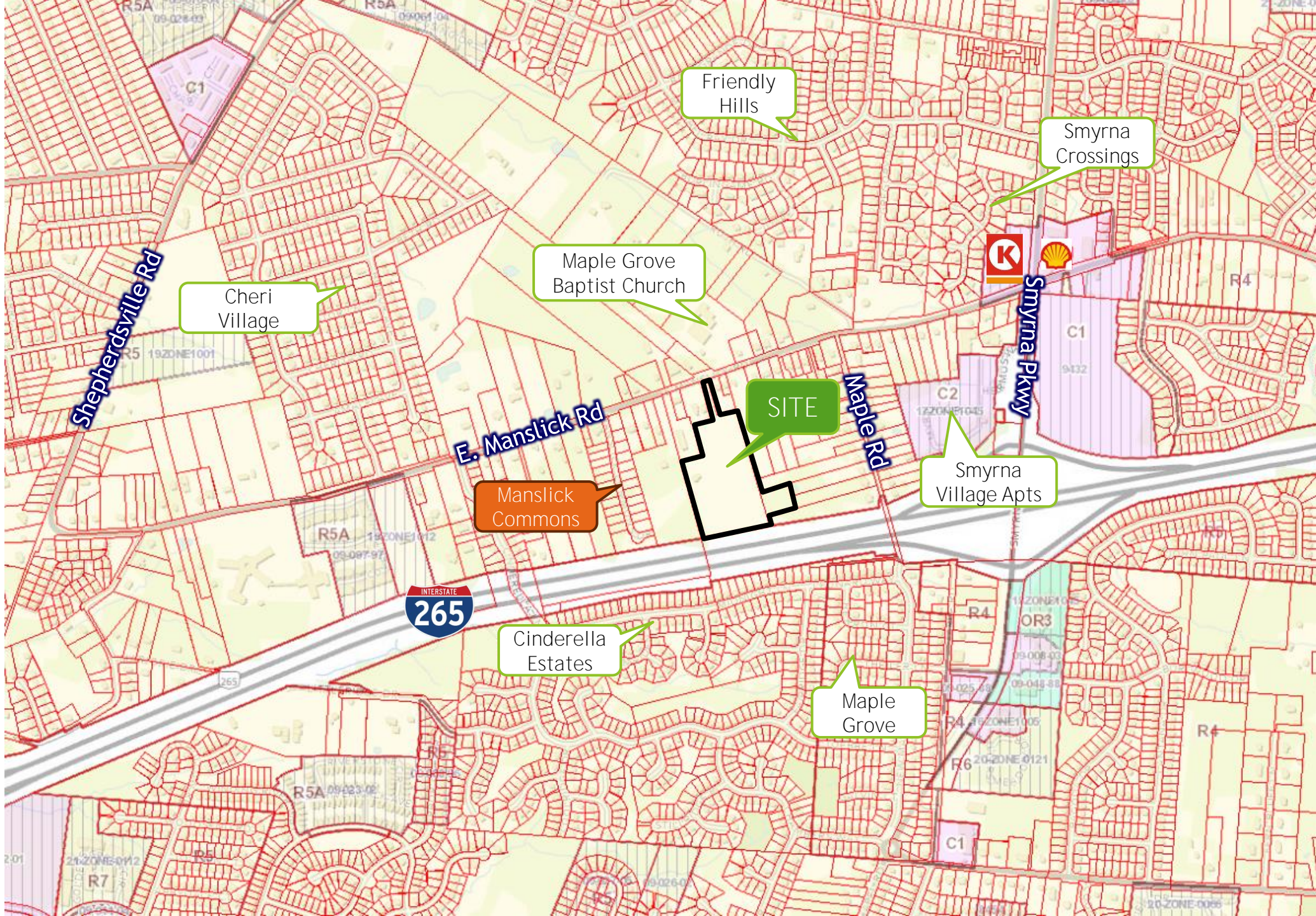
Louisville Metro Planning Commission Public Hearing - April 24, 2025  
Louisville Metro Land Development & Transportation Committee - March 13, 2025  
Neighborhood Meeting - December 16, 2024

## Docket No. 25-ZONE-0004

Zone change from R-4 to PRD to allow a 55-lot single-family subdivision on property located at 5820 E. Manslick Road and a portion of 8908 Maple Road

Attorneys: Bardenwerper Talbott & Roberts, PLLC

Land Planners, Landscape Architects & Engineers: Sabak, Wilson & Lingo, Inc.



