



Prospect Cove

22-ZONE-0002

6500 Forest Cove Lane & 7301 River Road

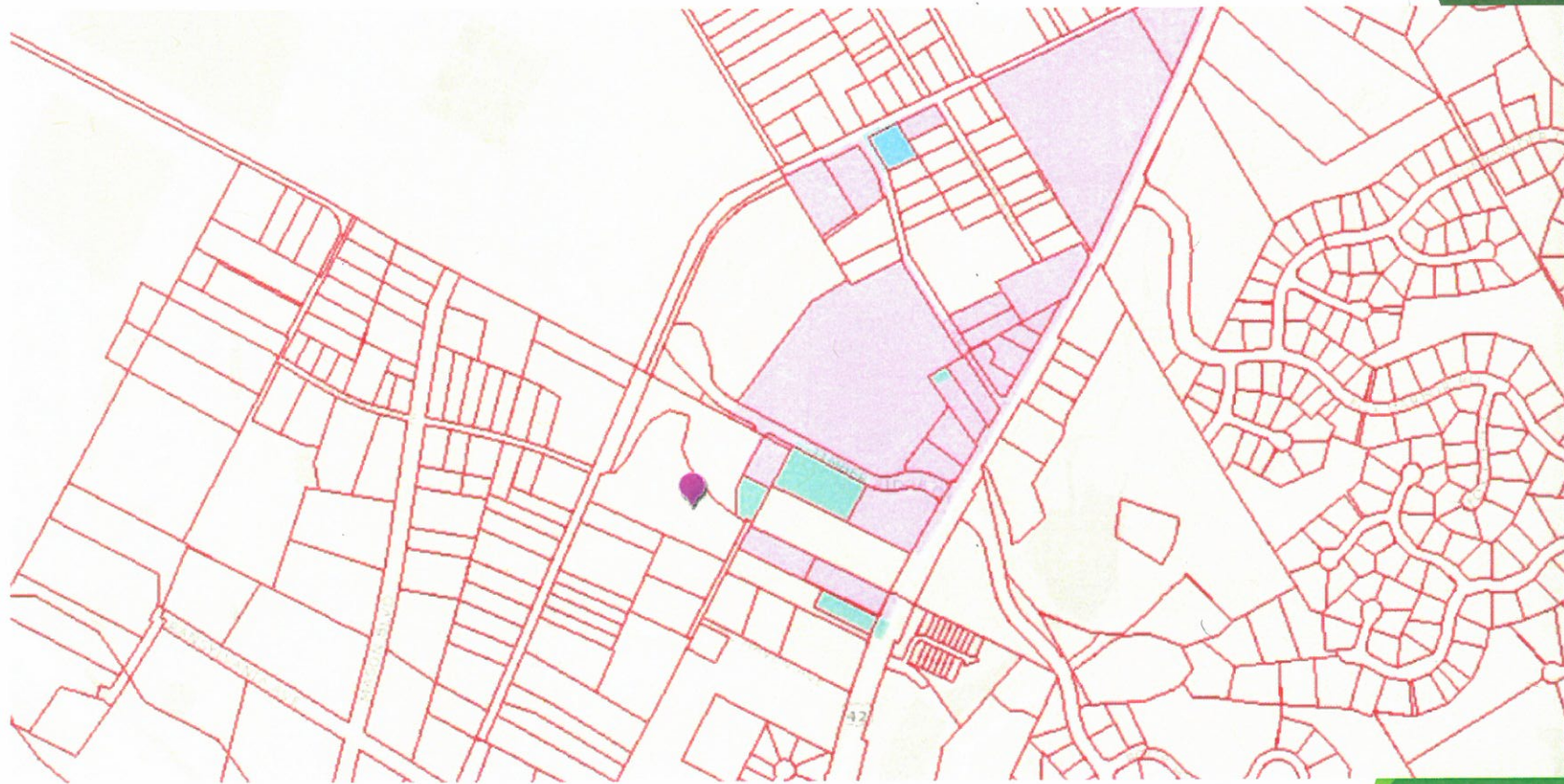
Change in Zoning to R-7

Detailed District Development Plan with WAIVERS and VARIANCES

Subject Property and Surroundings



Zoning in Area



Elevations



3 North Elevation 01
SD2.103 1/16" = 1'-0"



4 West Elevation 01
SD2.103 1/16" = 1'-0"



5 South Elevation 01
SD2.103 1/16" = 1'-0"

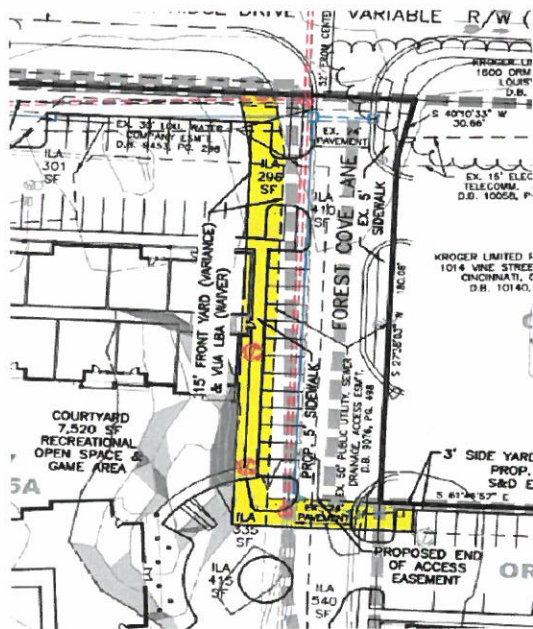


Proposed Building

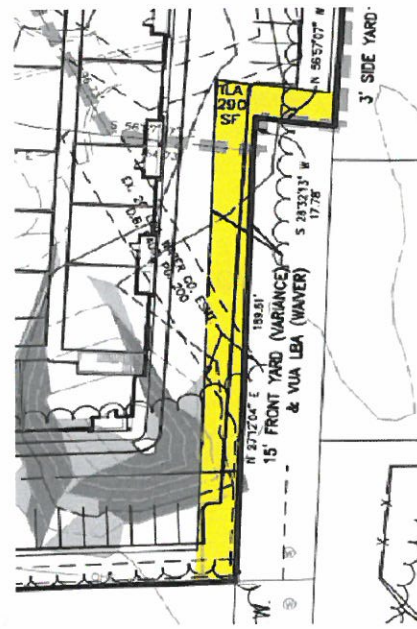


Requested Waivers

- ▶ A waiver is requested from Chapter 10, Part 2 to waive of the VUA landscape buffer area along Forest Cove Lane and Del Haven Avenue.
