

**ORDINANCE NO. \_\_\_\_\_, SERIES 2021**

**AN ORDINANCE RELATING TO THE ZONING OF PROPERTY LOCATED AT 4801 MANSLICK ROAD AND 1936 BLUEGRASS AVENUE (4801 MANSLICK ROAD INCLUDES PARCEL ID NOS. 067H00100000 AND 067H00190000) CONTAINING APPROXIMATELY 10.22 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 20ZONE0096). (AMENDMENT BY SUBSTITUTION)**

**SPONSORED BY: COUNCIL MEMBER KEVIN TRIPLET**

**WHEREAS**, the Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission (the "Planning Commission") and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 20ZONE0096; and

**WHEREAS**, the Council concurs in and adopts the findings of the Planning Commission for the zoning change in Case No. 20ZONE0096 and approves and accepts the recommendation of the Planning Commission as set out in said minutes and records, with additional binding elements.

**NOW THEREFORE BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:**

**SECTION I:** That the zoning of the property located at 4801 Manslick Road and 1936 Bluegrass Avenue (4801 Manslick Road Includes Parcel ID Nos. 067H00100000 And 067H00190000) containing approximately 10.22 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 20ZONE0096, is hereby changed from R-5 Residential Single Family and OR-1 Office Residential to R-7 Residential Multi-Family; provided, however, said properties

shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 20ZONE0096, with the following additional binding elements:-

9. In partnership with Metro Council District 15, Developer shall pay for fifty percent (50%) of the cost of construction of a sidewalk from the point where the sidewalk proposed along Bluegrass Avenue in the development plan approved by the Planning Commission in 20ZONE0096 terminates to the existing sidewalk at Mary & Elizabeth Hospital. The total cost to developer from this binding element shall not exceed \$15,000. Developer's payment shall be made prior to bond release for the other public improvements associated with Bluegrass Avenue.

10. Within two years after issuance of all certificates of occupancy, Developer shall conduct a traffic study of the intersection of Manslick Road and Bluegrass Avenue at its sole cost and expense and provide copies of such study to Louisville Metro Public Works and the Office of Metro Council District 15.

11. Any significant changes or alterations to the proposed structures (e.g. building height, number of units, number of buildings), any increase in density on the property, any changes in use on the property, and/or any amendments to the binding elements shall be reviewed before the Planning Commission with final action to be determined by Metro Council.

**SECTION II:** This Ordinance shall take effect upon its passage and approval.

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Sonya Harward  
Metro Council Clerk

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David James  
President of the Council

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Greg Fischer  
Mayor

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Approval Date

**APPROVED AS TO FORM AND LEGALITY:**

Michael J. O'Connell  
Jefferson County Attorney

By: \_\_\_\_\_  
O-086-21 20ZONE0096 Approval (As Amended).docx (TF)