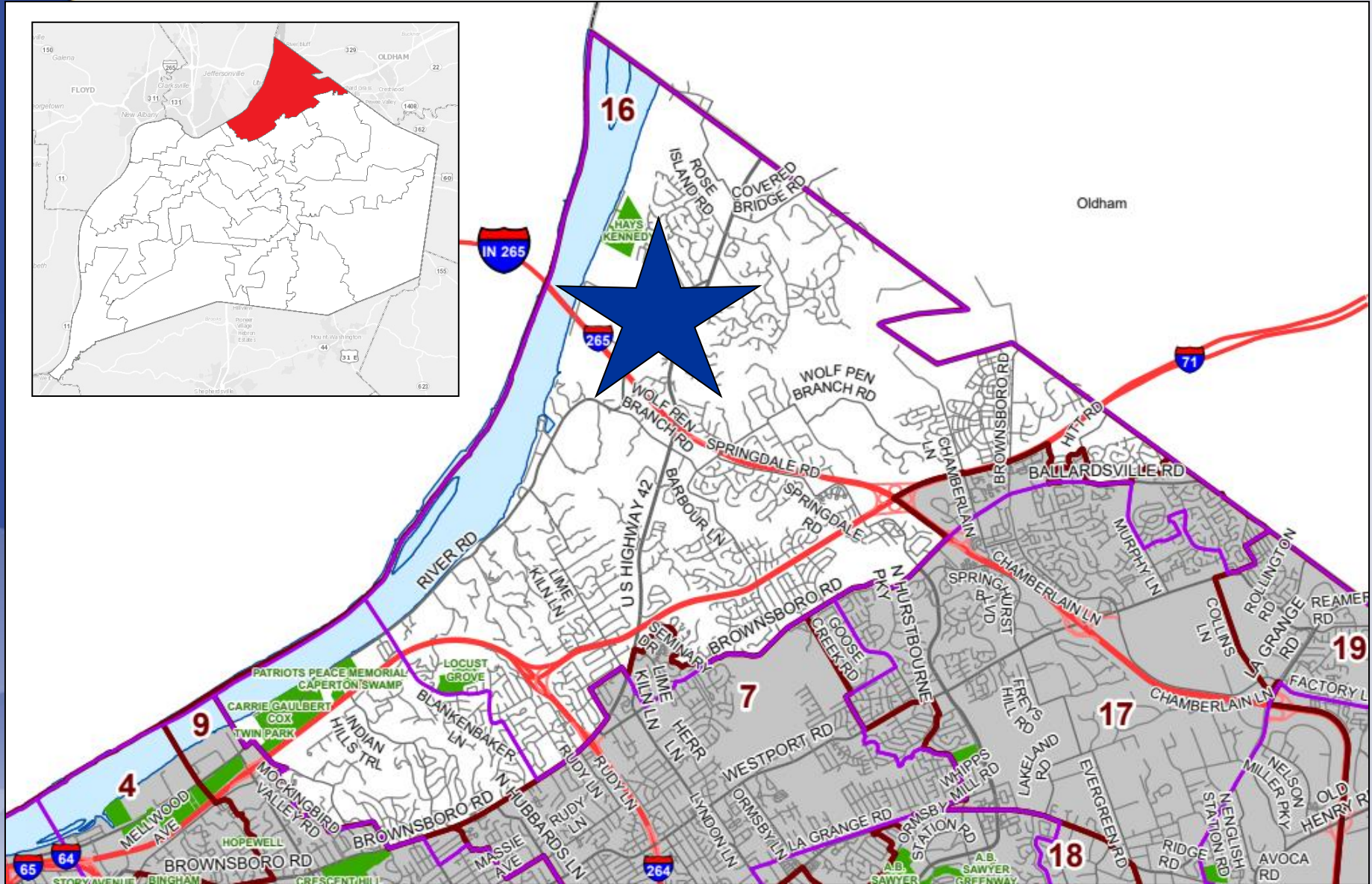
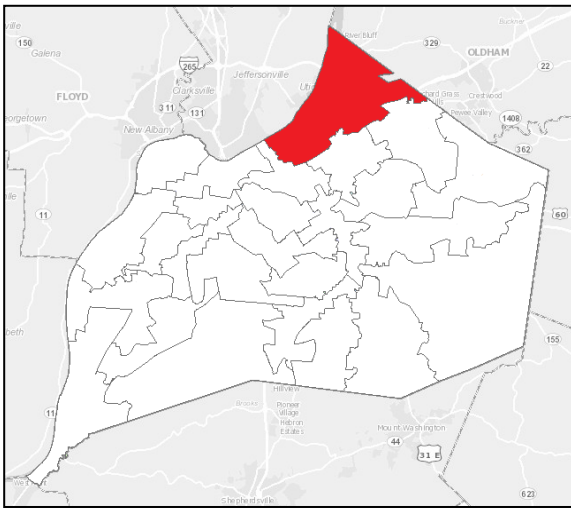


