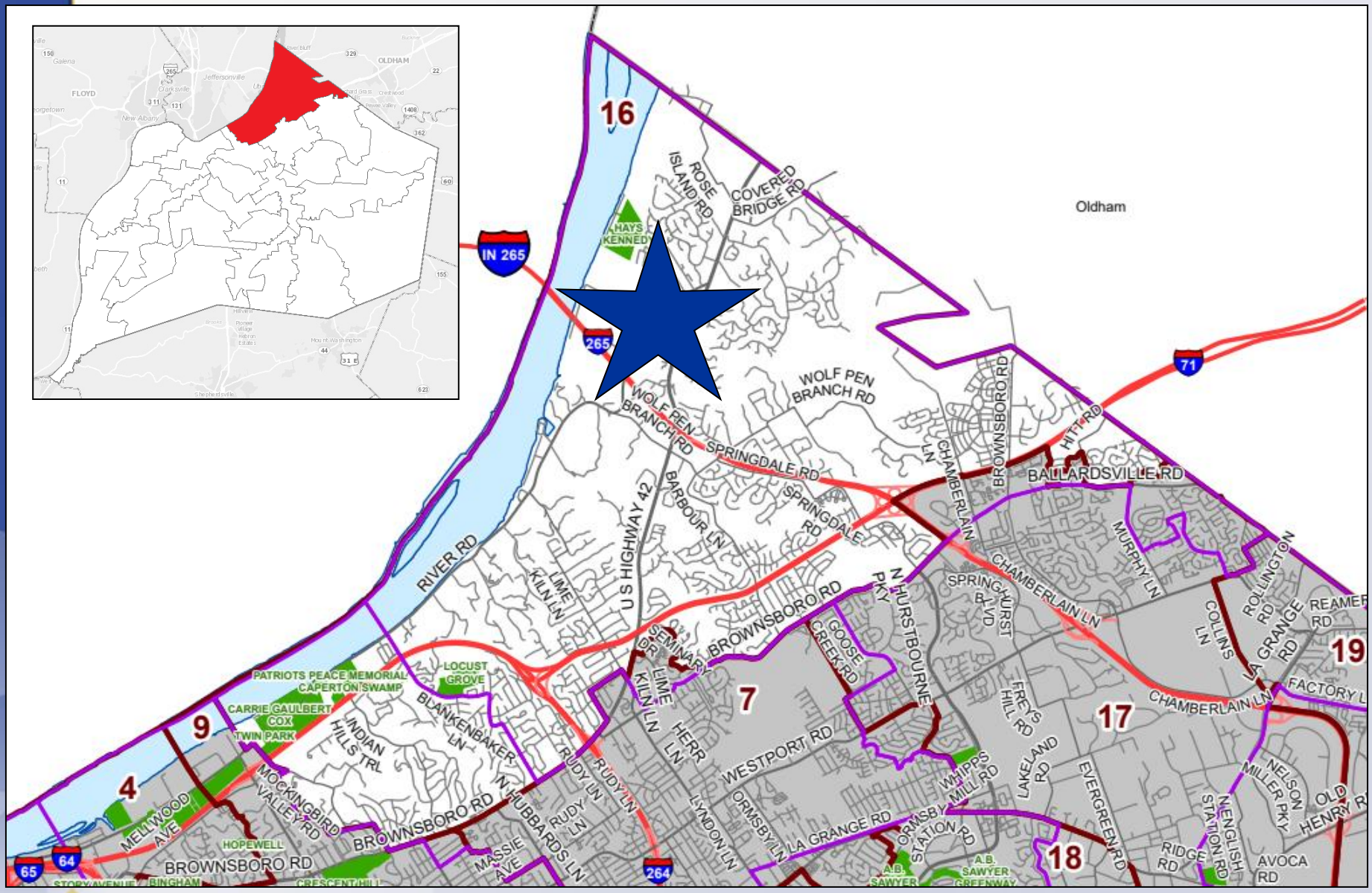
22-ZONE-0002
PROSPECT COVE

