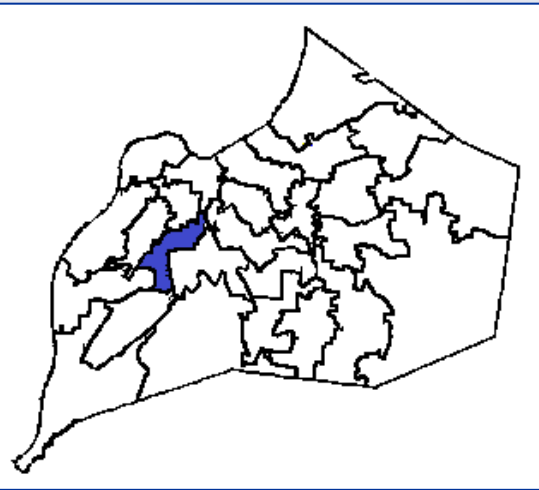
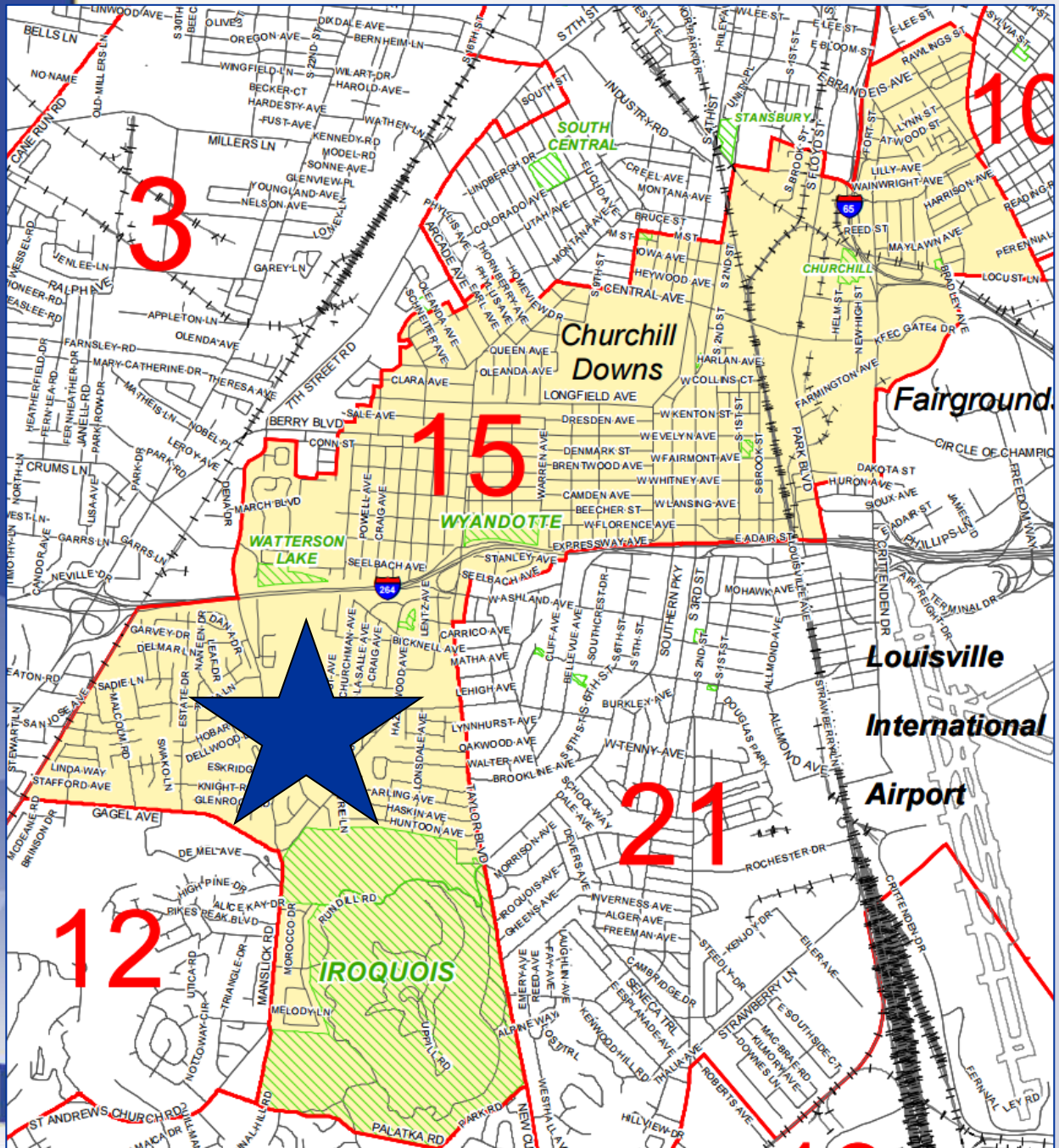