Cheri Village

Maple Grove Baptist Church

SITE

E. Manslick Rd

Manslick Commons

Maple Rd

Smyrna Pkwy

Smyrna Village Apts

INTERSTATE  
265

Cinderella Estates

Maple Grove



C1

9432

C2

172045

R5A

18ZONE1012

09-097-97

R4

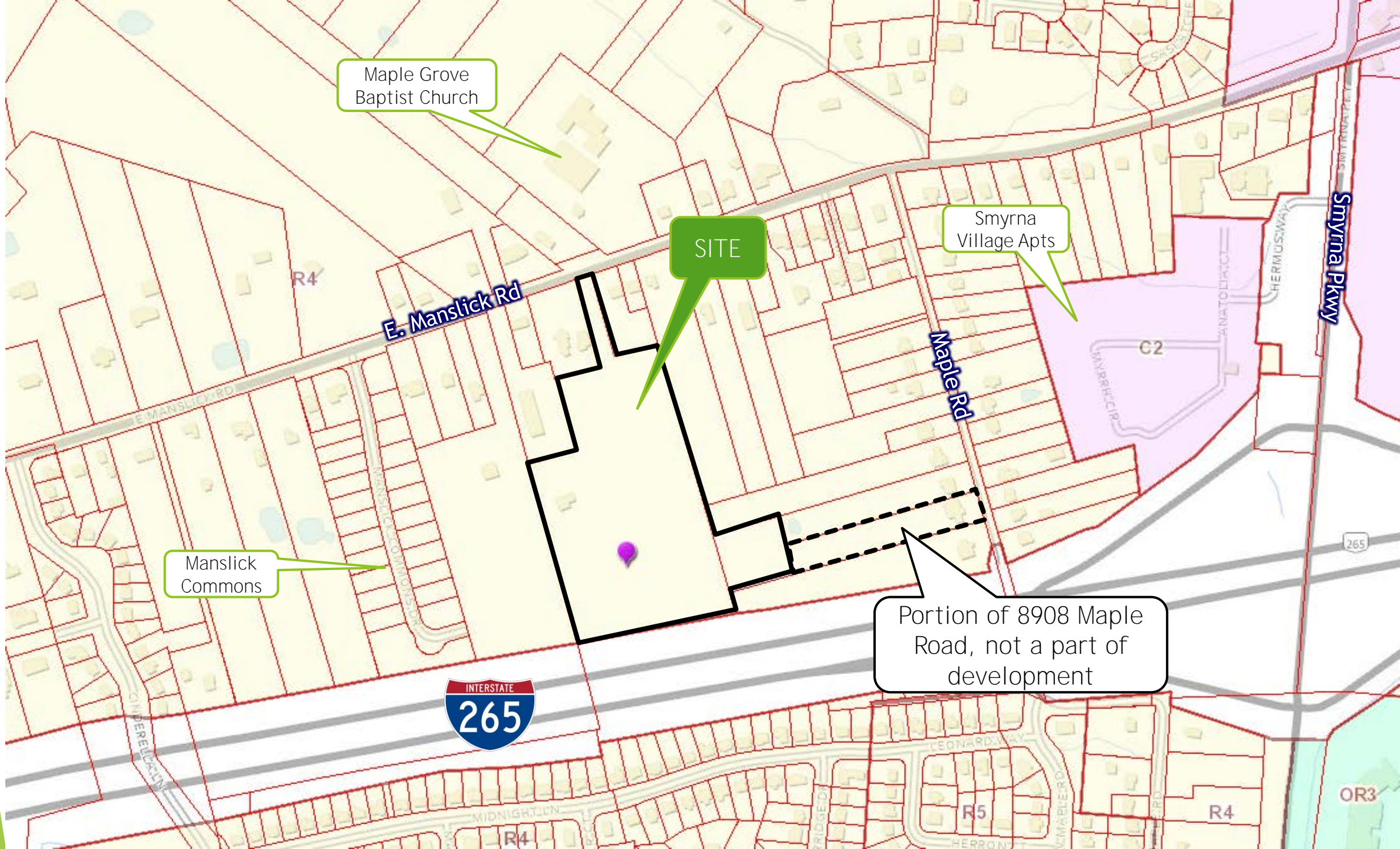
18ZONE1015

OR3

09-008-03

09-025-38

09-048-88



Maple Grove Baptist Church

SITE

Smyrna Village Apts

E. Manslick Rd

Maple Rd

Manslick Commons

