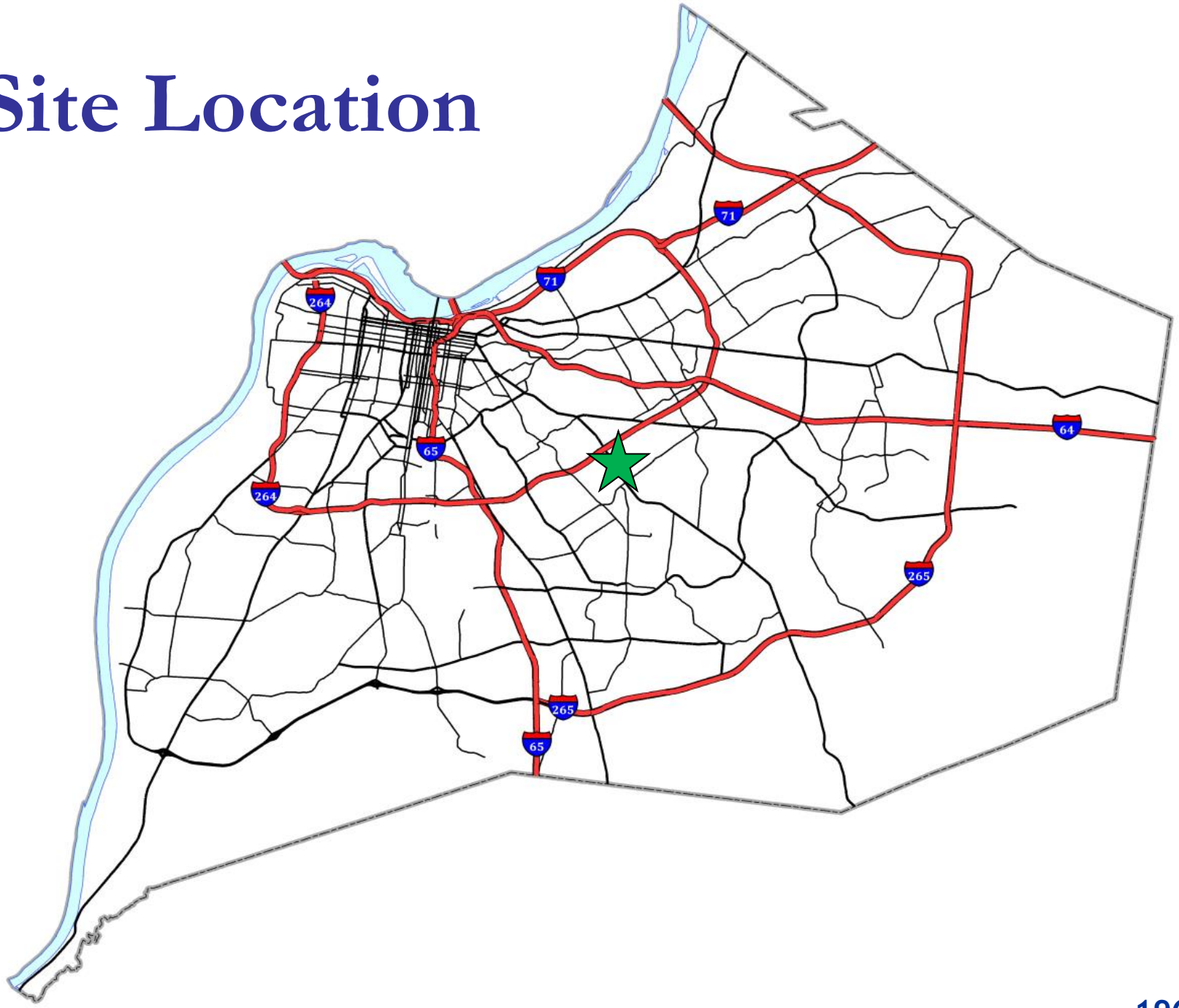
19Cell 1001
3738 Bardstown Road

Metro Louisville

Planning Commission

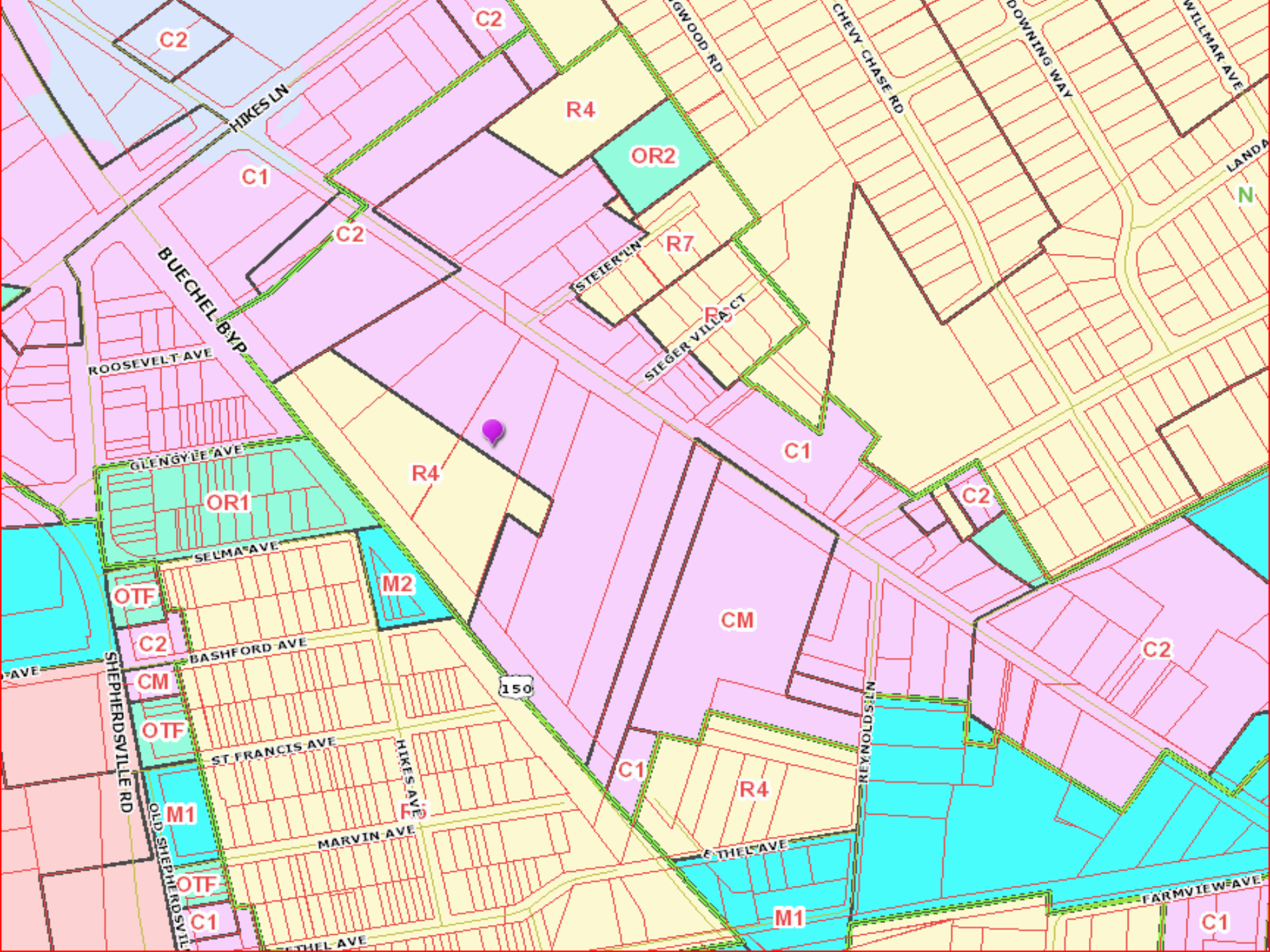
May 21, 2020

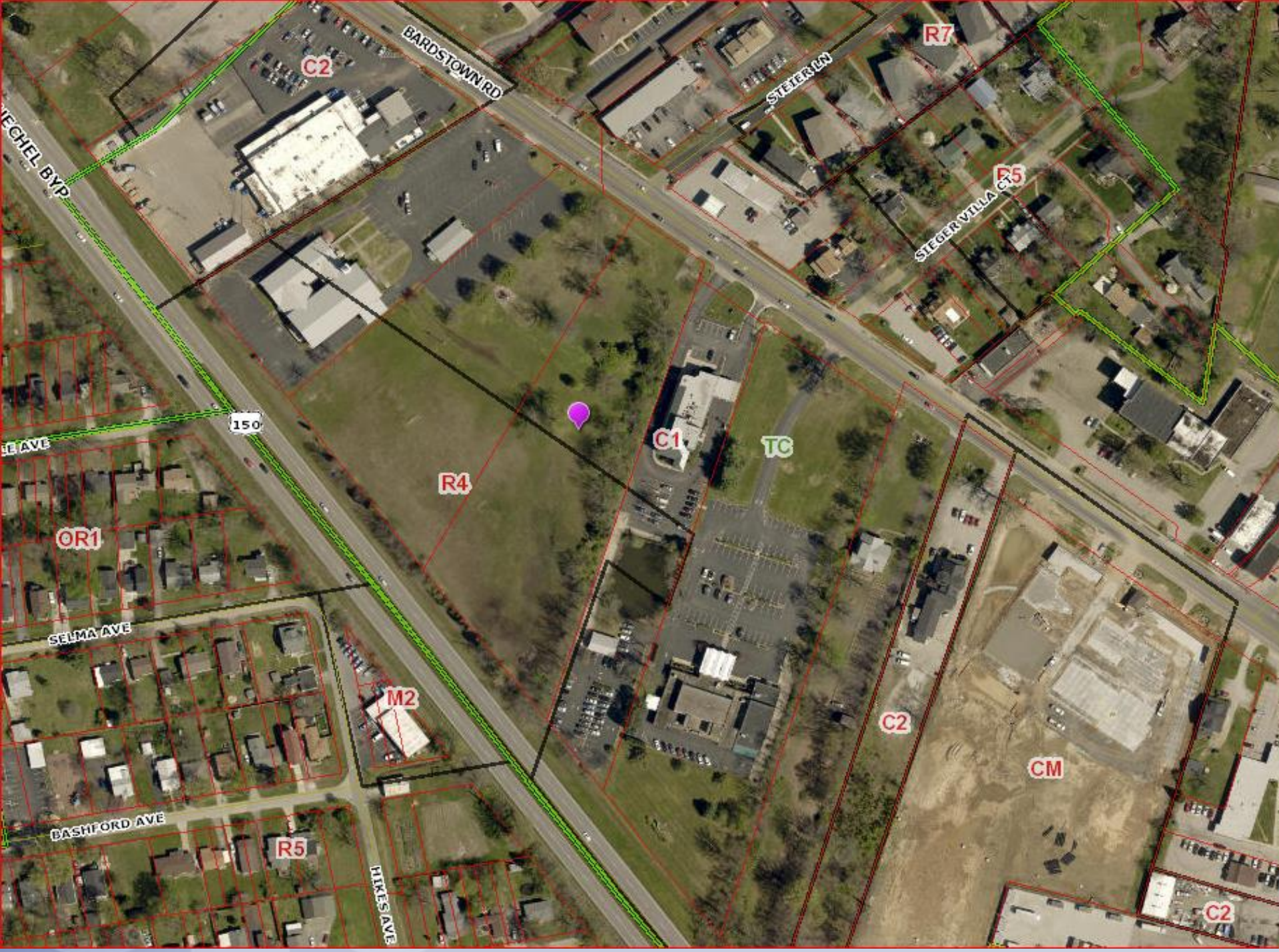