22-ZONE-0002 PROSPECT COVE

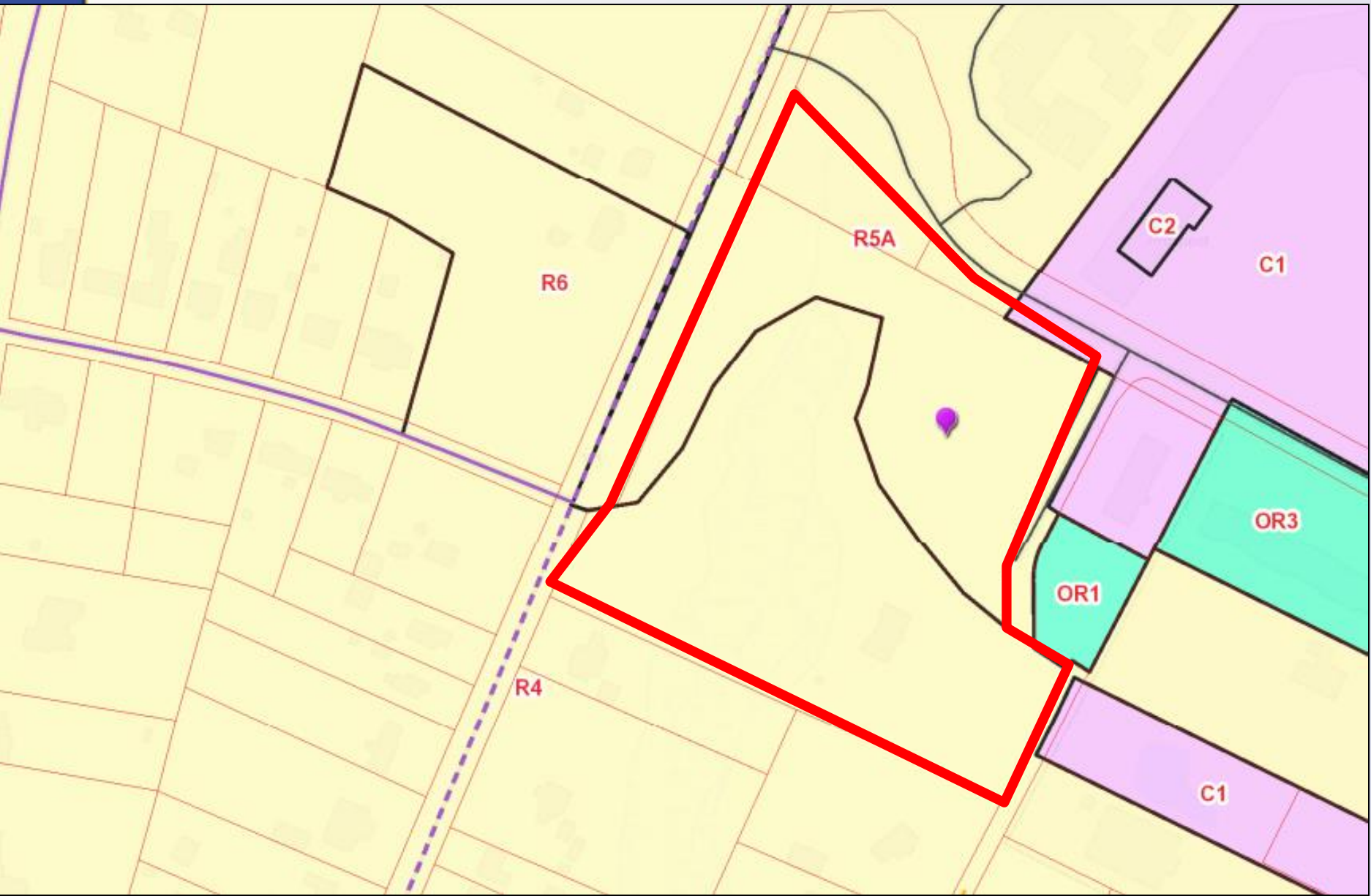


Planning & Zoning Committee
November 15, 2022



**6500 Forest Cove Lane, 7301 River Road and
TB 206 Lot 48
District 16 - Scott Reed**





Request(s)