INTERSTATE  
265

Portion of 8908 Maple Road, not a part of development

Smyrna Pkwy

265

OR3



Maple Grove Baptist Church

Manslick Commons

E Manslick Rd

Maple Rd

Smyrna Village Apts

Portion of 8908 Maple Road, not a part of development

SITE

INTERSTATE 265

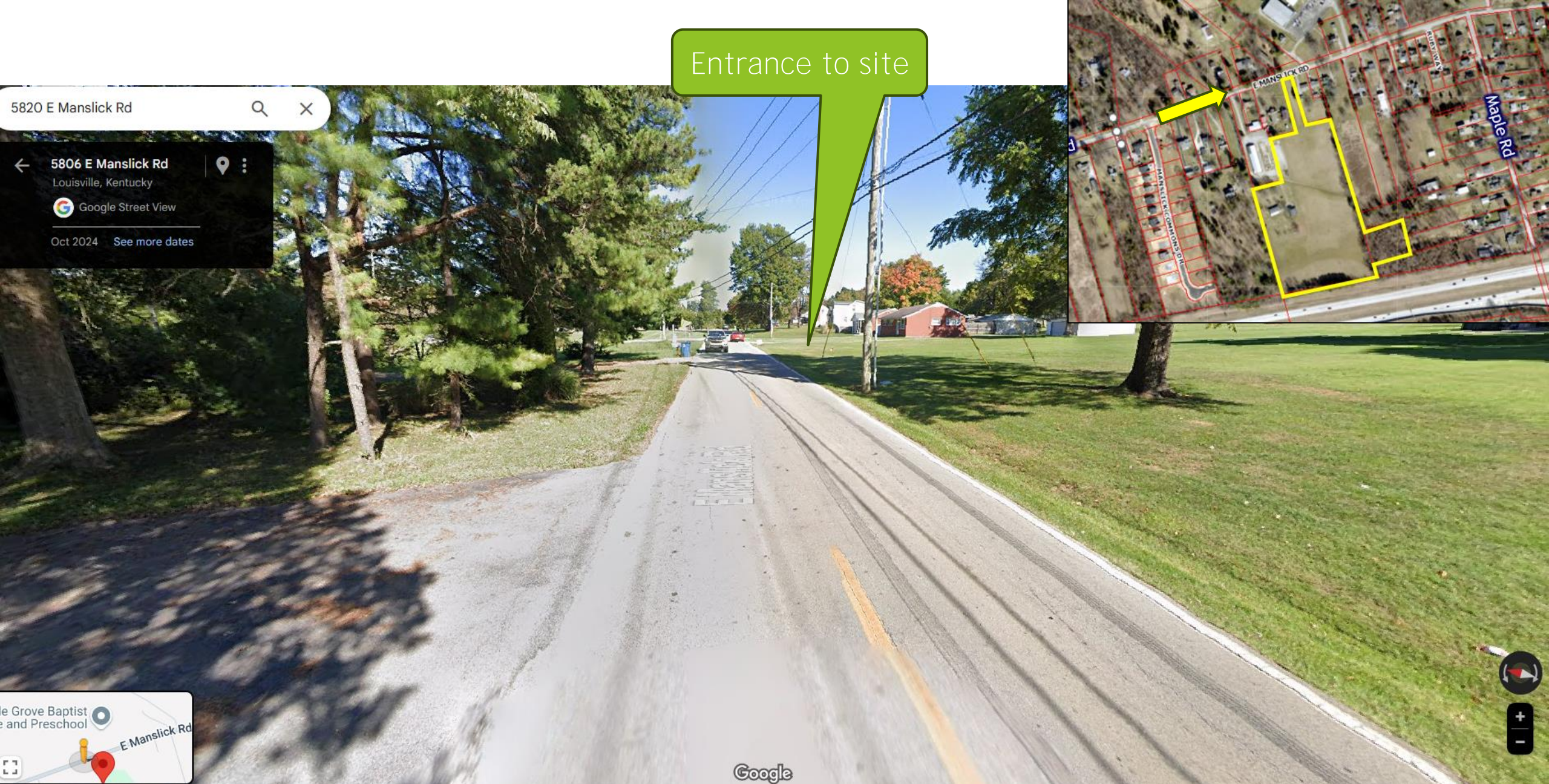


Entrance to site

E Manslick Rd

Google

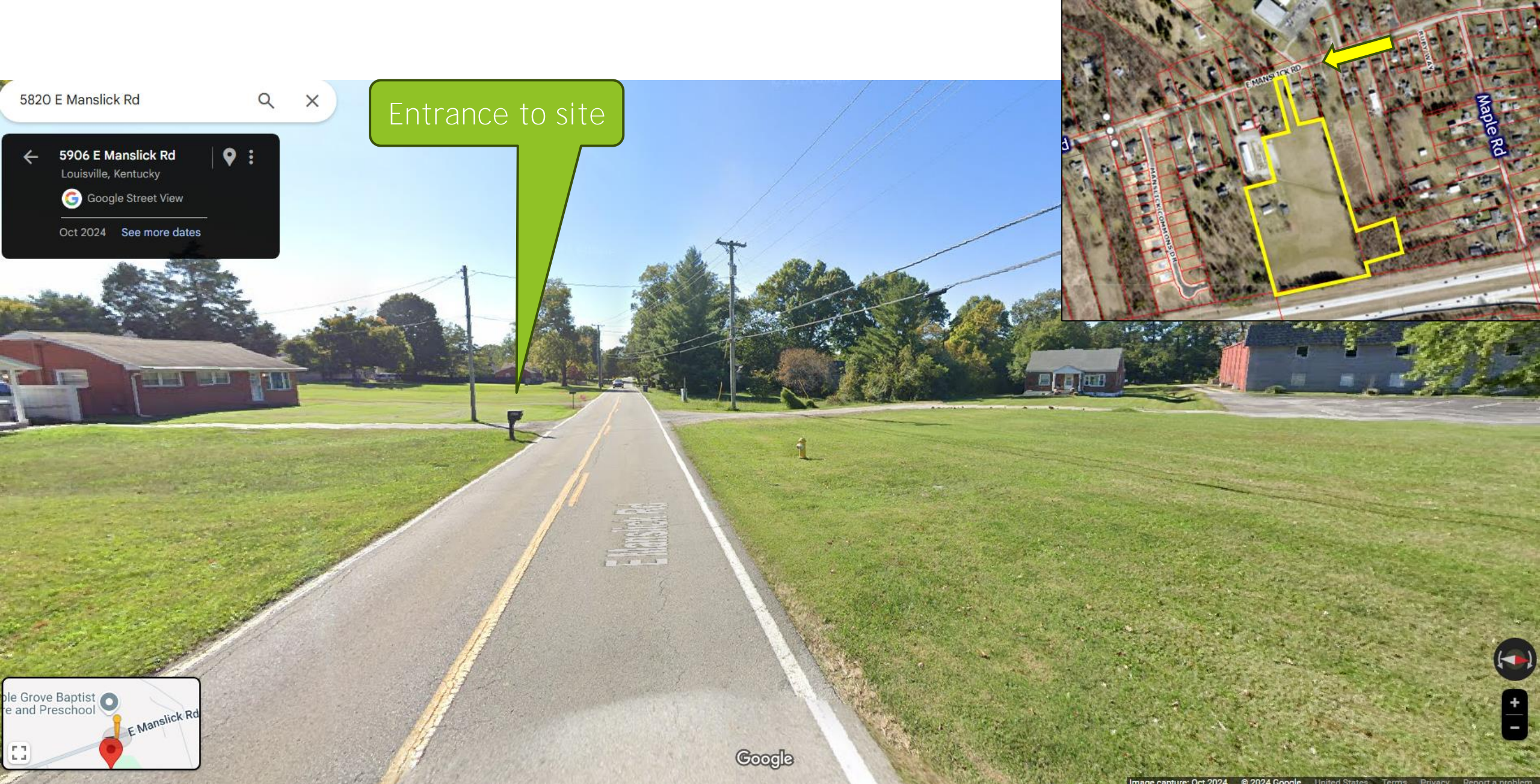
Entrance to the site on E. Manslick Road.