**20-ZONE-0096**

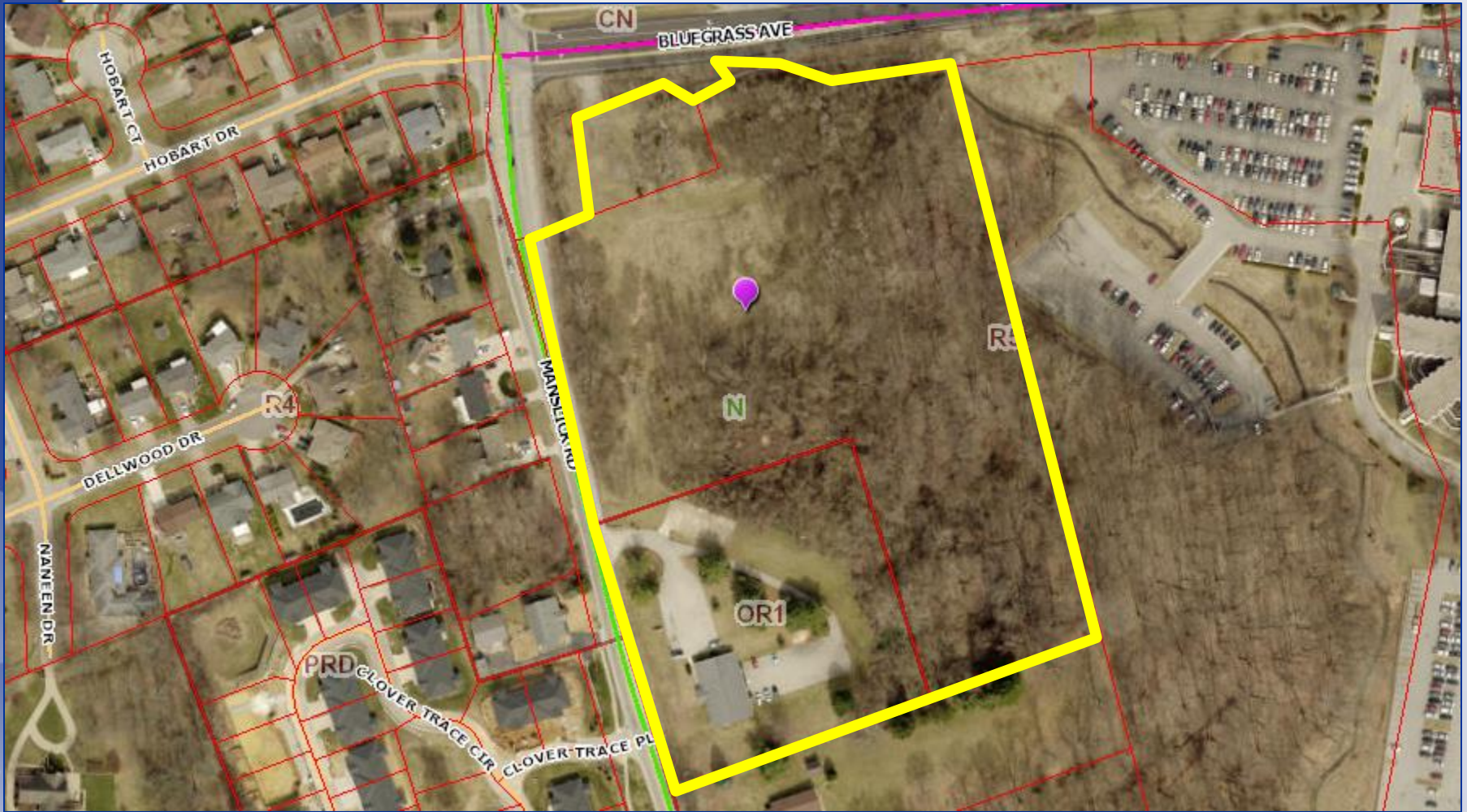
**MARIAN CROSSINGS AT MILL  
CREEK APARTMENTS**



