

19ZONE1012

Wesley Manor Rezoning



Louisville Metro Planning Commission

Dante St. Germain, AICP, Planner II

August 15, 2019

Requests

- Zoning change from R-4 Single Family Residential to R-5A Multi-Family Residential
- Detailed District Development Plan with Binding Elements

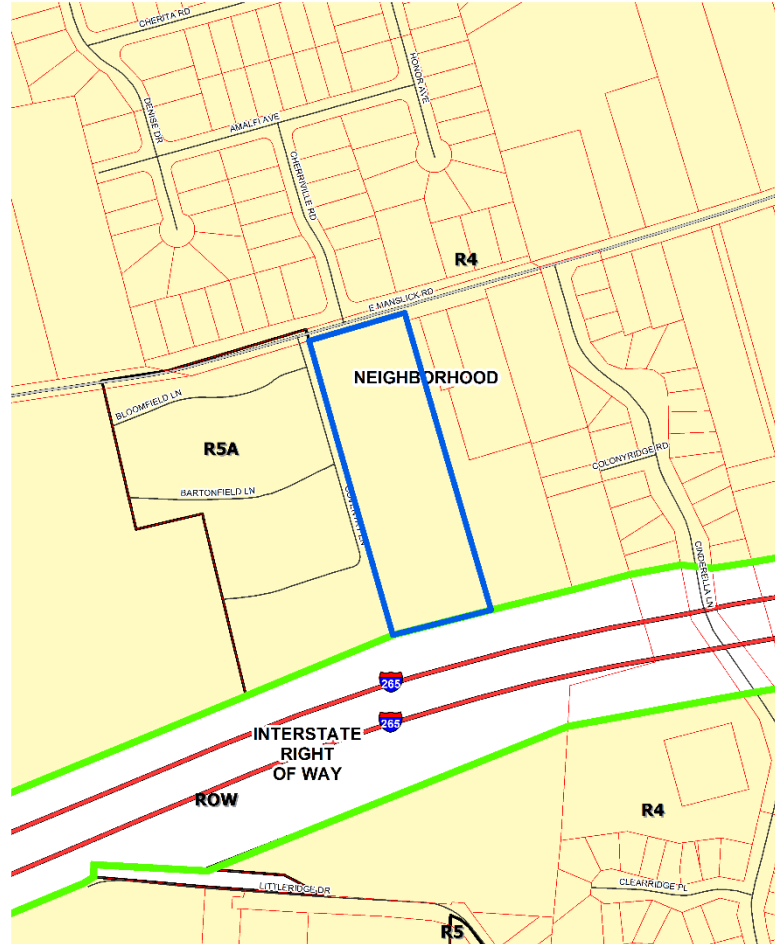
Site Context



Case Summary

- The lot is currently developed as a single family residence which is being used as a clubhouse.
- Proposed to be used for a senior living facility.
- A separate clubhouse is also to be constructed on the lot.