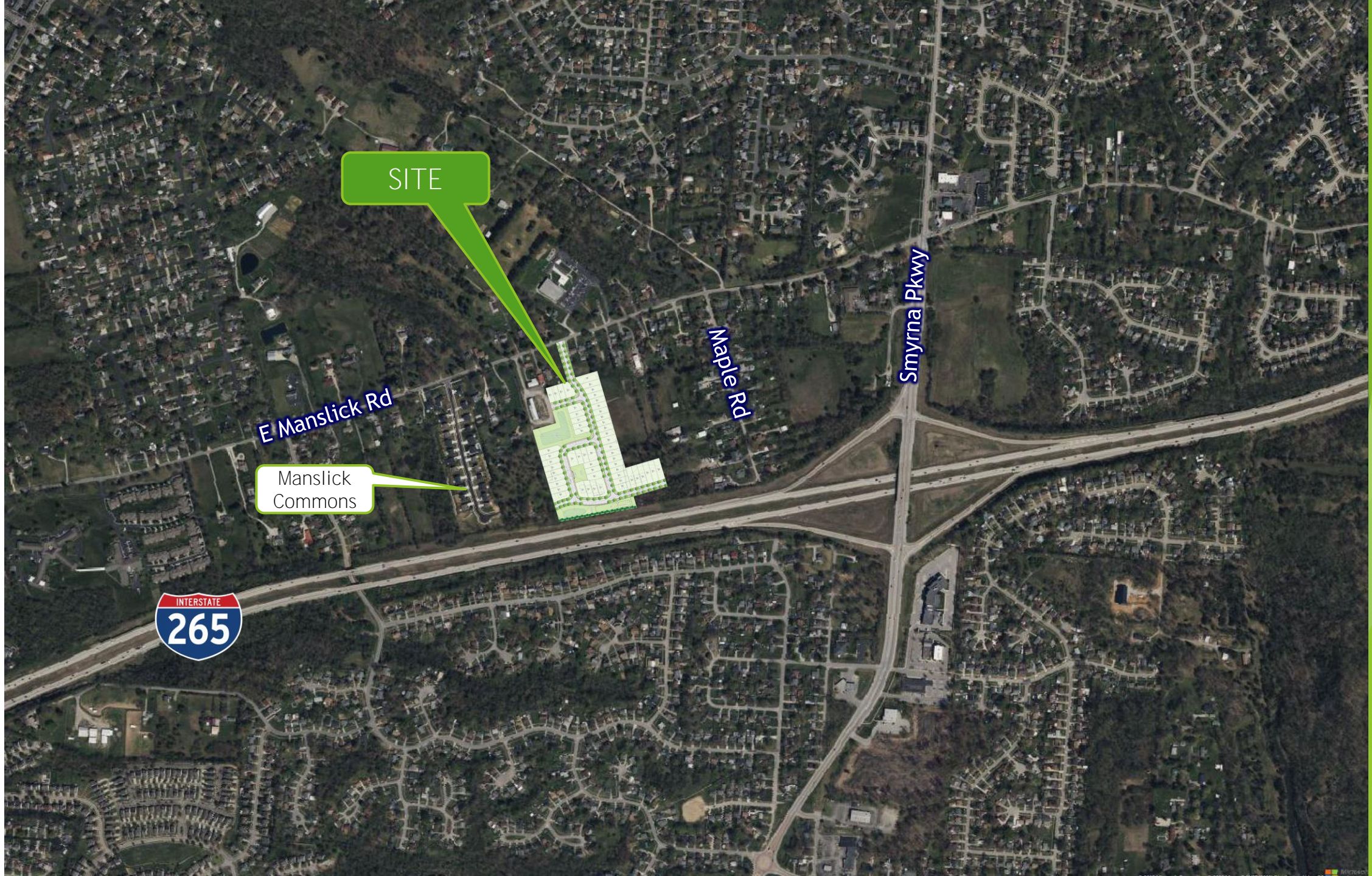
Entrance to site



View of E. Manslick Rd looking east. Entrance to the site is to the right.



View of E. Manslick Rd looking west. Entrance to site is to the left.



