

Development Review Committee

Staff Report

June 17, 2026



Case No:	26-WAIVER-0065
Project Name:	4519 River Rd Single Family Residential
Location:	4519 River Road
Applicant:	River Vision Retire LLC
Representative:	Work Architecture
Jurisdiction:	Louisville Metro
Council District:	16 – Scott Reed
Case Manager:	Sydney Fawcett, Planner I

REQUESTS

- **Waiver** from Land Development Code (LDC) Table 10.3.1 to allow a single-family home to encroach into the required 75 ft. parkway setback. (Waiver #1)
- **Waiver** from Land Development Code (LDC) Table 10.3.1 to not provide the required 50 ft. parkway buffer area along River Road. (Waiver #2)

CASE SUMMARY

The subject site is approximately 1.54 acres zoned R-1 Single-Family Residential and R-4 Single-Family Residential in the Neighborhood form district. The property is located along the Ohio River near the intersection of River Road and Boxhill Lane. The applicant is proposing to construct a single-family home. River Road is classified as a Parkway which requires additional setbacks and buffers that would not typically be required to construct a single-family home in the Neighborhood form district.

STAFF FINDING

Staff finds that the requests are adequately justified for approval based on the analysis contained in the standard of review.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER #1

- a. The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners as adjacent developed properties are constructed within the required parkway setback along River Road. The majority of the properties in the surrounding area are undeveloped.

- b. The waiver will not violate specific guidelines of Plan 2040; and

STAFF: The waiver will not violate specific guidelines of Plan 2040. Community Form Goal 1 Policy 4 calls to ensure new development is compatible with the scale and site design of nearby existing development and with the desired pattern of development. Community Form Goal 1 Policy 11 states that setbacks, lot dimensions, and building heights should be compatible with

those of nearby developments that meet Form District guidelines. The proposed structure meets the site design standards that are typically required in the Neighborhood form district. Community Form Goal 3 Policy 9 encourages development that respects the natural features of the site through sensitive site design, avoids substantial changes to the topography, and minimizes property damage and environmental degradation resulting from disturbance of natural systems. The applicant is proposing to construct the single-family home as close to the front property as possible to remain functional and not disturb the Ohio River while maintaining the desired pattern of development in the Neighborhood form district.

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

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as the required parkway setback is more restrictive than what is required in the Neighborhood form district. If the parkway setback was not applicable, the applicant would be able to meet the site design requirements of the form district.

- 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: The strict application of the provisions of the regulation would deprive the applicant of reasonable use of the land as the land is limited on how it can be developed with the layout and size of the property as well as the proximity of the Ohio River to the subject site. The parkway setback prevents the applicant from developing the site without waiver approval.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER #2

- e. The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners as properties along River Road are developed with structures encroaching into the required parkway buffer.

- f. The waiver will not violate specific guidelines of Plan 2040; and

STAFF: The waiver will not violate specific guidelines of Plan 2040. Community Form Goal 1 Policy 4 calls to ensure new development is compatible with the scale and site design of nearby existing development and with the desired pattern of development. Community Form Goal 1 Policy 9 suggests providing an appropriate transition between uses that are substantially different in scale and intensity or density of development. The transition may be achieved through methods such as landscaped buffer yards, compatible building design, and setback requirements. The proposed single-family home is compatible with the existing development along River Road and the surrounding area. Eliminating the required buffer area would have a minimal impact.

- g. The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as the required parkway buffer encompasses the majority of the buildable portion of the subject property. Since River Road is classified as a parkway, the parkway buffer standards supersede the Neighborhood form district setback standards. If the parkway buffer was not applicable, the applicant would be able to meet the site design requirements of the form district.