Zoning/Form Districts



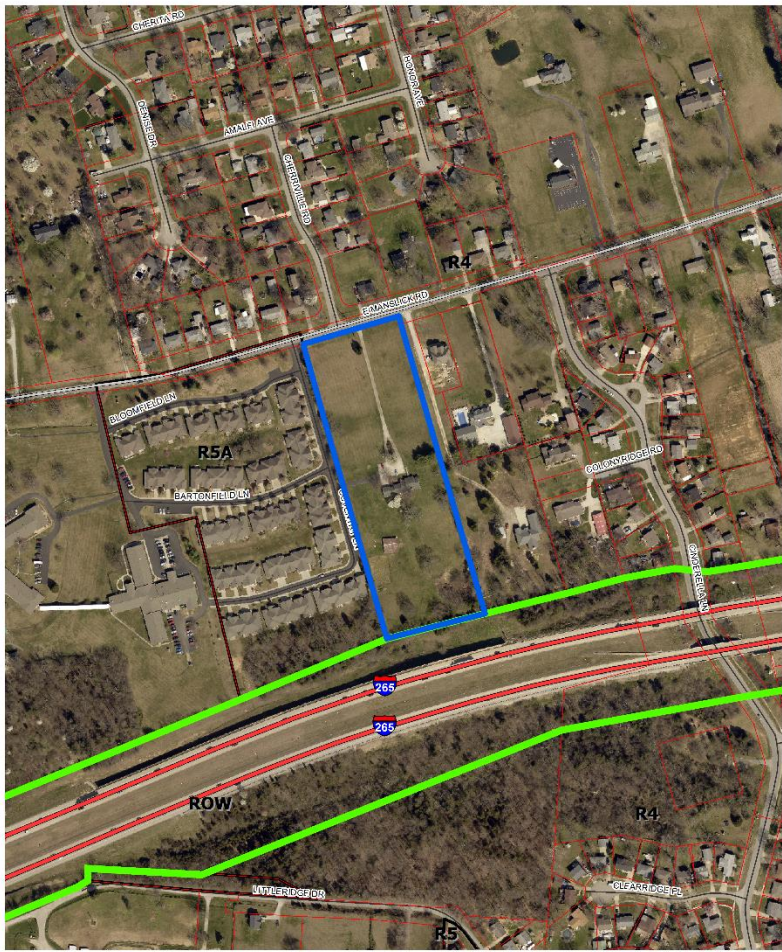
5400 E Manslick Road
feet

290
Map Created: 3/4/2019



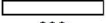
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Aerial Photo