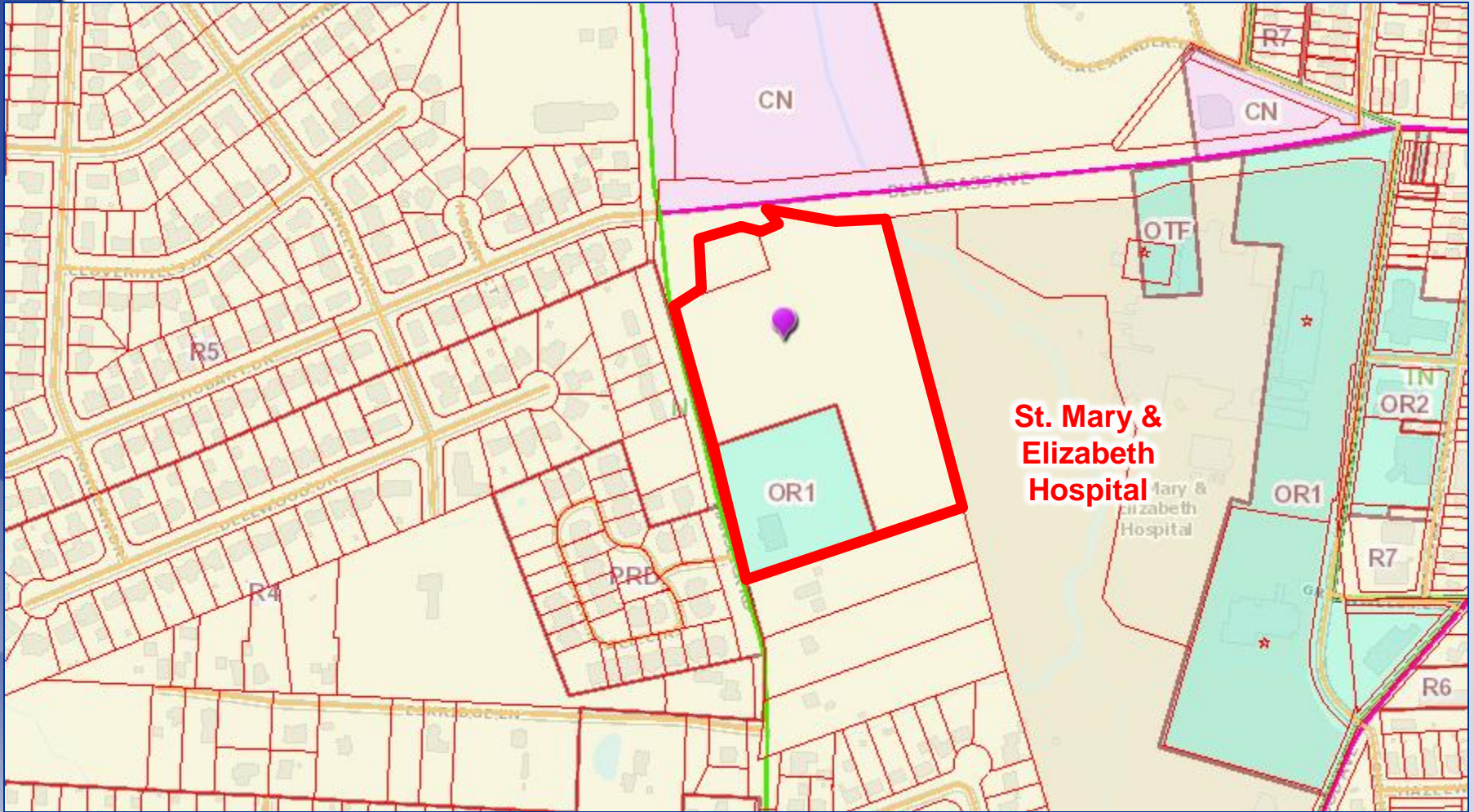
**Planning & Zoning Committee  
March 16, 2021**