SITE

E Manslick Rd

Maple Rd

Smyrna Pkwy

Manslick  
Commons





SITE

Manslick  
Commons

E Manslick Rd

Maple Rd

INTERSTATE  
265

265

MIDNIGHT LN

LEONARD WAY

HERRON CT

AIRRIDGE DR

MAPLE RD

# Current Proposed Development Plan





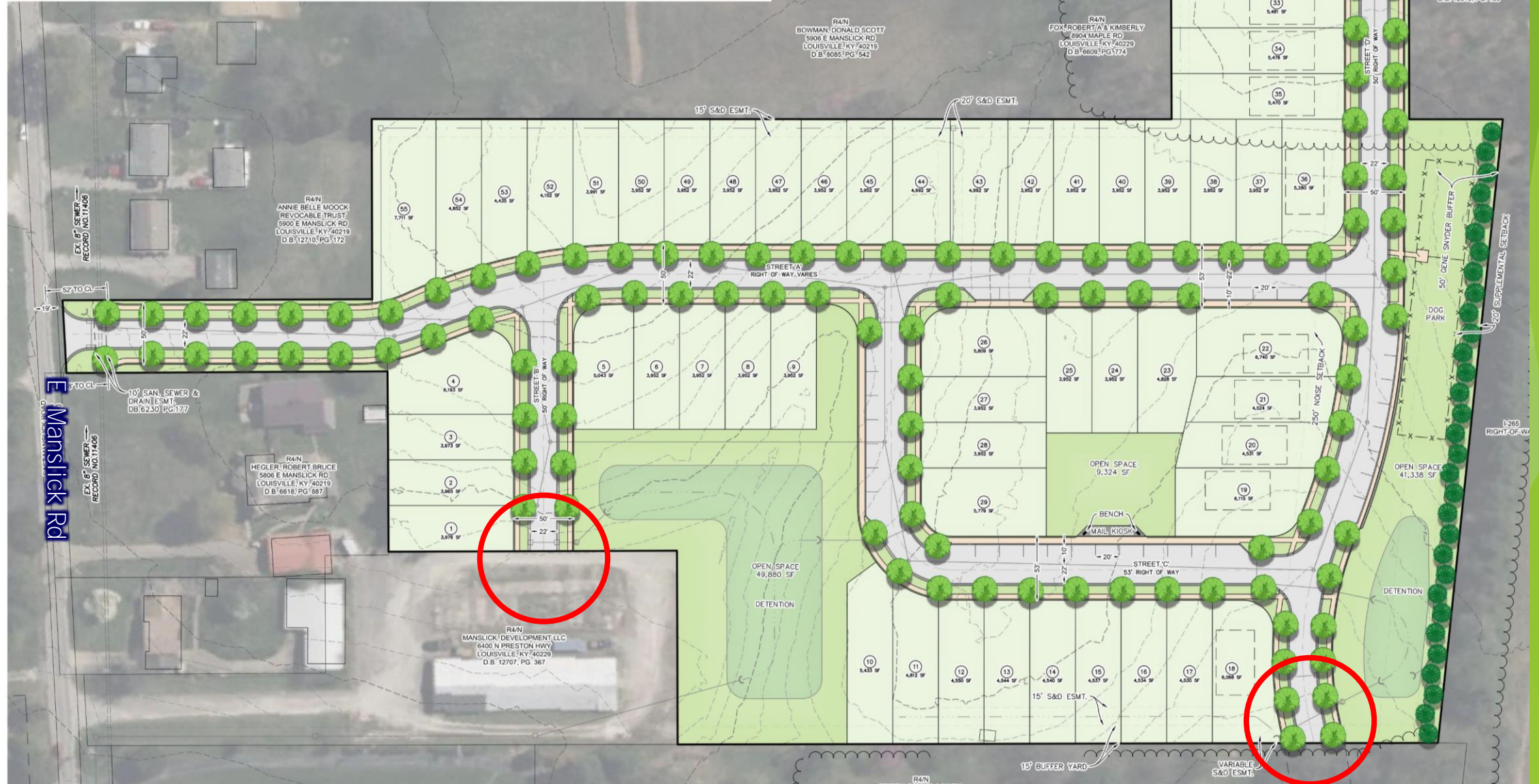
AREA IN ROW: 1.57 ACS  