5400 E Manslick Road

feet



290

Map Created: 3/4/2019



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Site Photos-Site Context

View of subject property from E Manslick Road



View from Wesley Manor site



Site Photos-Surrounding Areas

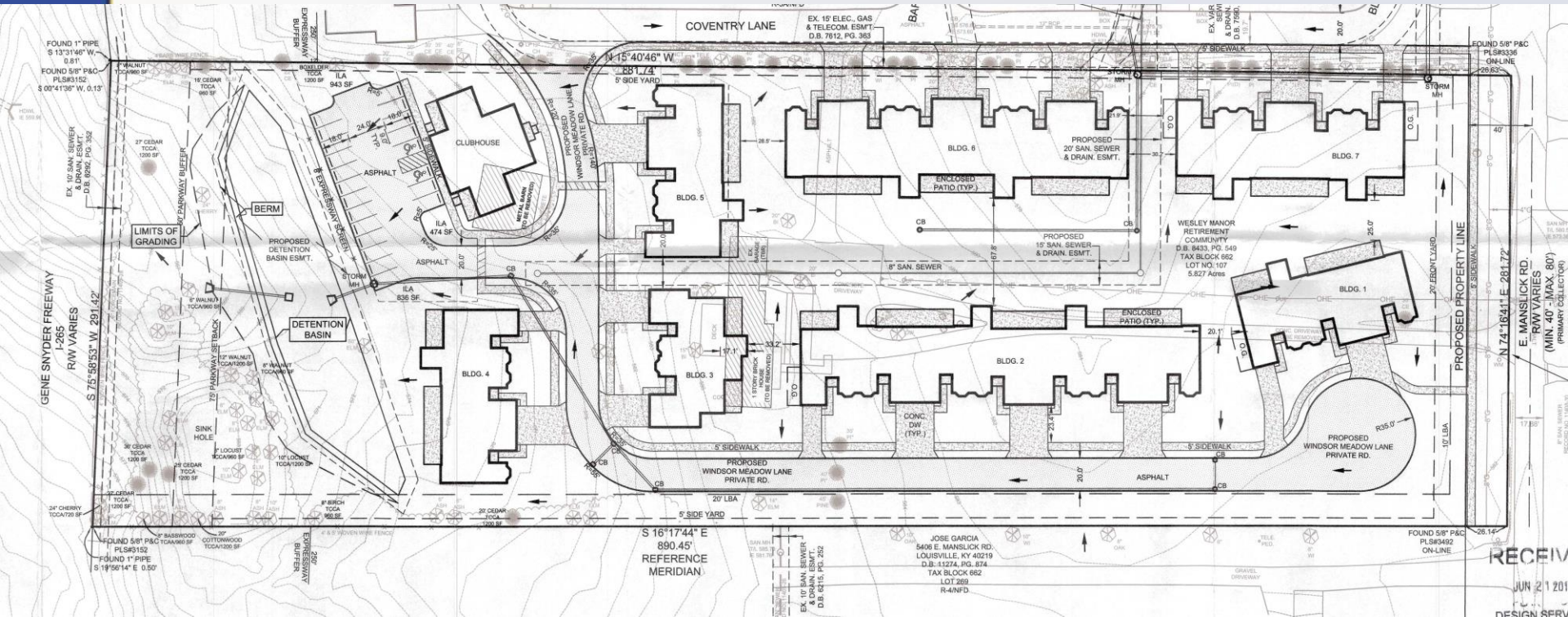
Single Family Residential to the north



Sound wall at the Gene Snyder freeway



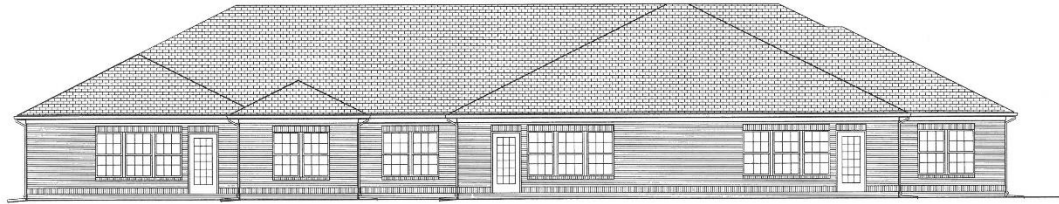
Applicant's Development Plan



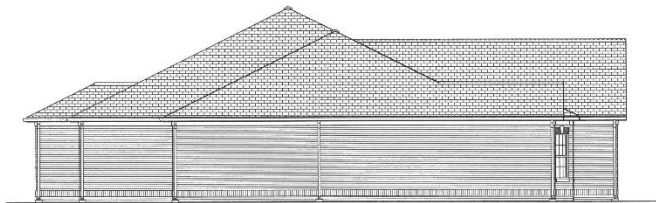
Elevations



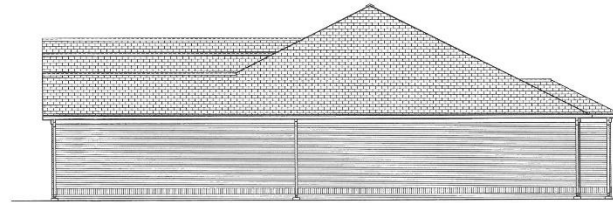
1 FRONT ELEVATION - BUILDINGS 4 & 5
3/16"-1'-0"



2 REAR ELEVATION - BUILDINGS 4 & 5
3/16"-1'-0"



3 LEFT SIDE ELEVATION - BUILDINGS 4 & 5
3/16"-1'-0"



4 RIGHT SIDE ELEVATION - BUILDINGS 4 & 5
3/16"-1'-0"

GENERAL ELEVATION NOTES

- NOTE:** THE FOLLOWING NOTES APPLY TO ELEVATIONS THROUGHOUT THIS SET OF DRAWINGS. NOT ALL OF THESE NOTES MAY APPLY TO THIS SHEET.
- PROVIDE COMPOSITION ROOF SHINGLES OVER ENTIRE ROOF AREA UNLESS NOTED OTHERWISE.
 - PROVIDE FLASHING AS REQUIRED WHERE ROOFING MEETS WINDOW/SIDEING. REFER TO DETAILS A-7A-10, A-C-1A-10.
 - MECHANICAL/ELECTRICAL/PLUMBING ITEMS NOT SHOWN FOR CLARITY - REFER TO MECHANICAL/ELECTRICAL/PLUMBING DRAWINGS.
 - PROVIDE FIBER CEMENT TRIM FOR SIDING, FLASHING, AND TRUSS PAINS. REFER TO ROOF PLAN FOR SECTIONS.
 - PROVIDE INSULATED HOLLOW METAL DOORS AT FRONT AND REAR ENTRY AND GARAGE ENTRY TO UNIT (FRONT). THROUGHOUT, DOOR COLOR MAY VARY FROM UNIT TO UNIT. REFER TO SHEET A-300 FOR DOOR ELEVATIONS. REFER TO DOOR DETAILS ON SHEETS A-100, A-110, & A-120.
 - EXTENSIVE DOOR HEAD BRUSH SPRING HEIGHTS AT ALL BUILDINGS TO BE 6"-8" ABOVE FIRST FLOOR SLABS (UNLESS NOTED OTHERWISE).
 - WINDOW NOTICES (I.E. NOT) ARE NOMINAL DIMENSIONS IN NOTES FOR WATER AND WEAR. REFER TO SHEET A-300 FOR MINIMUM DIMENSIONS.
 - WINDOW HEAD BRUSH SPRING HEIGHTS AT ALL ARC BUILDINGS TO BE 6"-8" ABOVE FIRST FLOOR SLABS (UNLESS NOTED OTHERWISE).
 - PROVIDE JAMB JOINTS THROUGHOUT. REFER TO SHEETS A-100 & A-110 FOR DETAILS.
 - PROVIDE 3/4" BRICK EXPANSION JOINT WITH BRACKER ROD AND SEALANT AT INSIDE CORNERS OF ALL WINDOW UNITS.

