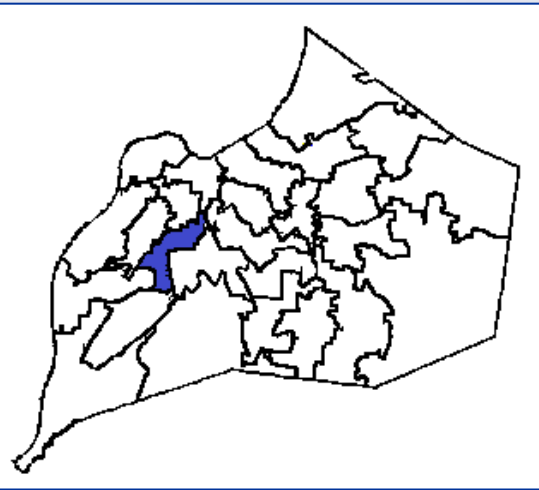
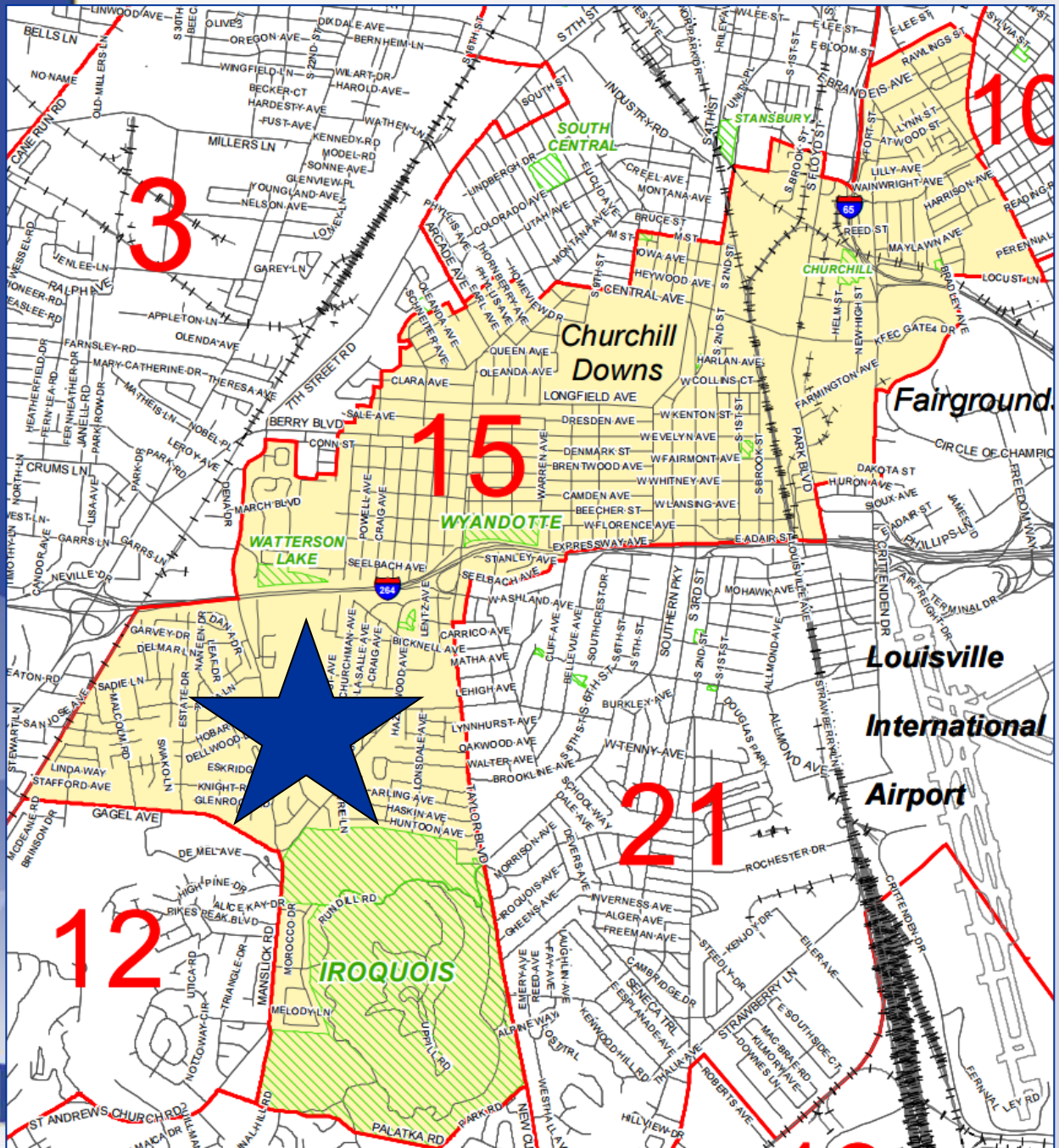


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