- ▶ Waiver of Sidewalks on Del Haven Avenue and River Road



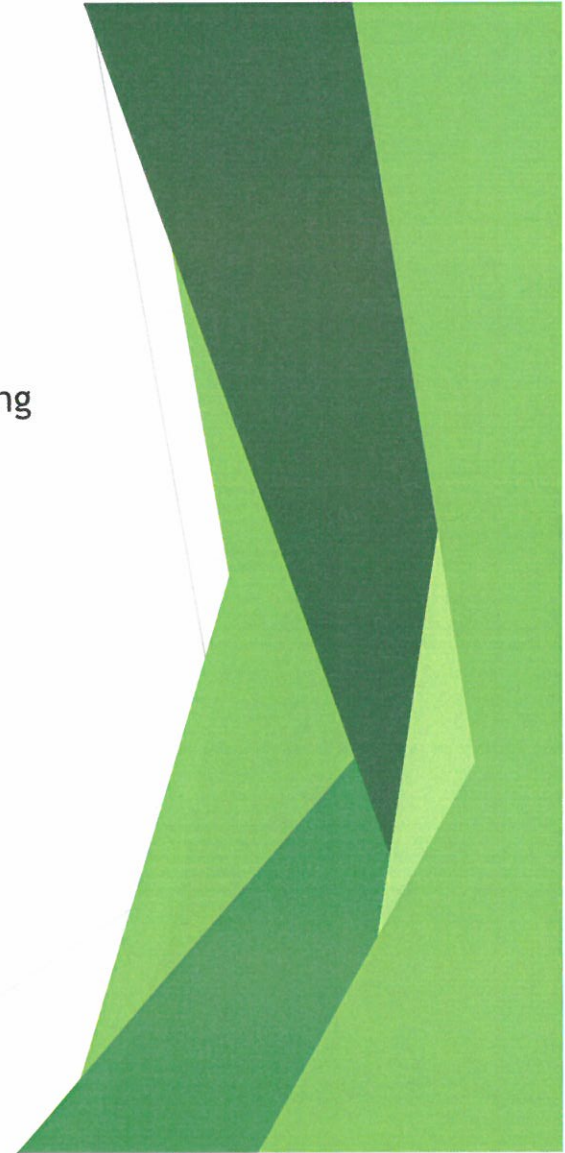
Forest
Cove
Lane



Del
Haven
Avenue

Requested Variances

- ▶ A variance is requested to encroach into the required 15' front setback along Forest Cove Lane and Del Haven Avenue.
- ▶ A variance is requested to exceed the maximum infill setback along River Road by 304 feet.



Proposed Development Plan



Staff Report

- ▶ Technical Review
 - ▶ Transportation Planning and MSD have preliminarily approved the proposal.
- ▶ Staff Finding
 - ▶ The proposal is ready for a public hearing date to be set.