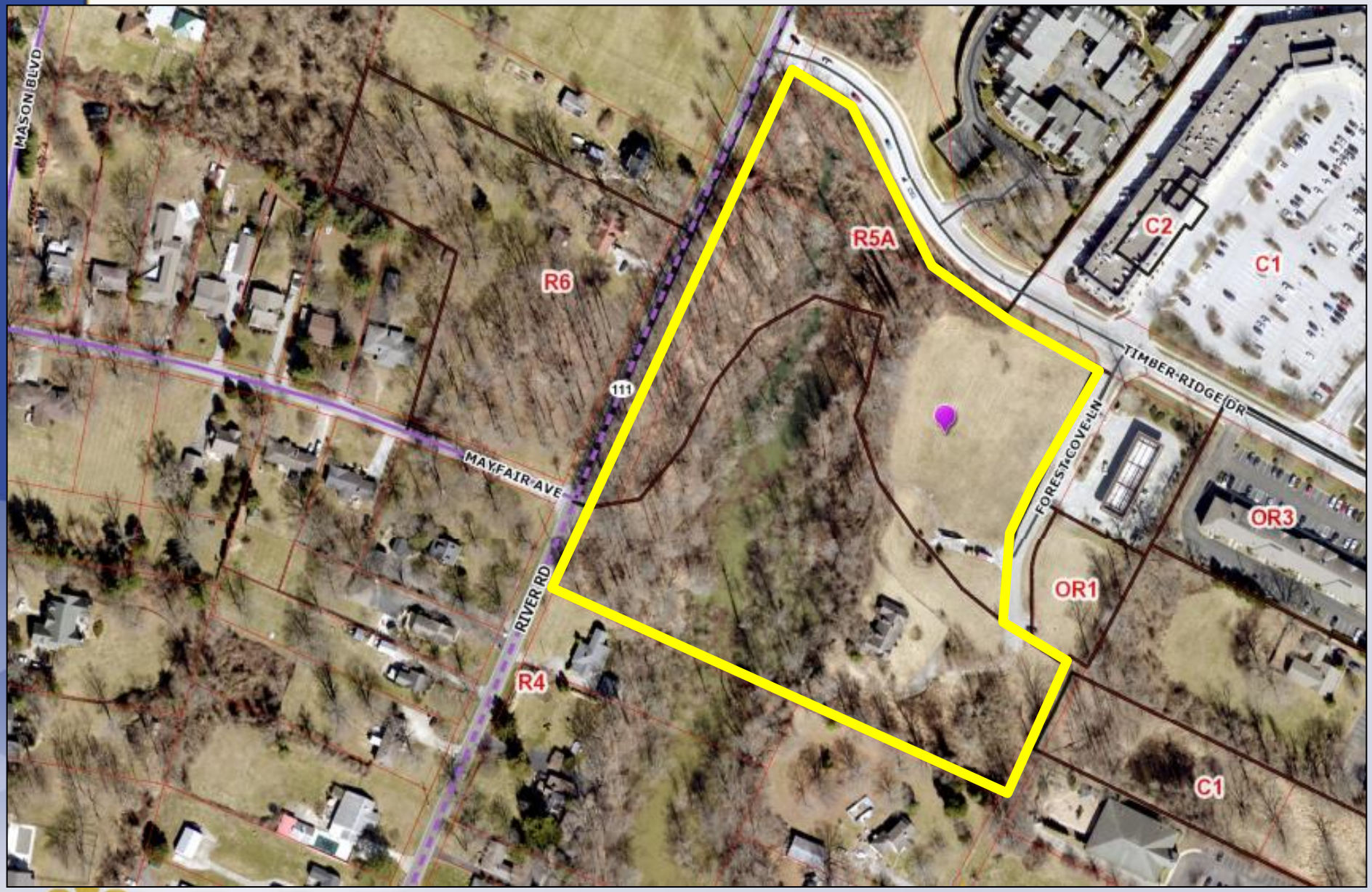
Planning & Zoning Committee
November 15, 2022