4801 Manslick Road,  
 1936 Bluegrass  
 Avenue & ID  
 067H0010000  
 District 15 -  
 Kevin Triplett



**Existing: Vacant/Office  
Proposed: Residential**



Existing: R-5 & OR-1/N  
Proposed: R-7/N

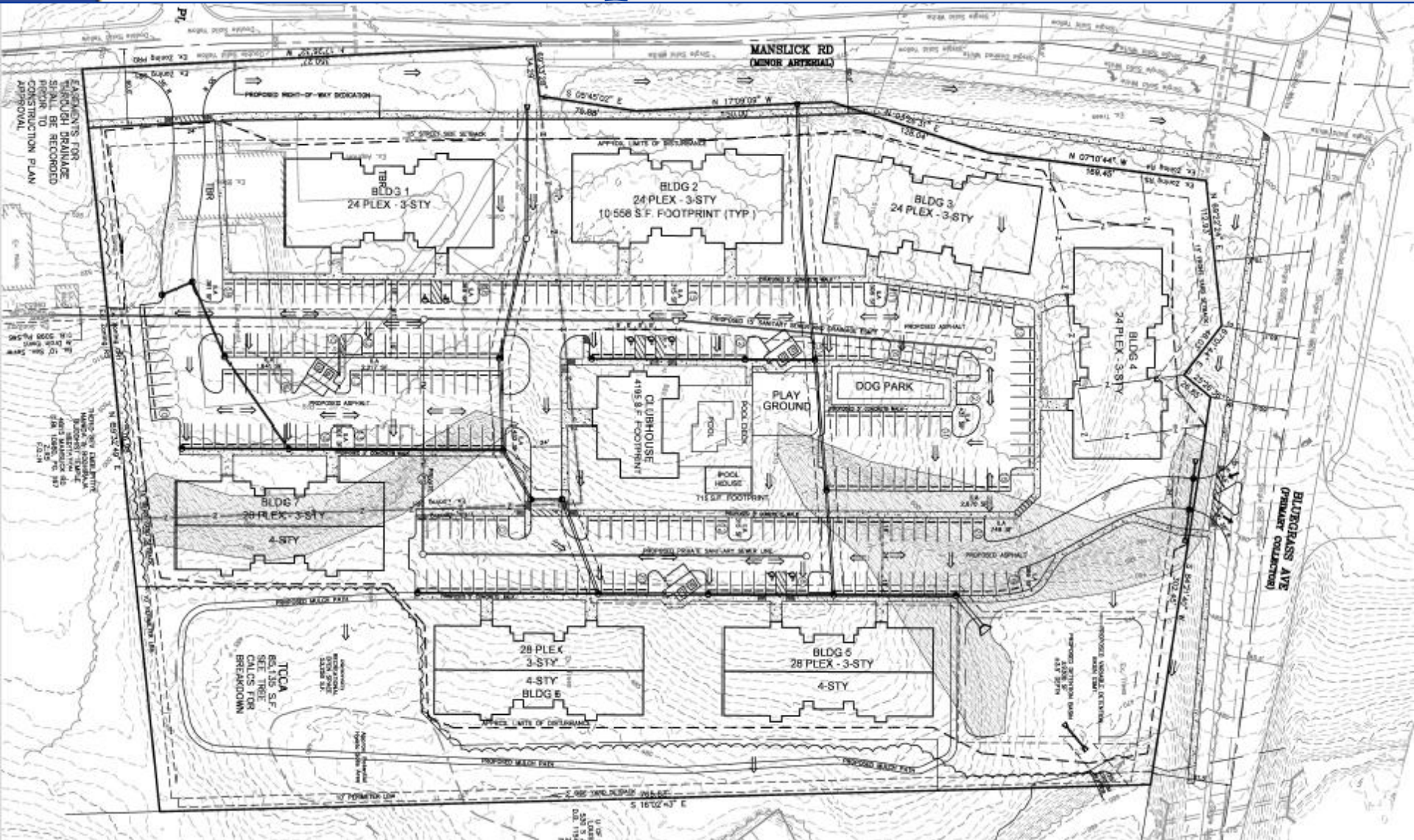
# Requests

- **Change-in-Zoning** from R-5 & OR-1 to R-7 (10.2 acres)
- **Abandonment of Existing Binding Elements**
- **Detailed District Development Plan with Binding Elements**

# Case Summary

- Three parcels
- Existing medical office on OR-1 property to be removed
- Proposed 180 multi-family units
- Full access entrance to/from Manslick Road across from Clover Trace Place, right in-right out only on Bluegrass Avenue.

# Proposed Plan



# Proposed Renderings

## Colored Elevation and Materials

### Crossings at Mill Creek

4801 Manslick Rd, Louisville, KY 40216



Asphalt Shingles



Metal Guardrails



Fiber Cement Lap Siding



Brick base and Accent





# Public Meetings

- Neighborhood Meeting held 8/6/2020
- LD&T meeting on 1/28/2020
- Planning Commission public hearing on 2/18/2021
  - 1 person spoke in opposition.
  - Motion to recommend approval of the change in zoning from R-5 & OR-1 to R-7 passed by a vote of 8-0.