- Change in zoning from R-4, R-5A, and OR-1 to C-1 and R-7
- Variances:
 1. Variance from Chapter 5.1.12.B to permit the building to be located approximately 338' & 410' from the River Road ROW instead of between the required 61' & 105'
 2. Variance from Chapter 5.3.1.C to permit encroachments into the 15' setback along Forest Cove Lane and Del Haven Avenue
- Waiver from 10.2.10 to eliminate the 15' VUA LBA along Forest Cove Lane and Del Haven Avenue
- Detailed District Development Plan

Case Summary

- 178 units on 9.76 acres
- 18.23 du/ac (R-7 permits 34.8 du/ac.)
- Heavily treed along the River Road
- 59.5% of the existing tree canopy is being preserved
- The Village Form District -Village Outlier
- Across from a commercial center

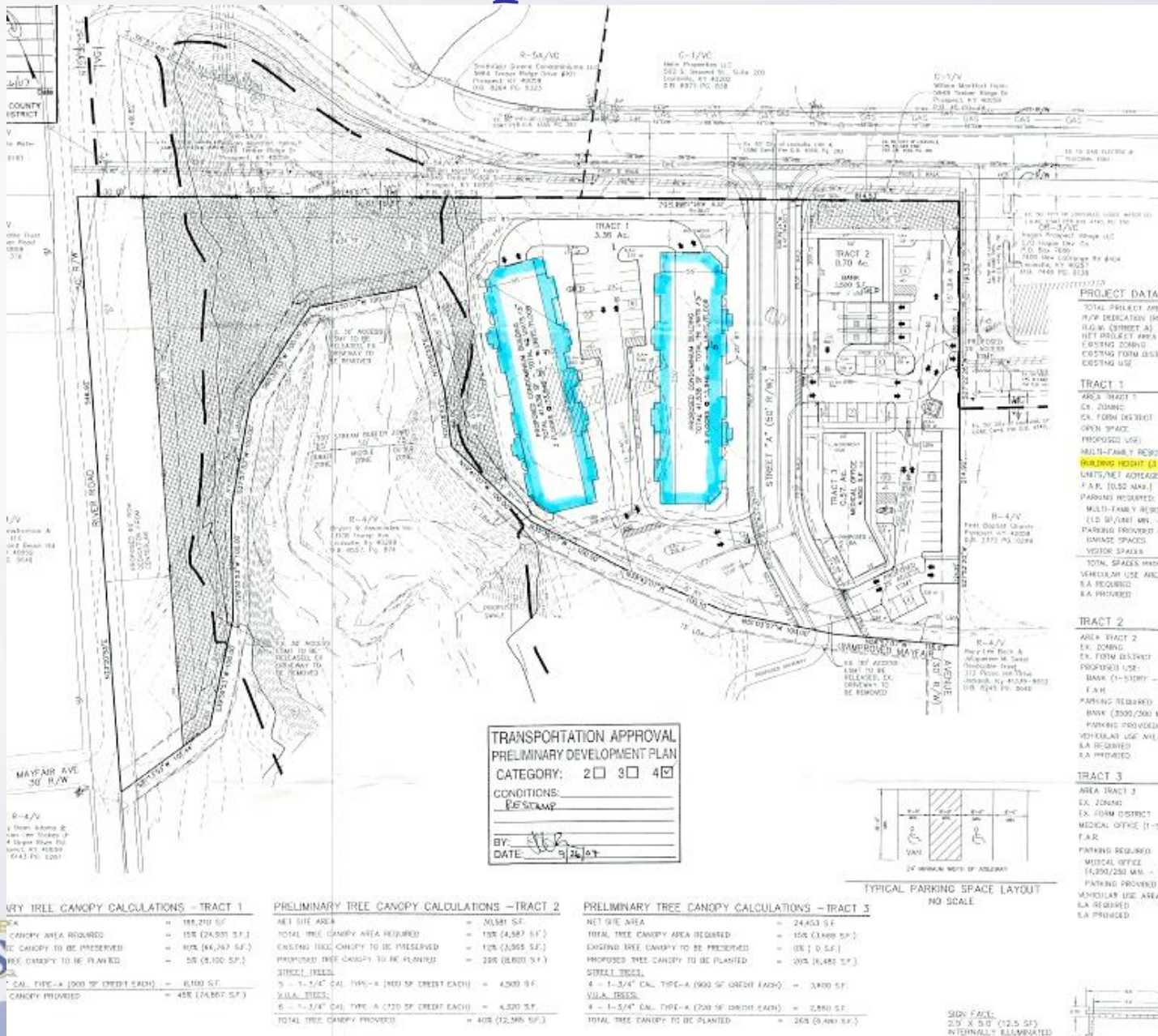
Site Photos-Subject Property

