Prospect Cove

22-ZONE-0002

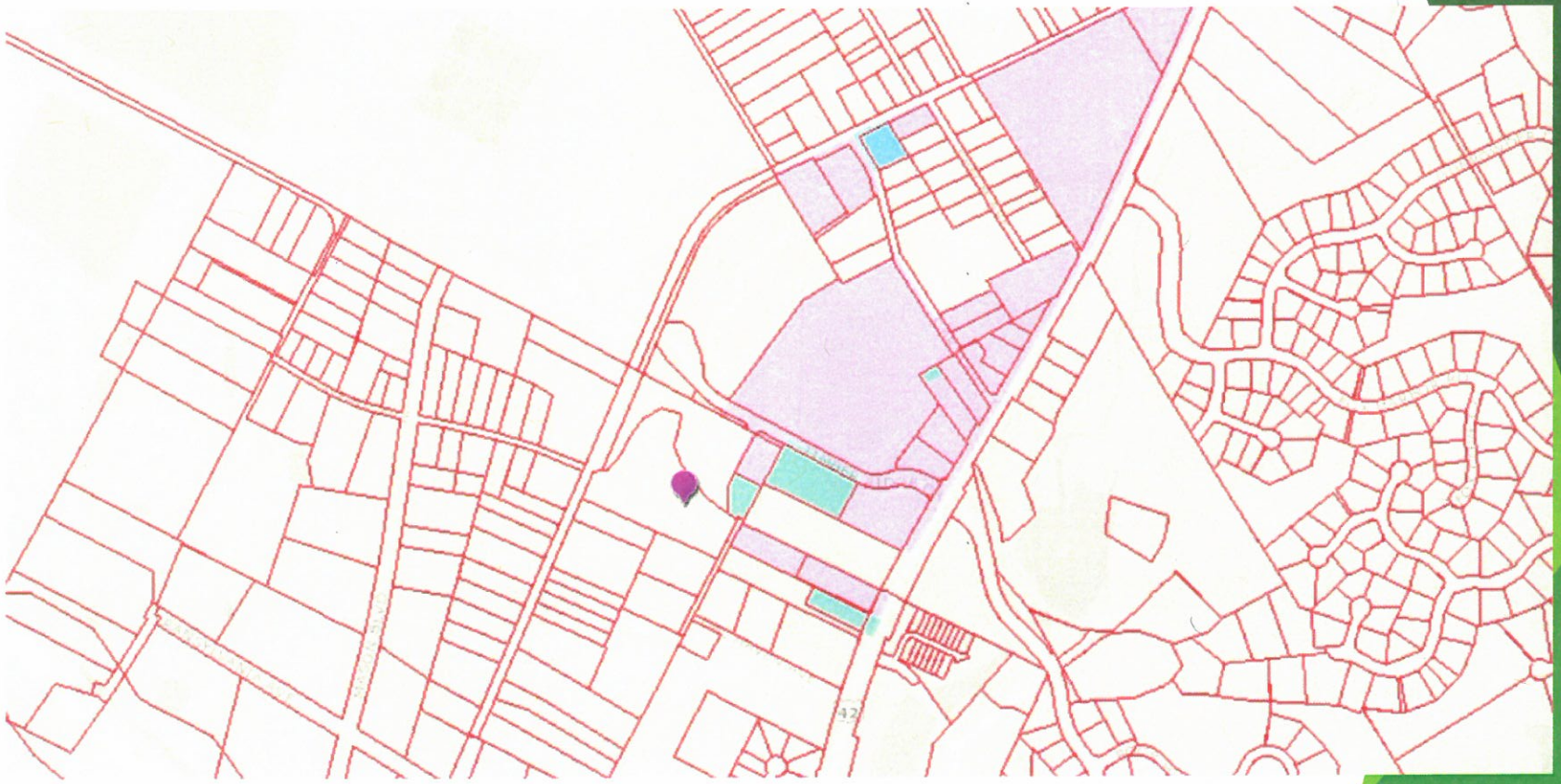
6500 Forest Cove Lane & 7301 River Road

Change in Zoning to R-7

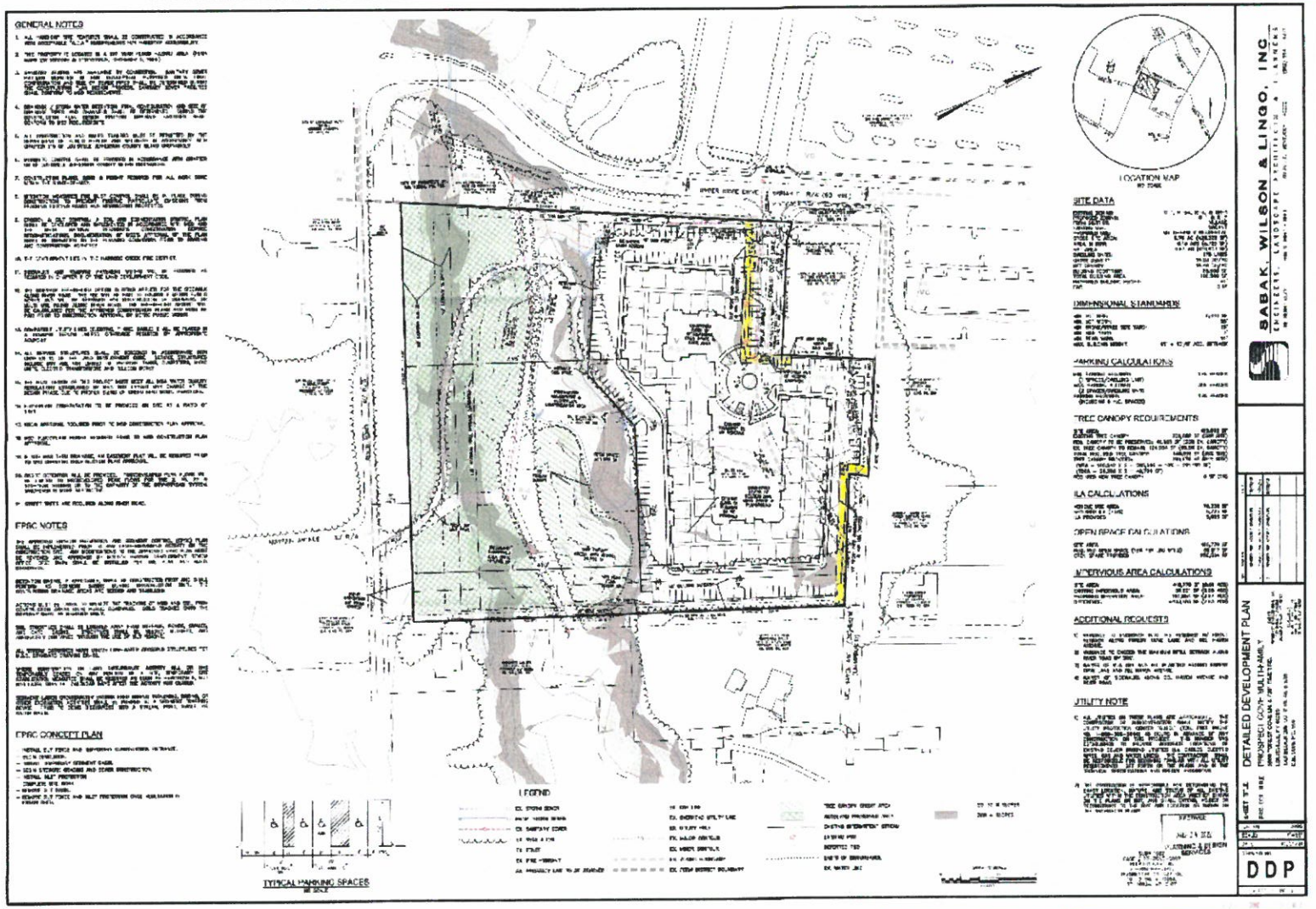
Detailed District Development Plan with WAIVERS and VARIANCES

Subject Property and Surroundings

Zoning in Area



Proposed Development Plan