ELEVATION KEYNOTES

- NOTE:** THE FOLLOWING NOTES APPLY TO ELEVATIONS THROUGHOUT THIS SET OF DRAWINGS. NOT ALL OF THESE NOTES MAY APPLY TO THIS SHEET.
- 1" W/VE PRE-FINISHED ALUMINUM "SECRET" GUTTER, GUTTER (TYPICAL) WITH 2"X4" PRE-FINISHED ALUMINUM DOWNSPOUT TO DOWNSPOUT EDGE (PANEL) TO BELOW GRADE DRAINAGE SYSTEM. REFER TO DETAIL R15A-101 AND C101 DRAWINGS FOR SIZING.
 - PRECAST SPLASH BLOCK
 - FINISH GRADE (W/VEES)
 - FOUNDATION
 - BRICK VENEER
 - BRICK VENEER SOLIDER COURSE
 - BRICK VENEER SOLIDER COURSE JACK ARCH
 - MASONRY INTERIOR
 - INSULATION DOOR
 - TRIPLE BOARD
 - TRIPLE SIDING
 - 1000 CFM PRE-FINISHED POWER ROOF VENTILATOR. REFER TO NOT DRAWING
 - CONTINUOUS ROOF VENT
 - COMPOSITION SHINGLES
 - DECOMPOSE NON-FUNCTIONAL 24" VINYL DOOR

SHERMAN
CARTER
BARNHART
ARCHITECTS

THE VILLAGE AT
WESLEY MANOR
LOUISVILLE, KY

BUILDING TYPE 4 & 5
ELEVATIONS

JOB NO. 1782

DATE 07/24/16

DRAWN MAL

CHECKED -

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SHERMAN CARTER BARNHART ARCHITECTS PLLC

REVISIONS

No.	Description	Date

SHEET

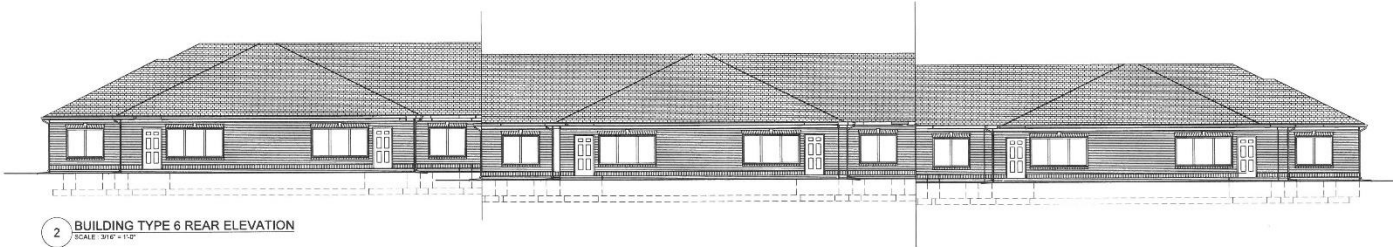
A1.5

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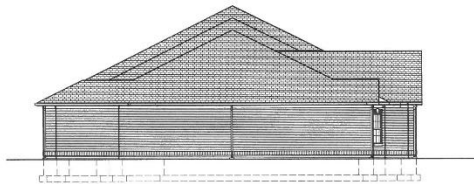
Elevations



1 BUILDING TYPE 6 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 BUILDING TYPE 6 REAR ELEVATION
SCALE: 3/16" = 1'-0"



3 BUILDING TYPE 6 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



4 BUILDING TYPE 6 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

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ARCHITECTS, P.C.