NET SITE AREA: 9.79 ACS  
BUILDABLE LOTS: 55 LOTS  
GROSS DENSITY: 4.85 DU/AC  
NET DENSITY: 5.64 DU/AC  
MAXIMUM DENSITY: 7.26 DU/AC

#### YARD REQUIREMENTS

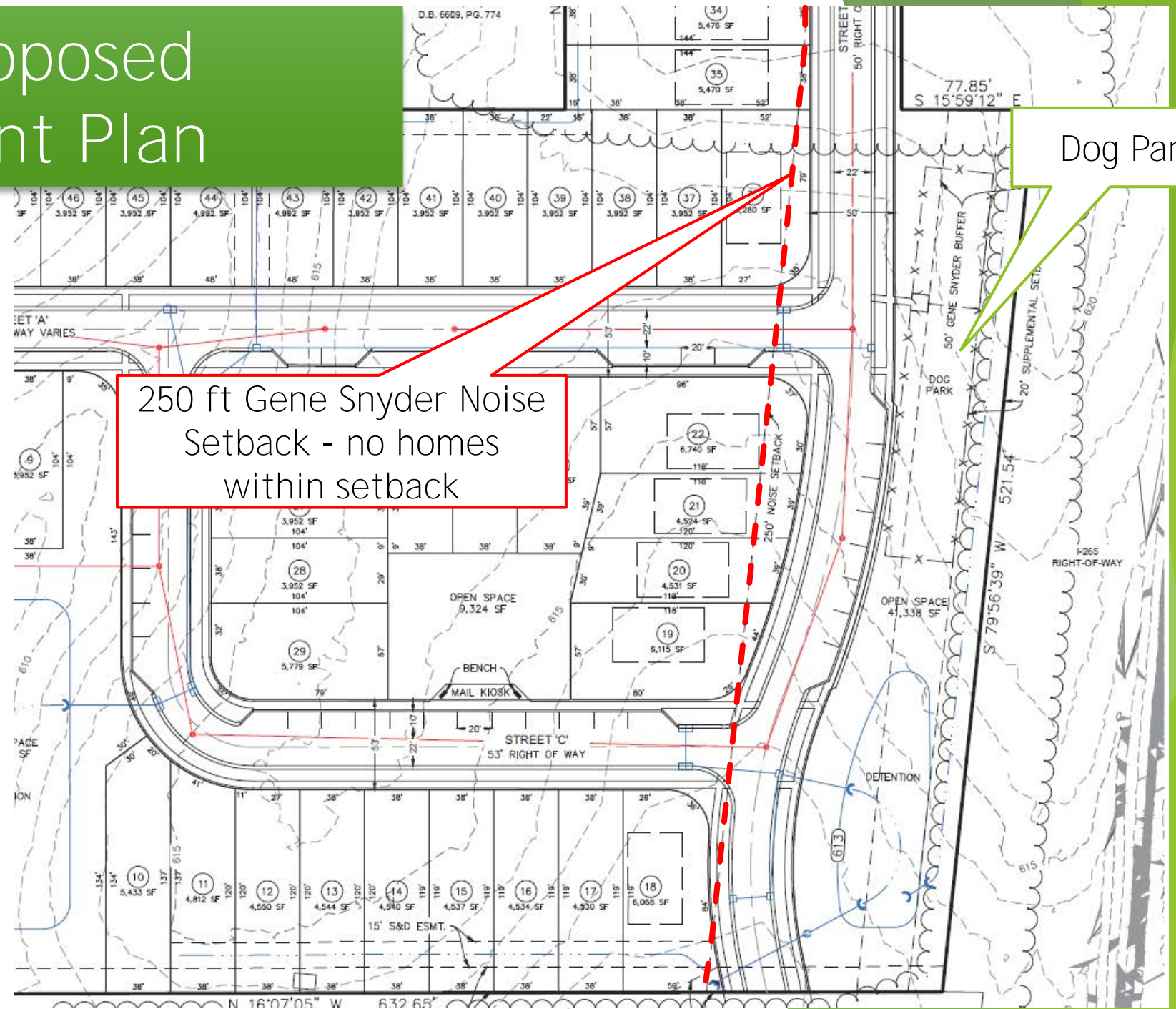
EXISTING TREE CANOPY TO REMAIN: 0 SF (0%)  
ADDITIONAL TREE CANOPY REQUIRED: 197,410 SF (40%)