6500 Forest Cove Lane, 7301 River Road and TB 206 Lot 48

District 16 – Scott Reed

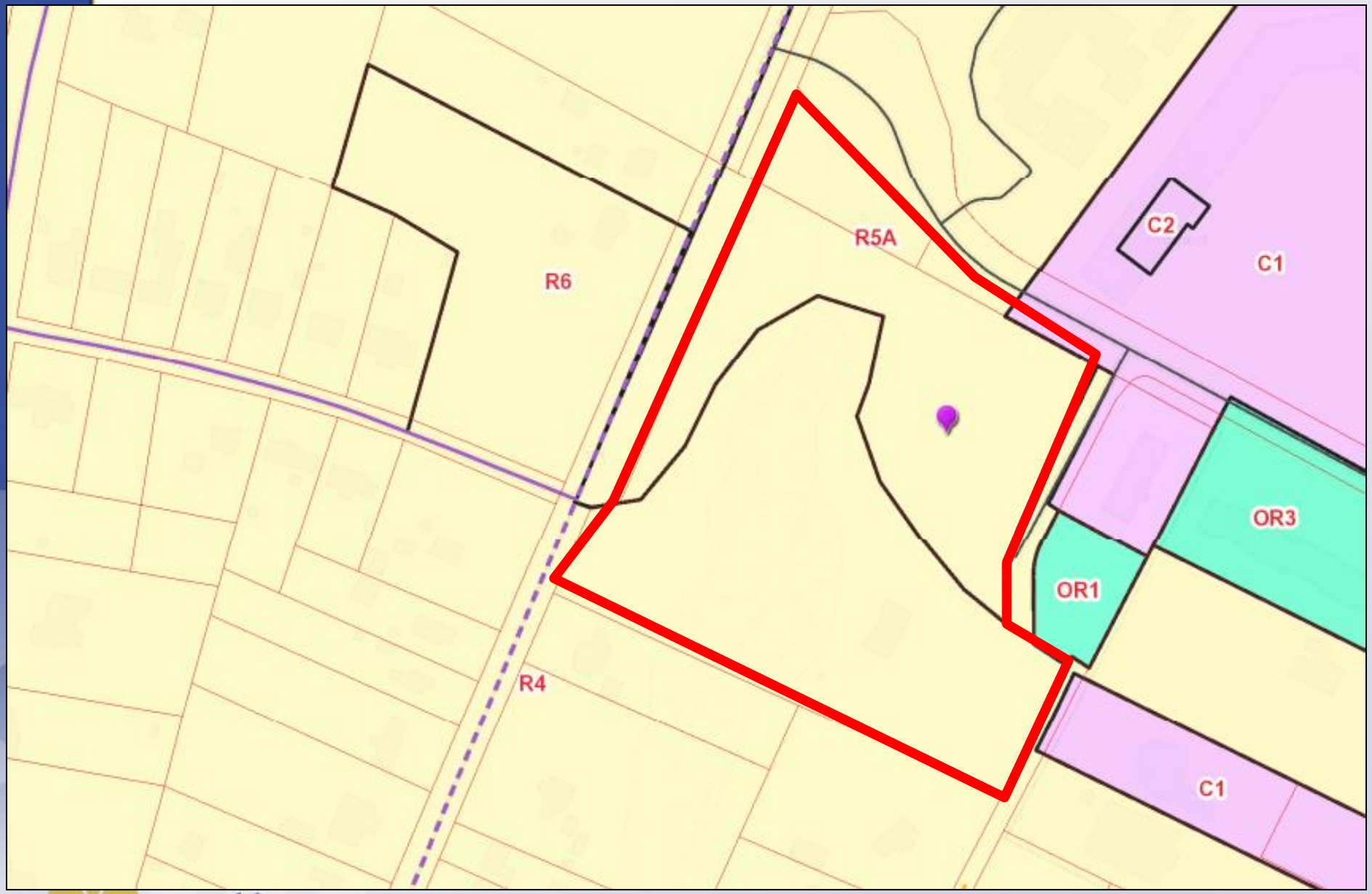
22-ZONE-0002



Metro Louisville

Existing: Vacant
Proposed: Residential

22-ZONE-0002



Louisville METRO

Existing: R-4, R-5A and OR-1/N
Proposed: R-7 & C-1/N

22-ZONE-0002

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

Louisville METRO

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

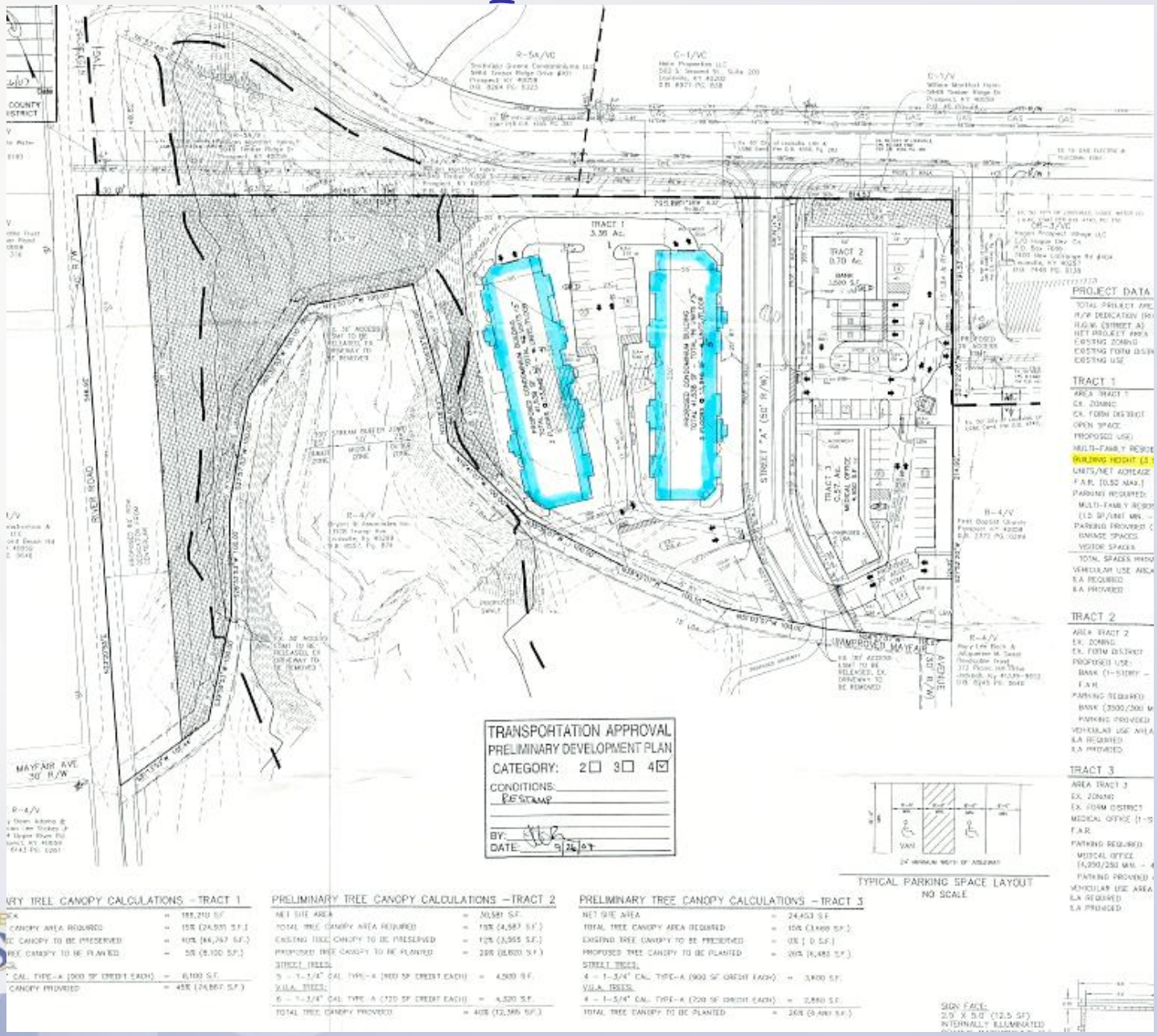
Site Photos-Subject Property

Louisville METRO

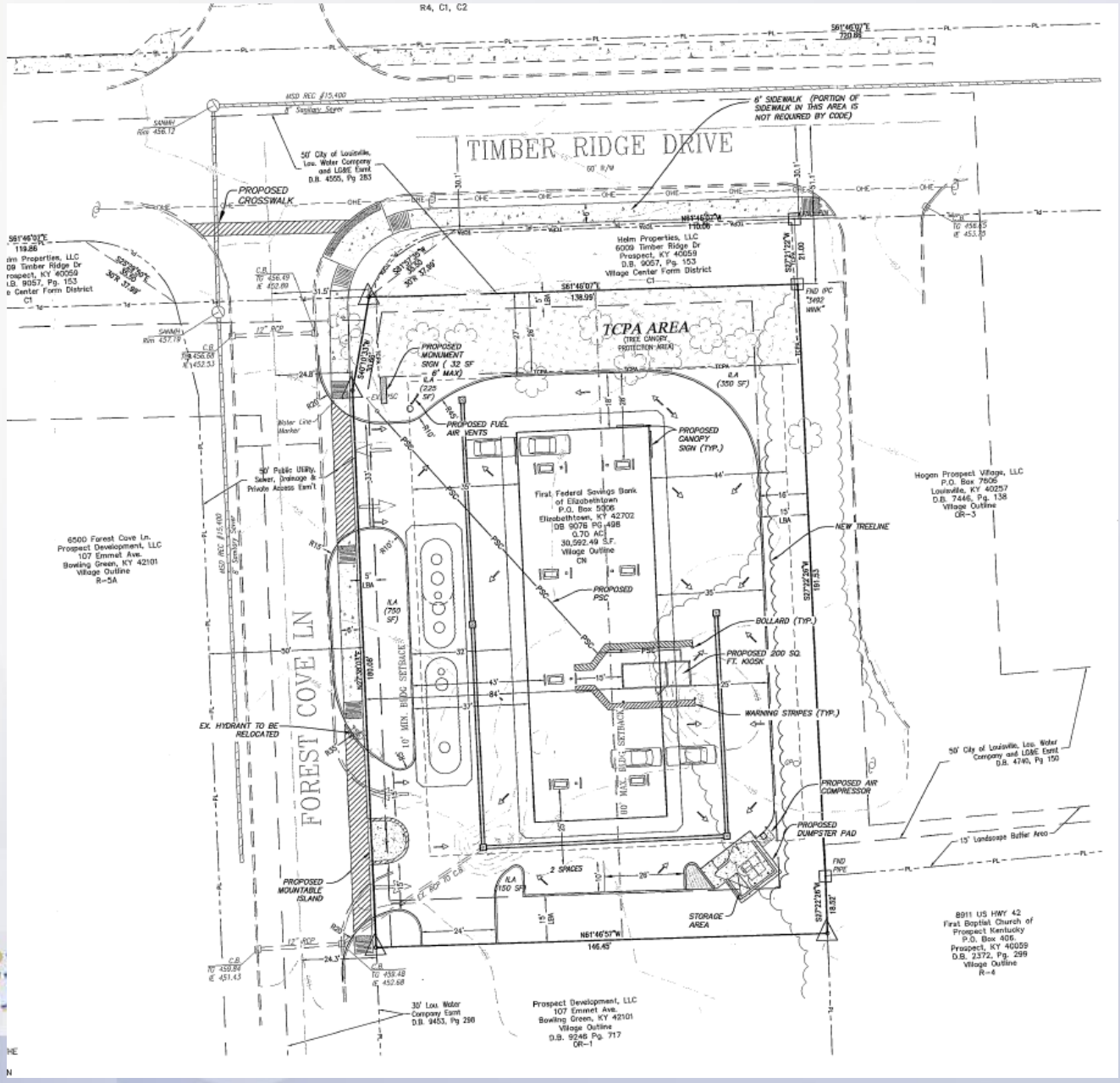
Site Photos-Surrounding Areas

Louisville

9725 Development Plan 2007



18601 Development Plan 2013



Applicant's Development Plan

TIMBER RIDGE DRIVE