THE VILLAGE AT
WESLEY MANOR
LOUISVILLE, KY

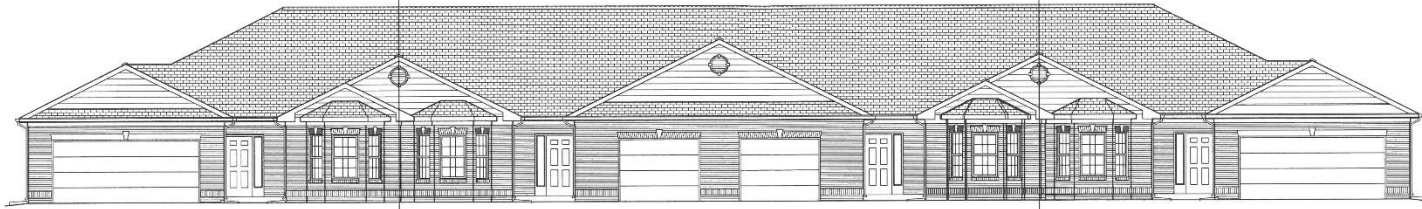
BUILDING TYPE 6
ELEVATIONS

JOB NO.	1752	
DATE	9/24/18	
DRAWN	MAL	
CHECKED	-	
COPYRIGHT © 2018 SHERMAN CARTER BARNHART ARCHITECTS, P.C.		
REVISIONS		
No.	Description	Date

SHEET
A4.3

ALL DIMENSIONS UNLESS OTHERWISE NOTED. THIS DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.

Elevations



8" STEP UP

1 FRONT ELEVATION - BUILDING 7
3/16"=1'-0"

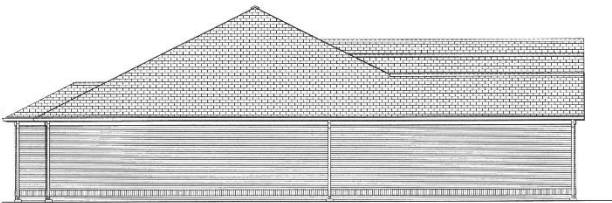
8" STEP UP



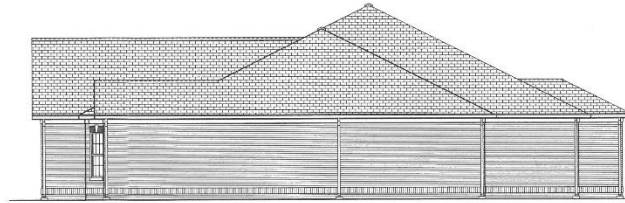
8" STEP DOWN

2 REAR ELEVATION - BUILDING 7
3/16"=1'-0"

8" STEP DOWN



3 LEFT SIDE ELEVATION - BUILDING 7
3/16"=1'-0"



4 RIGHT SIDE ELEVATION - BUILDING 7
3/16"=1'-0"

ALL DIMENSIONS UNLESS OTHERWISE NOTED TO THE ELEVATIONS AND DETAILS ARE IN FEET AND INCHES.

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THE VILLAGE AT
WESLEY MANOR
LOUISVILLE, KY

BUILDING TYPE 7
ELEVATIONS

JOB NO. 1752
DATE 07/24/18
DRAWN MAL
CHECKED -

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REVISIONS

No.	Description	Date

SHEET

A5.3

Staff Finding

- The zoning change appears to be appropriate given the site context, and appears to be compliant with Plan 2040.
- Plan 2040 recommends increased variety of housing in all neighborhoods to increase the variety of ownership options and unit costs.
- Plan 2040 also recommends expanding opportunities for people to live in quality, variably priced housing in locations of their choice.

Staff Finding

- The proposed development plan appears to comply with Plan 2040, and the requirements of the Land Development Code.
- No waivers or variances are requested at this time.

Required Actions

- **RECOMMEND** that the Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from R-4 to R-5A
- **APPROVE** or **DENY** the **Detailed District Development Plan with Binding Elements**