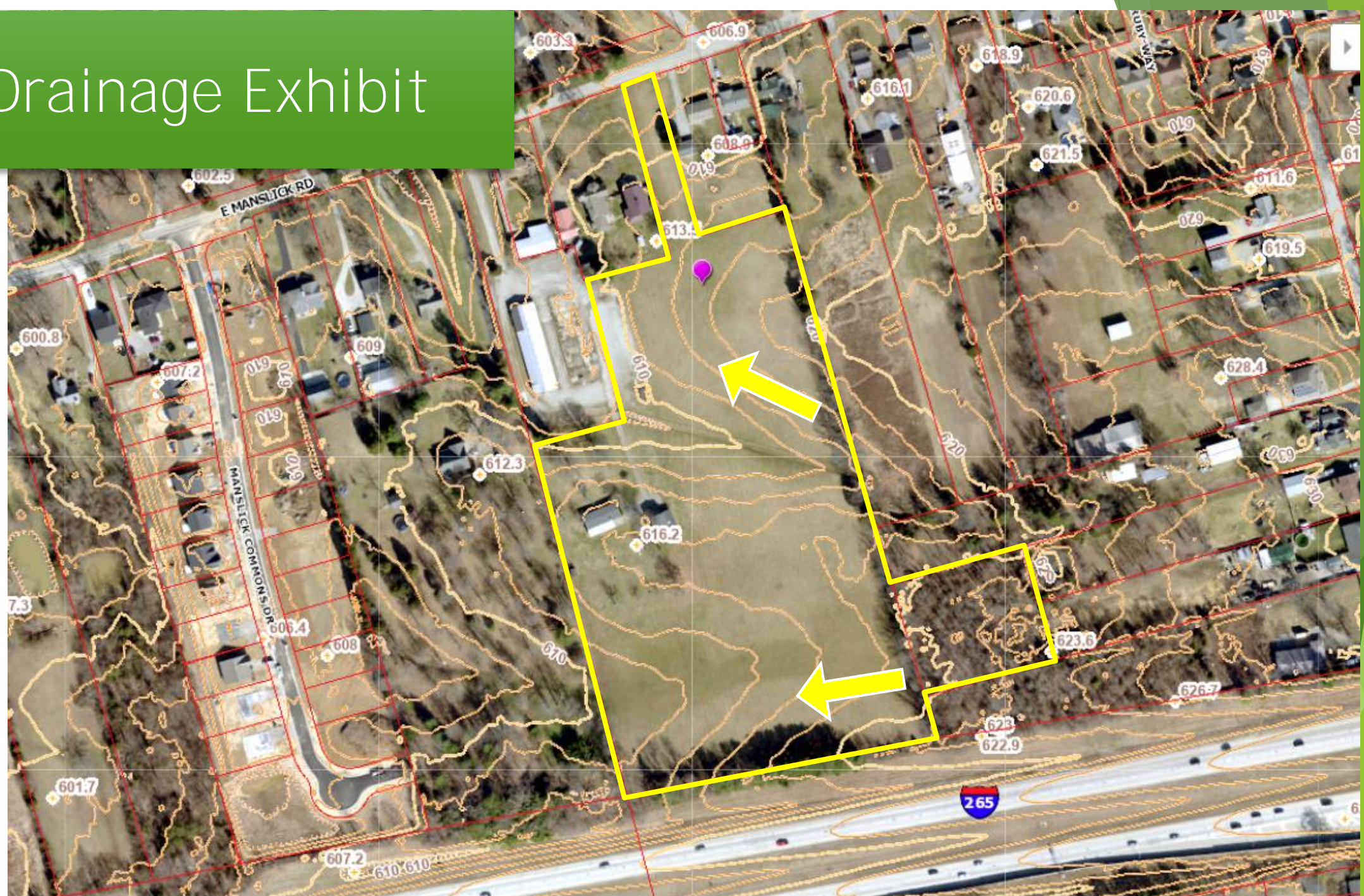
# Proposed Stub Connections



# Current Proposed Development Plan



# Drainage Exhibit



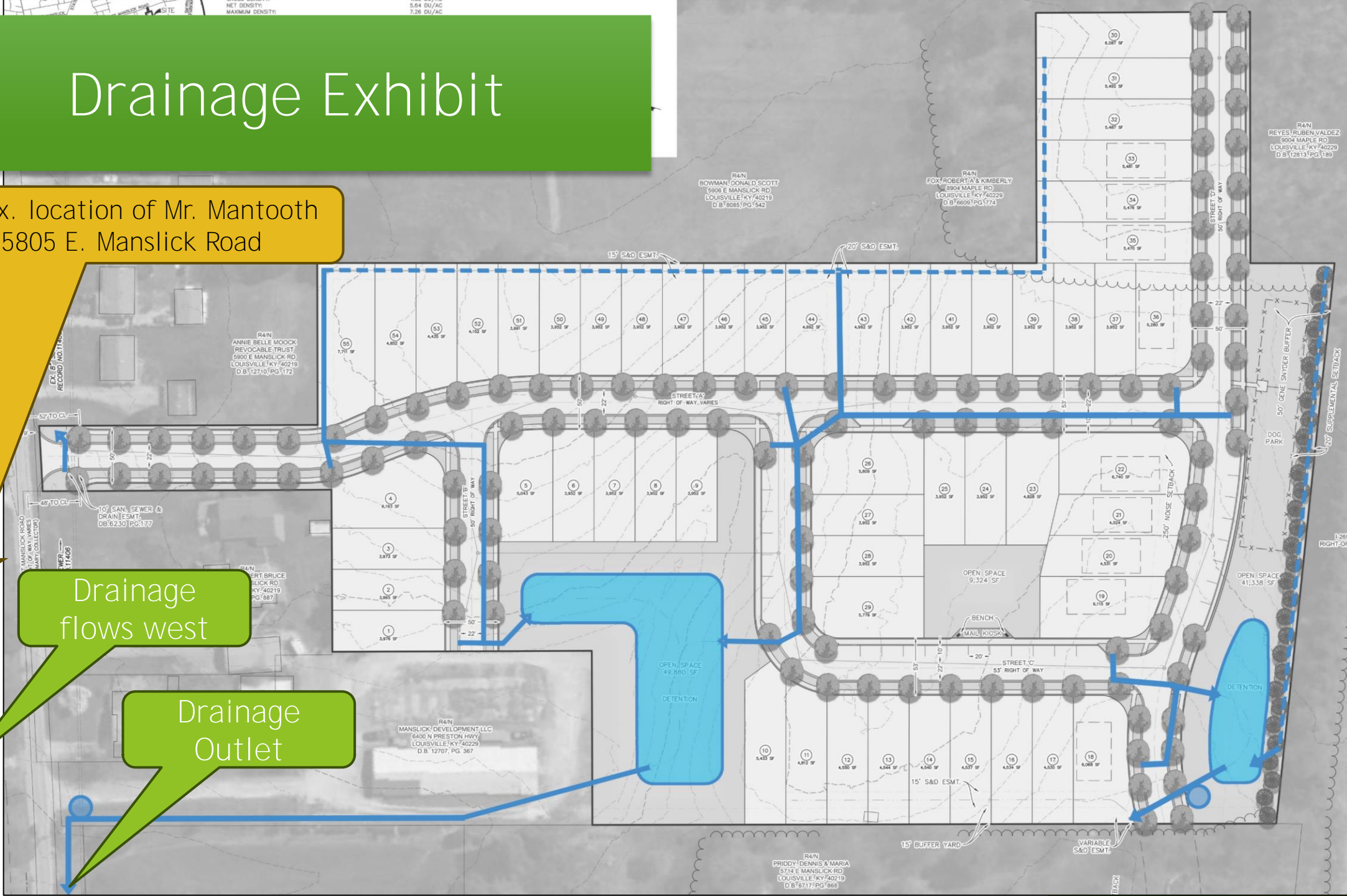
# Drainage Exhibit

Approx. location of Mr. Mantooth  
- 5805 E. Manslick Road

Drainage  
flows west



Drainage  
Outlet



The background features abstract, overlapping green geometric shapes, primarily triangles and polygons, in various shades of green, creating a modern and dynamic visual effect.

