# 26-VARIANCE-0067

**Board of Zoning Adjustment**
**Staff Report**
**July 20, 2026**

## Wesley Manor Senior Independent Living

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|---|---|
| **Location:** | 5400 E Manslick Road |
| **Applicant:** | Wesley Manor Retirement Community |
| **Representative:** | Qk4 |
| **Jurisdiction:** | Louisville Metro |
| **Council District:** | 24 – Ginny Mulvey-Woolridge |
| **Case Manager:** | Catherine Gomez, Planner I |

### REQUEST & RECOMMENDED ACTION

1. **Variance** from the Land Development Code (LDC) Table 5.3.1 to permit the height of the proposed structures to exceed the maximum height of 35 feet to 38 feet 7 inches, for a variance of 3 feet 7 inches.
   - Staff finds the request is in keeping with Plan 2040 and recommends the Board of Zoning Adjustment **APPROVE** the Variance.

### CASE SUMMARY

The subject site is currently zoned R-5A multi-family residential within the Neighborhood Form District and contains 5.69 acres. The applicant is proposing four 3-story multi-family buildings with 68 units, a 5,000 square foot resident amenity building and 37,000 square feet of proposed recreation area on the existing nursing home campus of Wesly Manor. There is an existing 1-story community center serving the adjacent nursing facility that will be demolished if this development plan is approved. This development proposes to expand the Wesly Manor Retirement Community adjacent to the subject site and provide 17 new shared parking spaces and 85 interior garage spaces.

### STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCE

1. *The requested variance will not adversely affect public health, safety, or welfare, and will not cause a hazard or nuisance to the public.*

   **STAFF FINDING:** The requested variance will not adversely affect the public health, safety, or welfare, because each structure will be required to comply with all applicable building code regulations.

2. *The requested variance will not alter the essential character of the general vicinity and will not allow an unreasonable circumvention of the requirements of the zoning regulations.*

**STAFF FINDING:** The requested variance will not alter the essential character of the general vicinity as residential properties in the general vicinity maintain building heights. The design of each building will be compatible with the rest of the existing nursing homes in Wesly Manor. The plan will provide the required landscape buffers and plantings adjacent to the single-family residential properties.

3. *The requested variance arises from circumstances which do not generally apply to land in the general vicinity, or in the same zone.*

**STAFF FINDING:** The requested variance does not arise from circumstances which do not generally apply to land in the general vicinity, or in the same zone as the subject property is similar in size and width to most of the properties on the block face.

4. *The strict application of the provision of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.*

**STAFF FINDING:** The strict application of the provision of the regulation would deprive the applicant of reasonable use of the land as the applicant would not be able to provide 28 units, which is permitted by the density of the zoning district, if the height of the building is restricted to 35 feet. Each building will be 3-stories, which permits the construction of 28 units and garage spaces for each unit.

*5. The circumstances are the result of action of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.*

**STAFF FINDING:** The circumstances are not the result of action of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought as

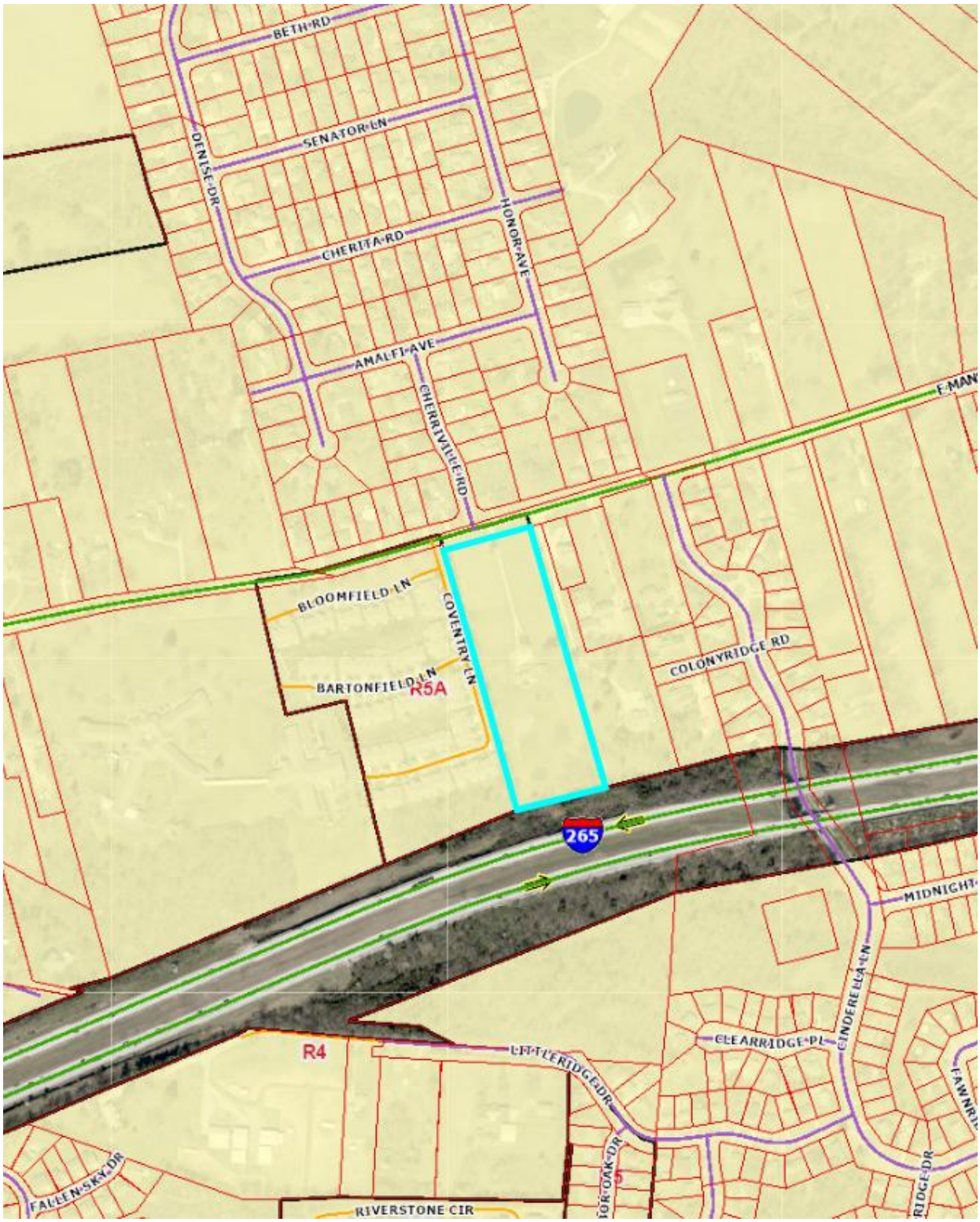
## NOTIFICATION

| DATE | PURPOSE OF NOTICE | RECIPIENTS |
|---|---|---|
| 6/30/2026 | Board of Zoning Adjustment Public Hearing | 1st tier adjoining property owners and current residents; Registered Neighborhood Groups in Council District 24 |
| 7/10/2026 | Board of Zoning Adjustment Public Hearing | Sign posted on property |

## ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**


BETH RD
SENATOR LN
DENISE DR
CHERITA RD
HONOR AVE
AMALFI AVE
CHERRYVALLEY RD
BLOOMFIELD LN
COVENTRY LN
BARTONFIELD LN
R5A
COLONYRIDGE RD
265
R4
LITTLERIDGE DR
CLEARRIDGE PL
CINDERELLA LN
MIDNIGHT
FAWNRI
FALLEN SKY DR
RIVERSTONE CIR

**2. Aerial Photograph**