



26-CAT3-0002

Development Review Committee
Staff Report
July 29, 2026

Adalynn Crossing Apartments

Location: 3705 Manslick Road
Applicant: Louisville Metro Government
Representative: Land Design & Development, Inc.
Jurisdiction: Louisville Metro
Council District: 3 – Shameka Parrish-Wright, 15 – Jennifer Chappell
Case Manager: Abby Bills, Planner I

REQUESTS & RECOMMENDED ACTIONS

1. **26-WAIVER-0069:** Waiver of Land Development Code Section 10.2.10 to omit the required vehicular use area landscape buffer area (VUA LBA) along the north property line.
 - Staff finds the justification for the request is adequate and recommends the Development Review Committee **APPROVE** the Waiver
2. **26-WAIVER-0070:** Waiver of Land Development Code Section 5.4.1.G.1.b and 5.4.1.G.3 to allow parking to be located between the front façade of the building and the primary street.
 - Staff finds the justification for the request is adequate and recommends the Development Review Committee **APPROVE** the Waiver
3. **Category 3 Development Plan**
 - Staff finds the proposal meets the requirements of the Land Development Code, with the exception of the requested waivers, and recommends the Development Review Committee **APPROVE** the Category 3 Development Plan

CASE SUMMARY

The subject site is currently zoned R-7 Multi-Family Residential within the Traditional Neighborhood Form District on 2.5 acres, and is located adjacent to Old Manslick Road, north of I-264. The applicant is proposing to construct a 48-unit apartment complex, consisting of two residential buildings of three stories each, a small community center, a maintenance building, and 70 parking spaces. There will be one point of access coming from Old Manslick Road to the north.

The applicant has additionally requested to close the public right of way directly to the north and east of the existing parcel; this request is associated with case 26-STRCLOSUREPA-0005, which is currently under review. A minor plat will additionally be required to create proposed Tract 2 on the development plan.

TECHNICAL REVIEW

- Both MSD and Transportation Planning have provided preliminary approval of the plan.
- The associated street closure request, currently under case #26-STRCLOSUREPA-0005, must be approved by Louisville Metro Council prior to issuance of any building permits.
- An Archaeological Study was provided confirming that the boundaries of the inactive “Manslick Cemetery” to the north is not within the limits of disturbance of the proposed development.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR 26-WAIVER-0069

(a) The waiver will not adversely affect adjacent property owners; and

STAFF FINDING: The requested waiver will not adversely affect adjacent property owners as the adjacent property to the north is an inactive cemetery owned by Louisville Metro Government and contains no residents. The residential subdivision to the northeast of the subject site will not be adversely affected by the omission of the VUA LBA as it is adequately screened from view by existing vegetation along Old Manslick Road.

(b) The waiver will not violate specific guidelines of Plan 2040;

STAFF FINDING: The proposal will not violate specific guidelines of Plan 2040. Community Form Goal 1, Policy 4 calls for the proposal to ensure new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern of development within the Form District. The request to omit the VUA LBA along the north property line will be compatible with the existing development, or lack of, on the inactive cemetery to the north. There will be no redevelopment of the inactive cemetery, so there is reason that the VUA LBA and related plantings should be required relating to site design or scale.

Additionally, one of the intents of the Traditional Neighborhood form district is to provide parks and open space resources convenient to neighborhood residents; the proposal will be in line with this intent even with the waiver request, as there will be direct pedestrian access from the buildings to the neighboring park to the east.

(c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant

STAFF FINDING: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as there is no room on the proposed plan to provide the full 10 foot VUA LBA along the north property line, while still providing adequate access to and from the main parking lot.

(d) Either: (i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR (ii) The strict application of the provisions 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 provisions of the regulation would deprive the applicant of the reasonable use of the land as the proposal is still meeting the intent of the regulation with the requested waiver. The property to the north is an inactive cemetery and will never be developed as a residential use. Therefore, the intent of the regulation, to reduce the visual impact of the vehicular use area on neighboring residents, will continue to be met even with the omission of the VUA LBA entirely.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR 26-WAIVER-0070

(a) The waiver will not adversely affect adjacent property owners; and

STAFF FINDING: The requested waiver will not adversely affect adjacent property owners as there are no residential properties adjacent to the subject site. The inactive cemetery to the north of the parcel and Metro-owned park to the east of the parcel will not be developed residentially in the future.

(b) The waiver will not violate specific guidelines of Plan 2040; and

STAFF FINDING: Community Form Goal 1, Policy 17 calls for the proposal to mitigate adverse impacts of traffic from proposed development on nearby existing communities. The proposed development will be developed in line with this policy even with the extent of the waiver, as the proposed parking spaces will be screened from all adjacent residents by the existing landscape of the general area. The 4 parking spaces located in front of the buildings will not adversely impact the nearby communities from a traffic and lighting lens.