Similar style and design  
of homes





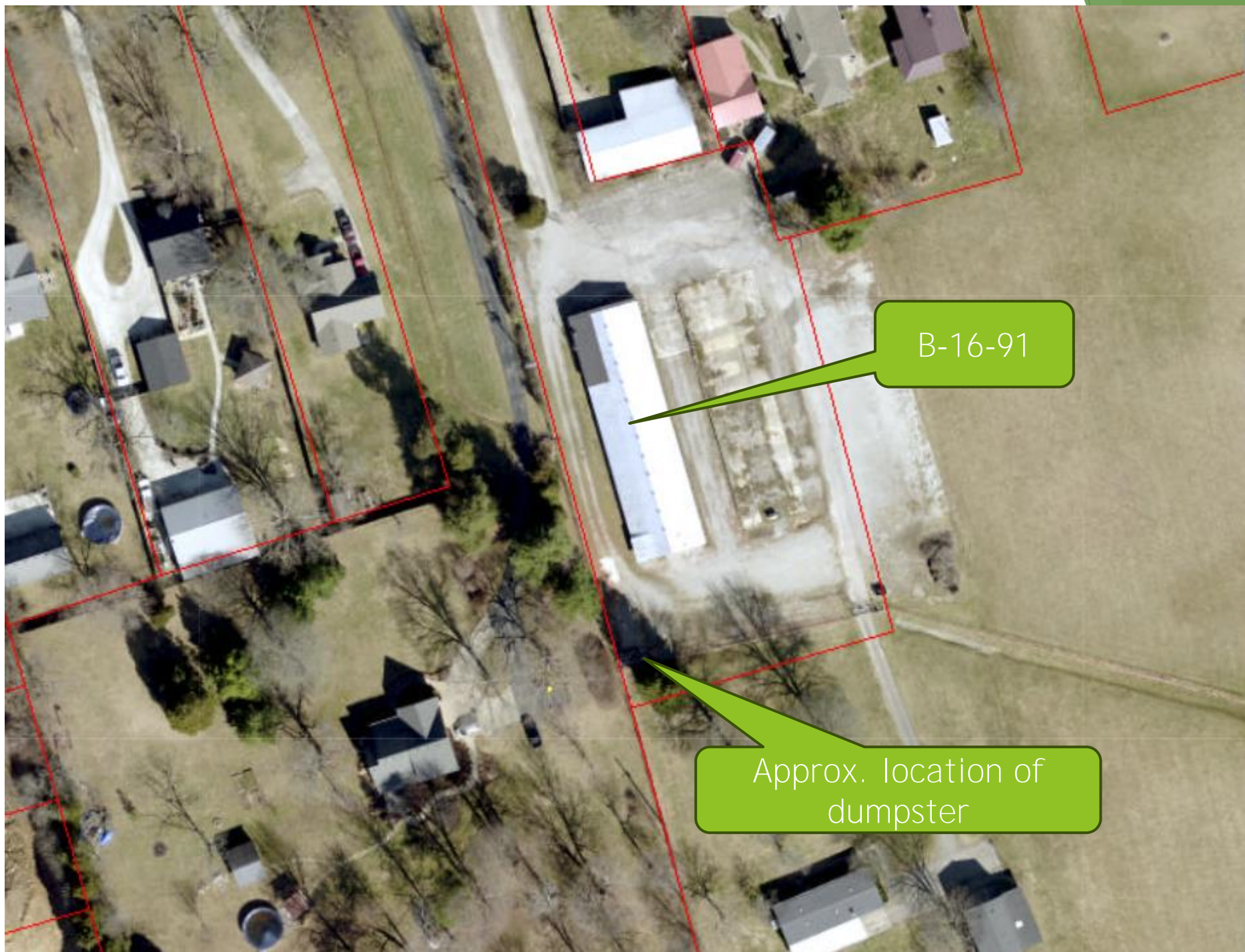




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[illegible]



B-16-91

Approx. location of  
dumpster

JEFFERSON COUNTY BOARD OF ZONING ADJUSTMENT MINUTES

MARCH 18, 1991

DOCKET NO. B-16-91

Appellant: Leo K. and Bonnie Shultise

Subject: An appeal of an Order to Stop Use issued by the Jefferson County Zoning Enforcement Office concerning the storage of heavy equipment and the conduct of a business in an R-4 zone based upon alleged non-conforming rights.

Premises affected: On property known as 5802 East Manslick Road and being in the unincorporated area of Jefferson County.

Action on this case was deferred after the Public Hearing on March 4, 1991, to give the Board additional time to review the testimony and evidence, and to give the Board's Legal Counsel time to provide an opinion regarding the statutes and regulations applicable to the case, particularly the right to use a utility site previously granted a "Special Use Permit."

On March 12, 1991, a letter was received by Legal Counsel for the Board from the Appellant's legal representative reviewing the legal arguments in support of the appeal.

After further discussion of the case by Members of the Board in open Executive Session, on a motion by Member Troutman, seconded by Member Chambers, the following Resolution was adopted:

WHEREAS, the Board finds from evidence presented at the public hearing that the subject site is presently zoned R-4 Residential Single Family, that the present use is for the storage of backhoes, dump trucks and other items of material and equipment constituting a "contractor's shop" which is a permitted use in the M-2 Industrial District, that non-conforming use rights must be established to permit this use of the subject site, and

WHEREAS, the Board finds that the Preston Street Road Water District No. 1 acquired this property in 1958, that at the time of purchase the site was used for a poultry-raising farm which then required the E-3 Industrial classification (a former designation of the now M-2 District), that the Preston Street Road Water District No. 1 obtained a "Special Use Permit" in Docket No. 9-64-58 for the storage of contracting equipment on the site, that in 1965 the Preston Street Road Water District No. 1 conveyed the property to the Louisville Water Company, that in 1967 the Zoning District Regulations were amended to delete the Special Use Permit Section of the Regulations,

WHEREAS, the Board finds that the applicant, Mr. Shulthise, purchased the property from the Water Company in 1969, that Mr. Shulthise continued the identical use to the present day, including work for the benefit of the Louisville Water Company such as digging trenches for the installation of water and sewer lines, that the Board finds that the right to continue a non-conforming use attaches to the property and runs with the land to subsequent purchasers and operators who continue the same non-conforming use, and therefore, Mr. Shulthise has non-conforming use rights to continue those uses permitted as a "contractor's shop" in the M-2 District, and

WHEREAS, the Board finds that the Notice of Violation and Stop Use issued by the Zoning Enforcement Officer was appropriate based on the information available to him at the time,

NOW, THEREFORE, BE IT RESOLVED, that the appeal of the Order to Stop Use is hereby APPROVED.

The vote was as follows:

YES: Members Tonini, Chambers, Bell, and Troutman.

NO: Member Henderson.

NOT VOTING: No one.

From: Tony Kelly <Tony.Kelly@louisvillemisd.org>  
Sent: Tuesday, March 25, 2025 2:24 PM  
To: Nick Pregliasco <n timer@bardlaw.net>; Kelli Jones <kelli.jones@swlinc.com>  
Cc: Joseph Marshall <joseph.marshall@swlinc.com>; Mark A. Sites <Mark.Sites@louisvillemisd.org>  
Subject: RE: PRELIM-24-1175 WM#12846 24-ZONEPA-0148 5820 E MANSLICK RD Manslick Commons II 25-ZONE-000

Kelli,

I walked the section of existing storm pipe north of manslick road and it is a 24X38 elliptical pipe. I also measured the pipe under Manslick as a 24. So it goes from a **24 to a 30 equivalent so there shouldn't be any concerns but I have left Mr.**

Mantooth a voicemail to see what the actual issues are. There is one catch basin structure to catch a small drainage area in the middle of that pipe section that is located around some trees so that catch basin getting covered with yard leaves may be the issue. I may not hear back from him prior to me going on vacation but wanted to let you know what I found in the field.

Thanks,  
Tony