VARIABLE R/W (60' MIN.)
EX. 4-5' SIDEWALKS
FOREST COVE LANE
EX. 8' SIDEWALK
RIVER ROAD
40' R/W
MAYFAIR AVENUE
30' R/W
75' HARMONY BUFFER
50' HARMONY BUFFER
105' HARMONY HPLL SETBACK (VARIANCE)
338'
410'
15' VUA LBA
3' SIDE YARD
DETENTION BASIN ACCESS
RETAINING WALL
15' FRONT YARD (VARIANCE) & VUA LBA (WAIVER)
PROP. 5' SIDEWALK
COURTYARD 7,520 SF RECREATIONAL OPEN SPACE & GAME AREA
PROPOSED END OF ACCESS EASEMENT
PROP. 15' S&D ESMT.
VARIABLE S&D ESMT.
STORMWATER MANAGEMENT & FLOODPLAIN COMPENSATION AREA
EXISTING PAVEMENT TO BE REMOVED
OPEN SPACE 711,086 SF
25' STREAM BUFFER
FROM 20' S&D ESMT.
COURTYARD 17,978 SF RECREATIONAL OPEN SPACE & PLAYGROUND
EXISTING 2,340 SF BUILDING TO BE REMOVED
WOODLAND PRESERVED AREA (WPA) 100,542 SF
TREE CANOPY CREDIT AREA (TCCA) 24,302 SF
100 YEAR FEMA FLOODPLAIN
50' BUILDING SETBACK
15' REAR LBA
R.O.W. DEDICATION 60' FROM CENTER
3' SIDE YARD
PROP. 15' S&D ESMT.
15' FRONT YARD (VARIANCE) & VUA LBA (WAIVER)
C-1 VC
C-1 V
OR-3 VC
OR-1
R-5A
R-4 N
R-4 V
EX. 15' ELECT. & TELECOMM. ESMT.
EX. 24' PERMEABLE
EX. 30' UTIL. ESMT.
EX. 30' LOU. WATER CO. ESMT.
EX. 15' SAN. SEWER & SEWER ESMT.
EX. 60' CLEAR CREEK & TRIBUTARY FSM
EX. 60' CLEAR CREEK & TRIBUTARY FSM
EX. 15' GAS, ELEC. & TELECOMM. ESMT.
EX. 30' LOU. WATER CO. ESMT.
EX. 30' UTIL. ESMT.
EX. 30' LOU. WATER CO. ESMT.
EX. 15' SAN. SEWER & SEWER ESMT.

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.