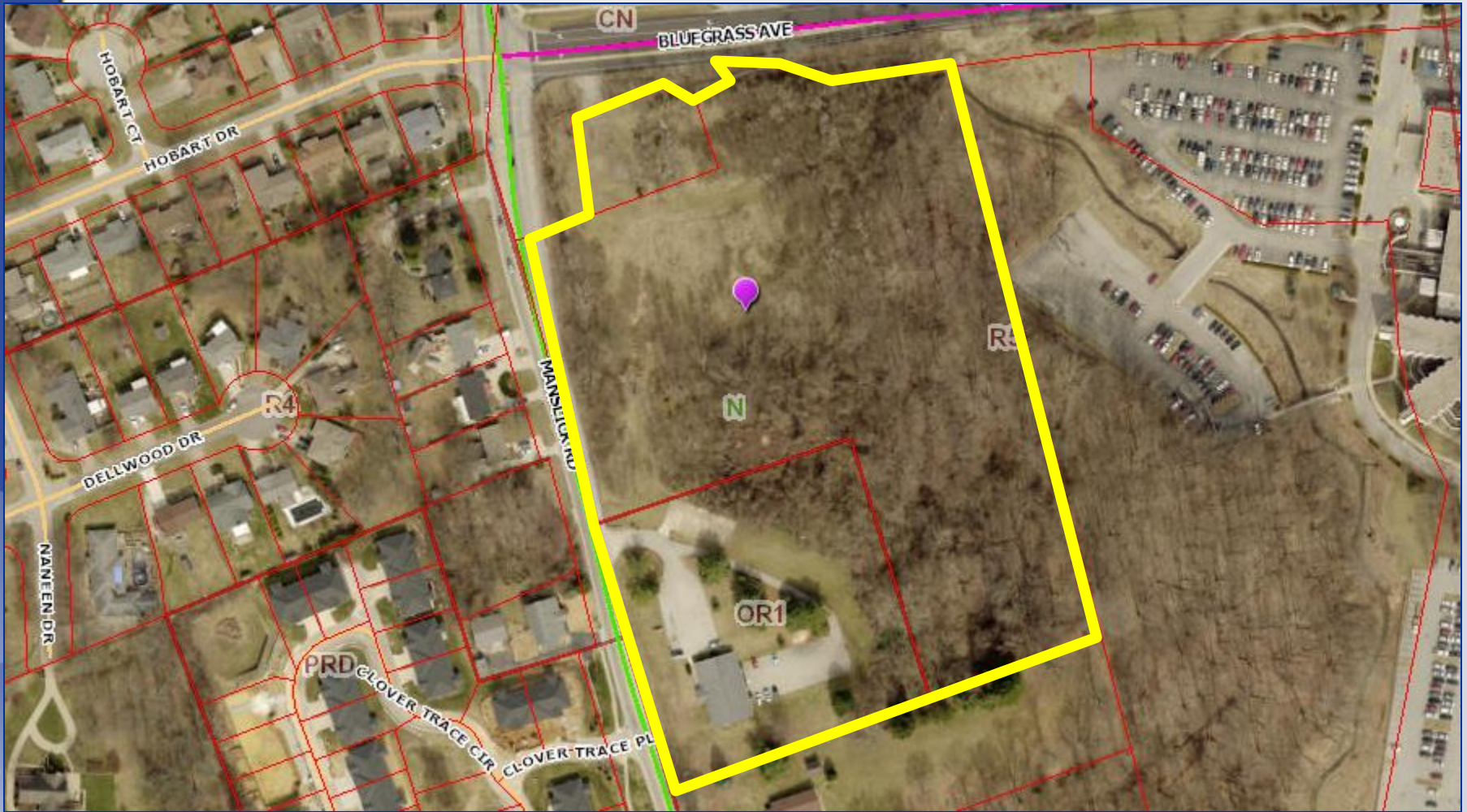
**MARIAN CROSSINGS AT MILL
CREEK APARTMENTS**



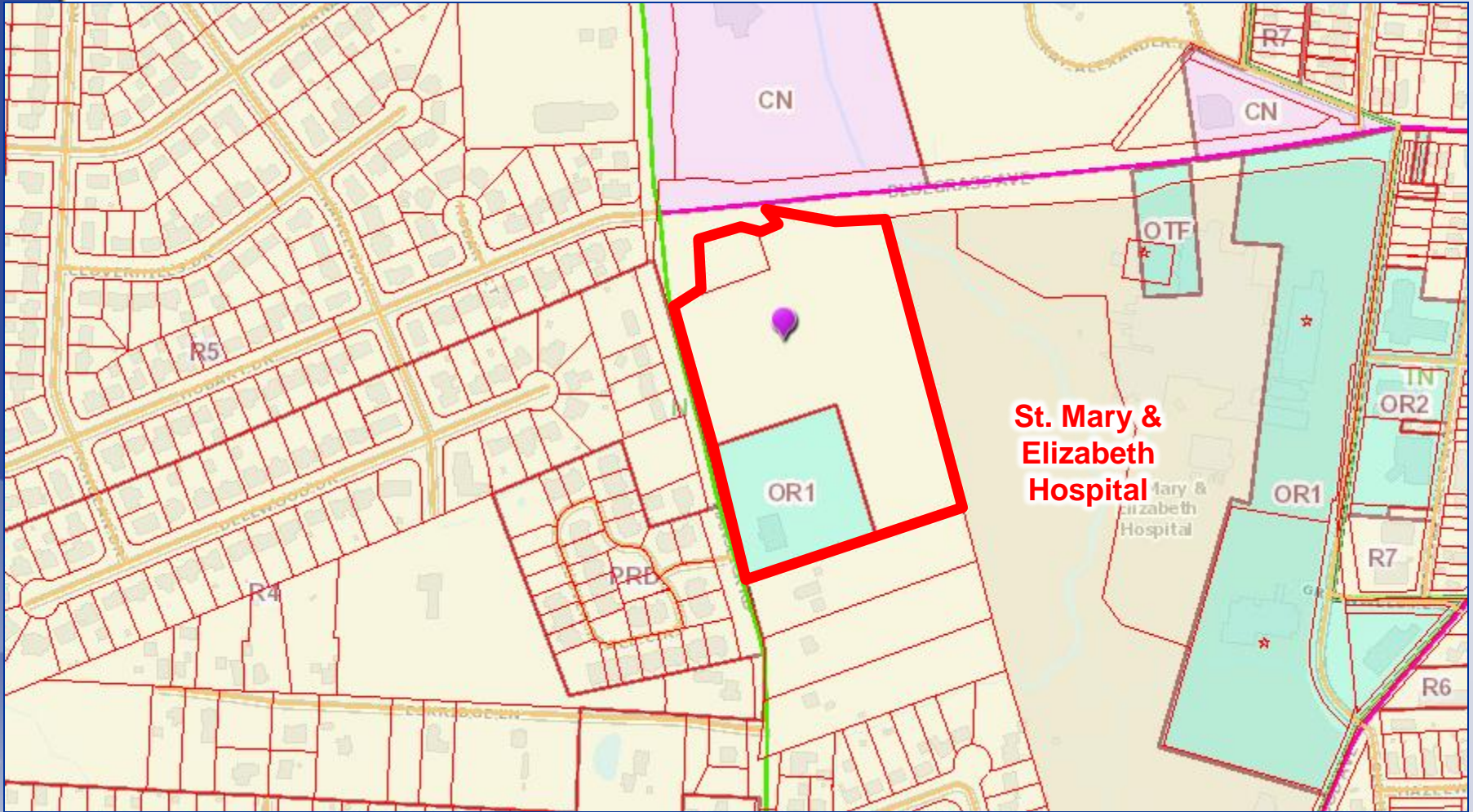