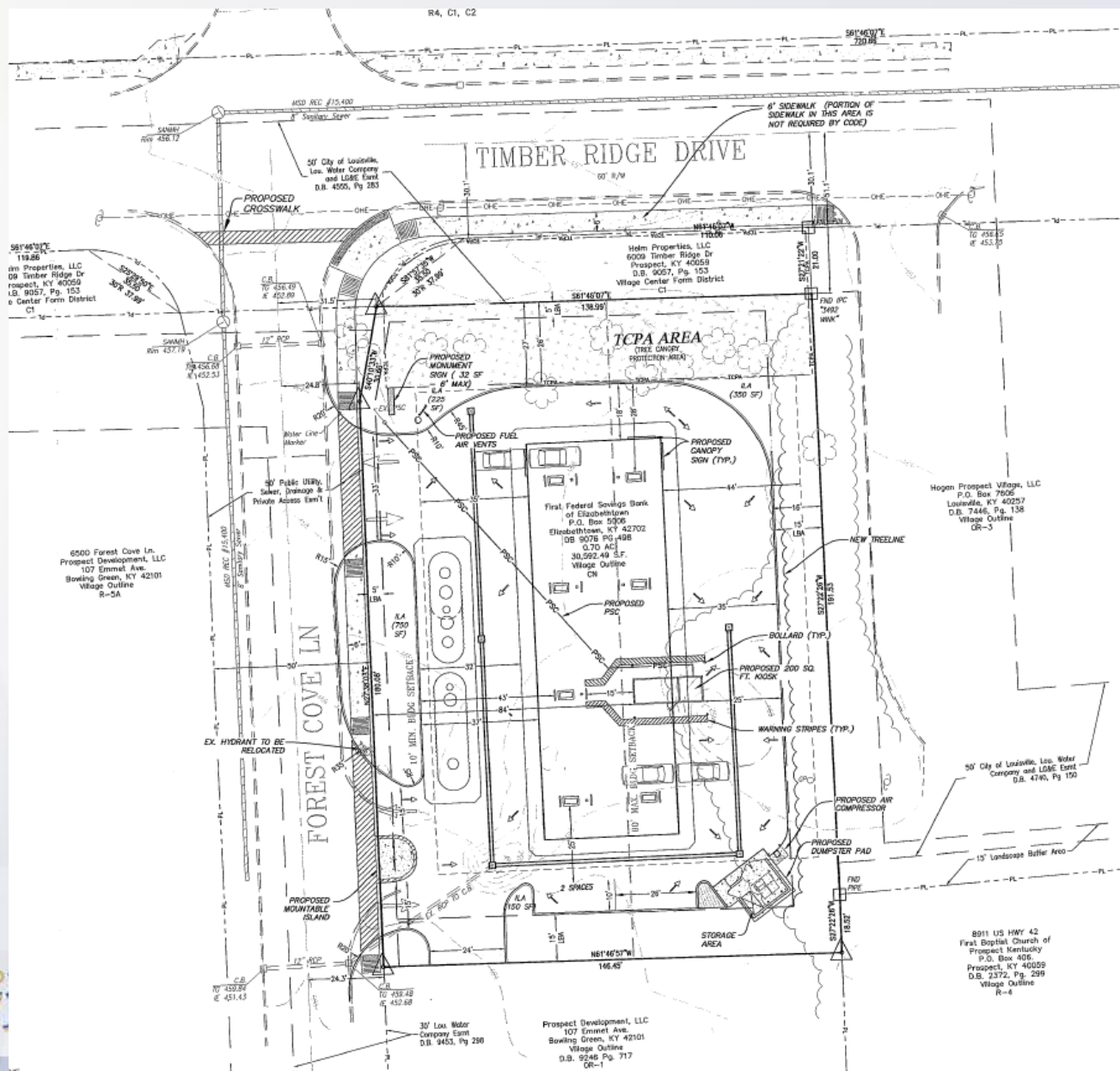


Site Photos-Surrounding Areas

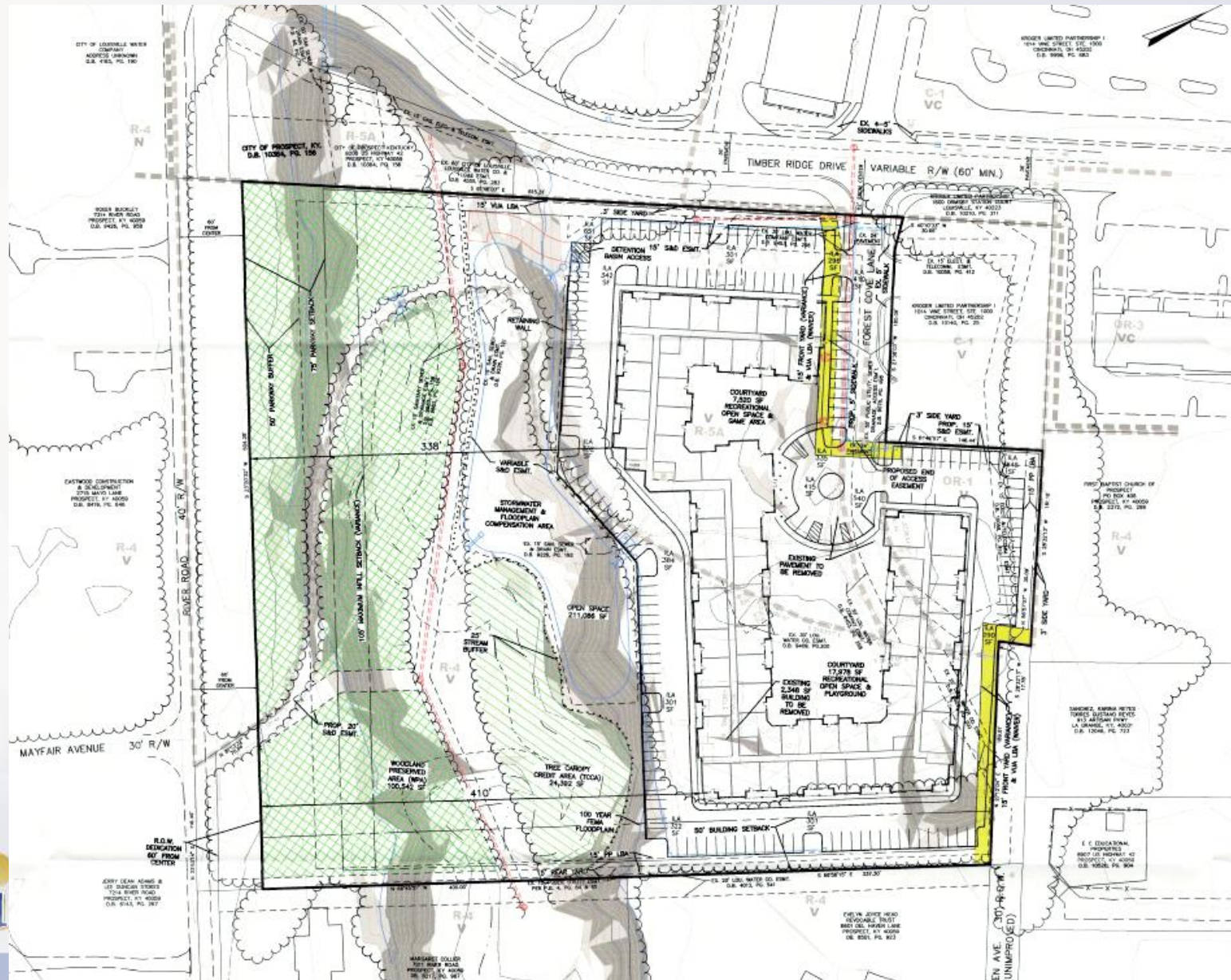


Louisville





Applicant's Development Plan



Applicant's Rendering



Public Meetings

- Neighborhood Meeting on 12/20/2021
- LD&T meeting on 9/8/2022
- Planning Commission public hearing on 10/18/2022
 - 17 people spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4, R-5A and OR-1 to R-7 and C-1 by a vote of 7-0.