Elevations

3 North Elevation 01
SD2.102 1/16" = 1'-0"

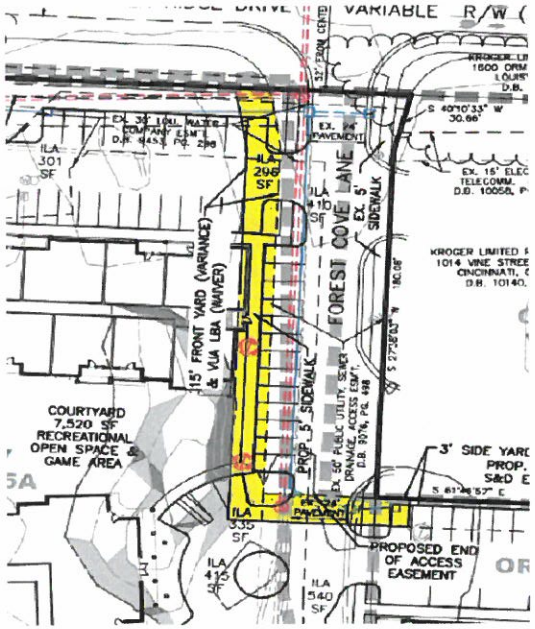
4 West Elevation 01
SD2.102 1/16" = 1'-0"

5 South Elevation 01
SD2.102 1/16" = 1'-0"

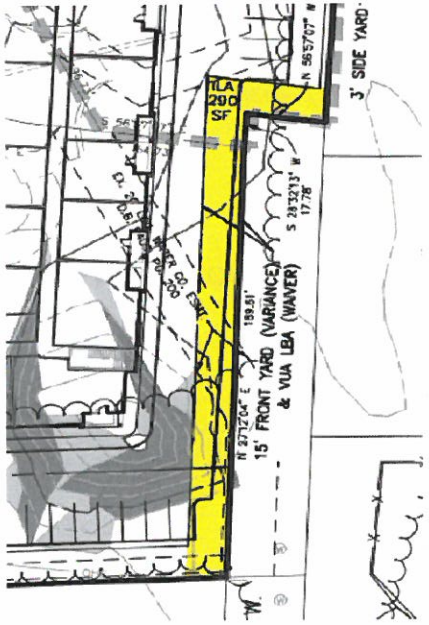
Proposed Building

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.