(c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF FINDING: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant, as only 4 of the 70 proposed parking spaces will be located in front of the buildings. The applicant has provided as many spaces in compliance with the regulation as the lot will reasonably fit; the applicant is additionally providing an amount well under the maximum allowed parking of 96 spaces.

(d) Either: (i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR (ii) The strict application of the provisions 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 applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived. In front of Building #2, the applicant has provided recreational open space in the form of a playground in addition

to the pedestrian connection to the adjacent park. This exceeds the open space standards of the Land Development Code and compensates for the non-compliance of the 4 parking spaces adjacent to said playground.

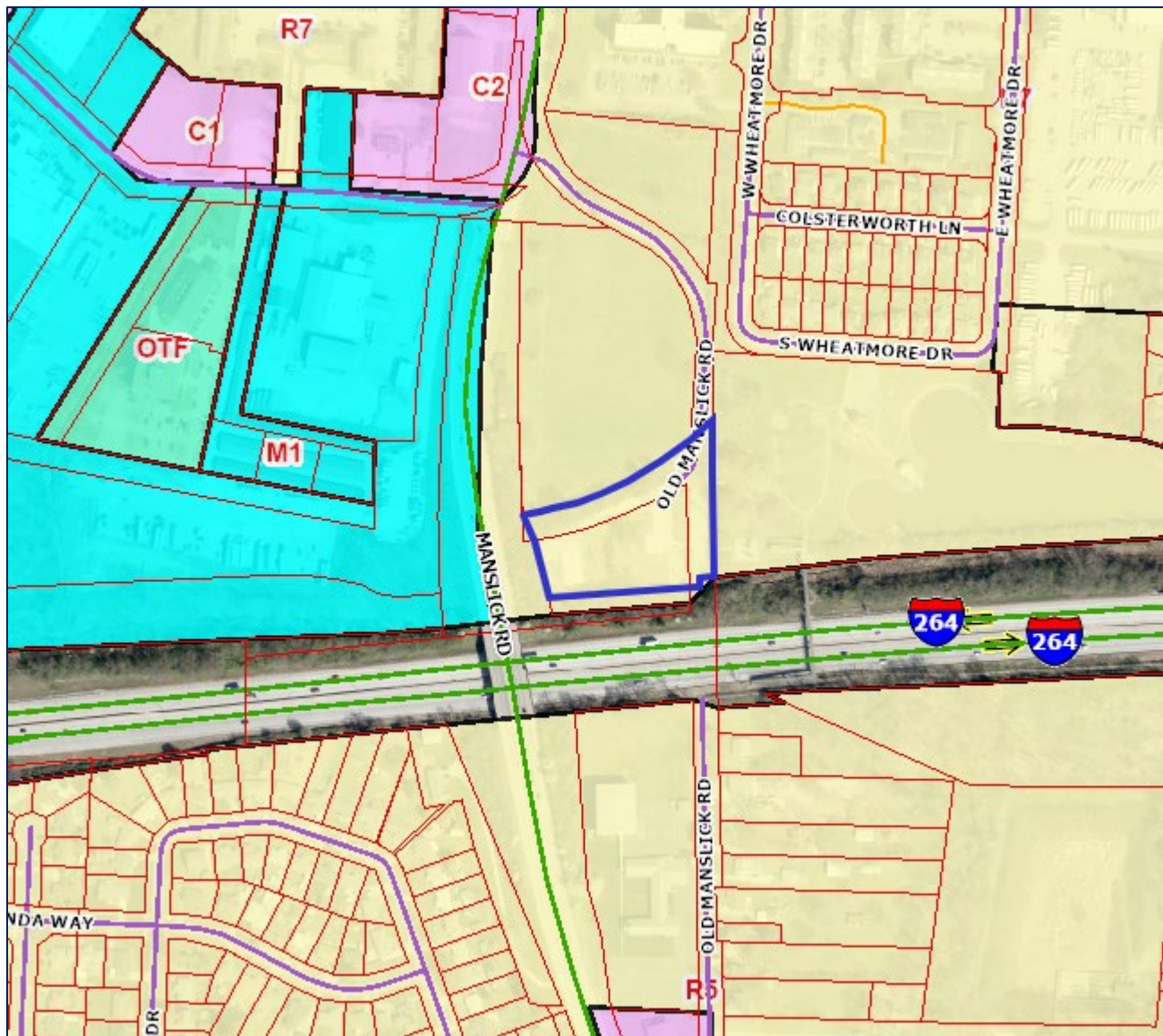
NOTIFICATION

DATE	PURPOSE OF NOTICE	RECIPIENTS
7/14/2026	Development Review Committee Public Hearing	1st tier adjoining property owners and current residents
7/9/2026	Development Review Committee Public Hearing	Registered Neighborhood Groups in Council District 3 & 15

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