**Planning & Zoning Committee
April 13, 2021**



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

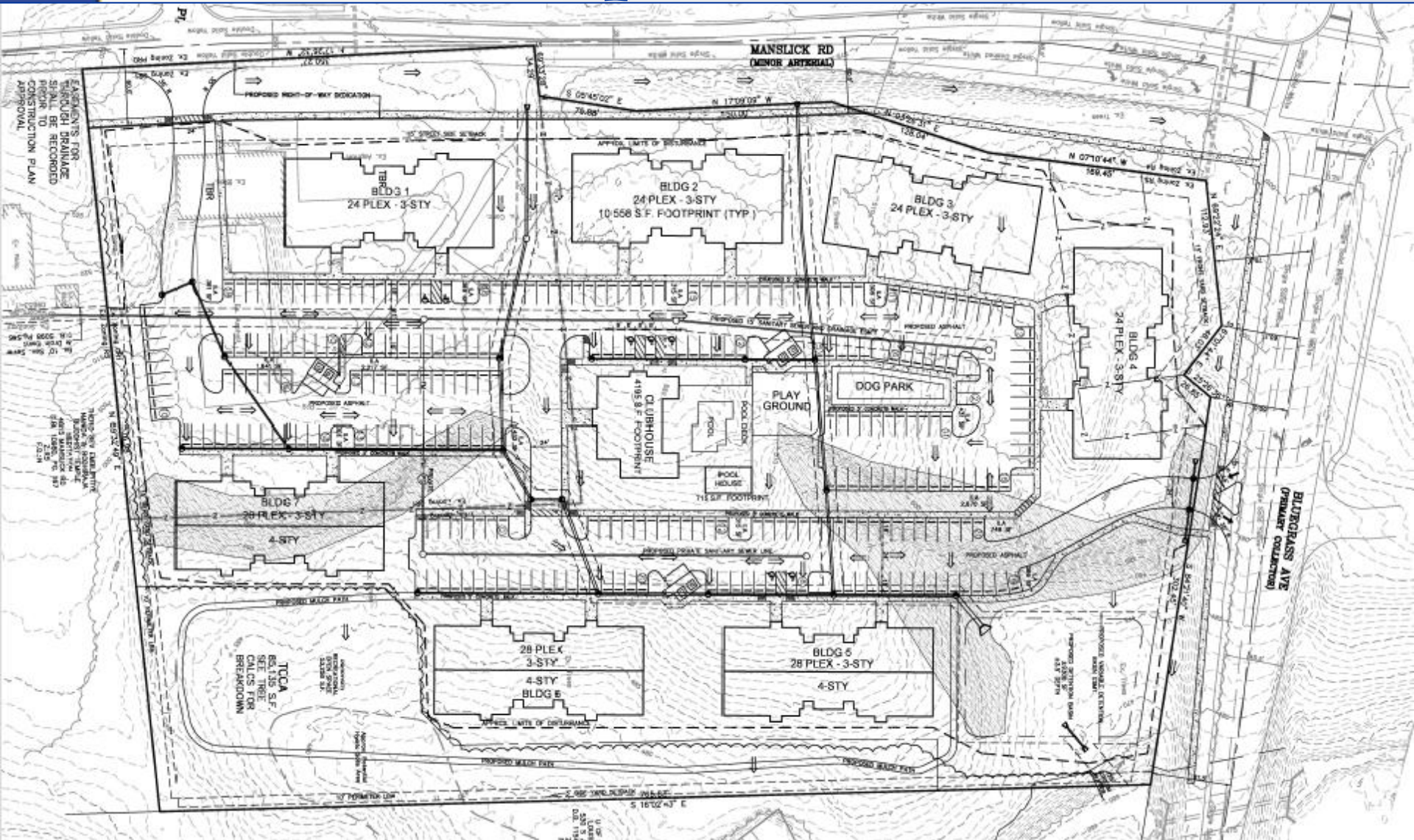
Requests

- **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 LapSiding



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.