- h. 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: The strict application of the provisions of the regulation would deprive the applicant of reasonable use of the land as the land is limited on how it can be developed with the layout and size of the property as well as the proximity of the Ohio River to the subject site. The parkway buffer prevents the applicant from developing the site without waiver approval.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Waiver** from LDC Table 10.3.1 to allow a single-family home to encroach into the required 75 ft. parkway setback. (Waiver #1)
- **APPROVE** or **DENY** the **Waiver** from LDC Table 10.3.1 to not provide the required 50 ft. parkway buffer area along River Road. (Waiver #2)

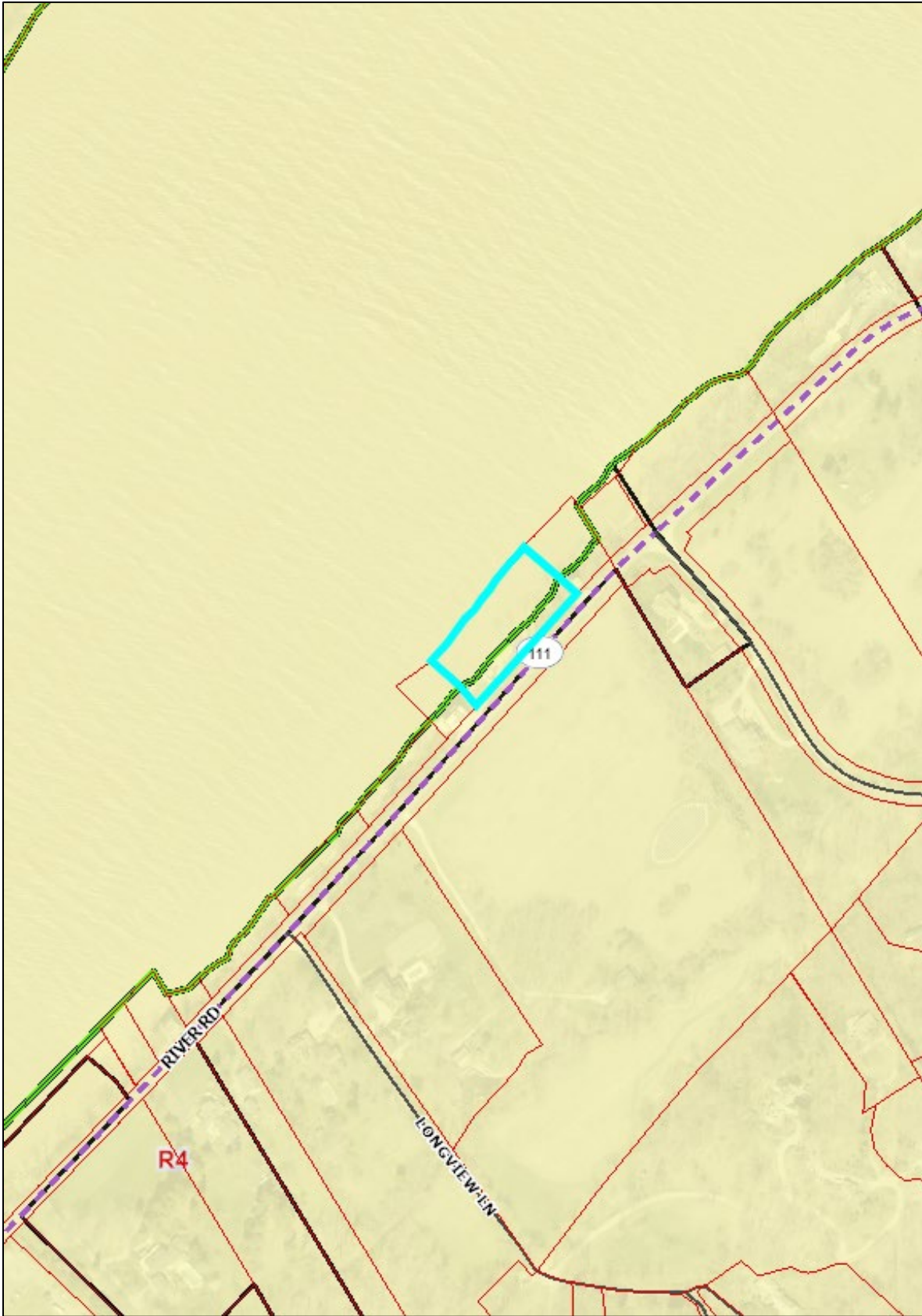
NOTIFICATION

Date	Purpose of Notice	Recipients
6/4/2026	Hearing before DRC	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 16

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