Site Location

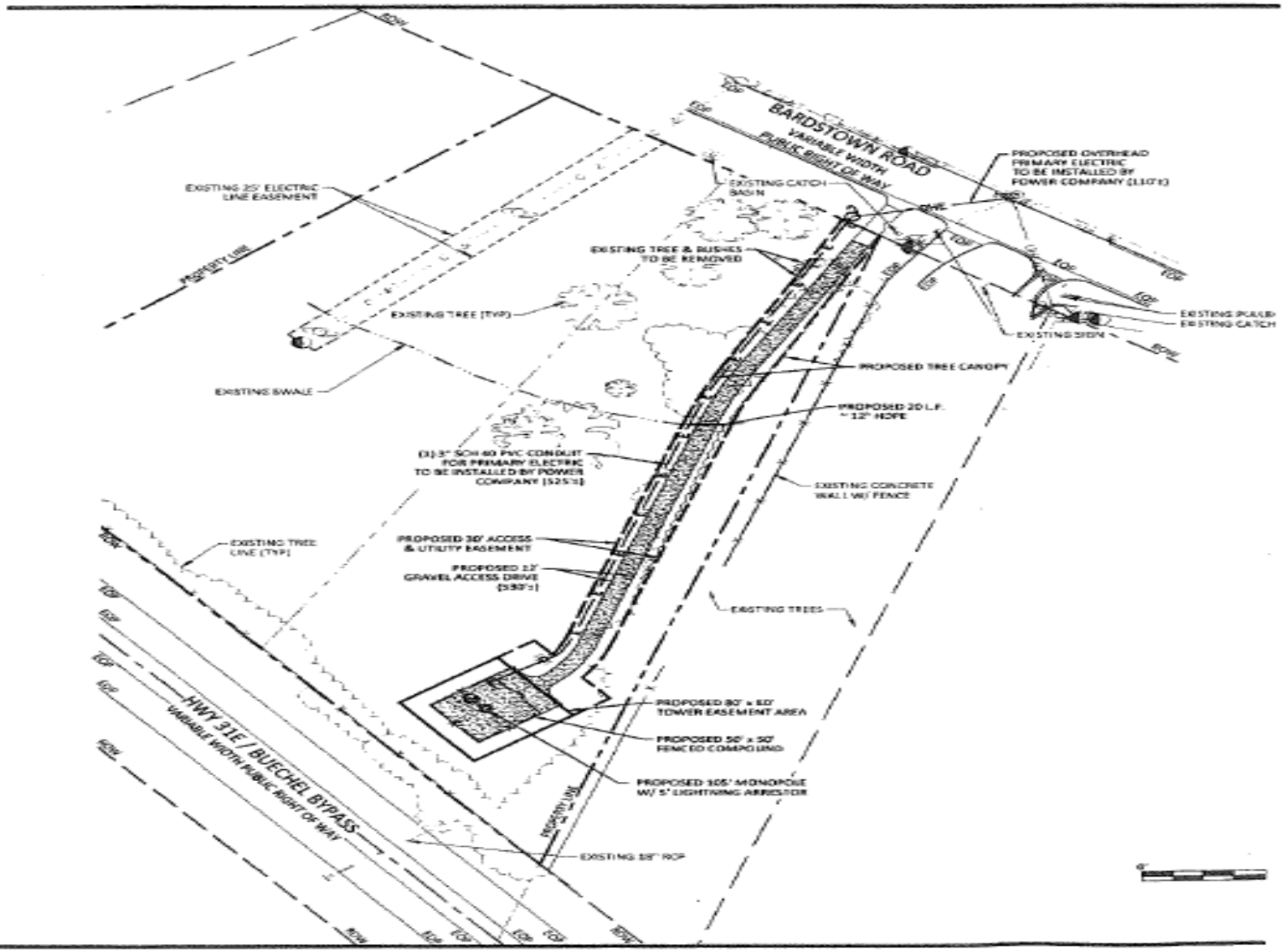


Request

Settlement proposal concerning an appeal from a denied application for a proposed 105 foot monopole with a 5 foot lightning arrestor for a total structural height of 110 feet within an approximate 2,500 square foot compound area.


C2
HIKES LN
C1
C2
R4
OR2
GWOOD RD
CHEVY CHASE RD
DOWNING WAY
WILLMAR AVE
LANDA
N
BUECHEL BYP
STEIER LN
R7
SIEGER VILLA CT
ROOSEVELT AVE
GLENGYLE AVE
OR1
R4
C1
C2
SELMA AVE
OTF
M2
CM
C2
BASHFORD AVE
CM
OTF
150
SHEPHERDSVILLE RD
ST FRANCIS AVE
HIKES AVE
C1
R4
REYNOLDS LN
C2
M1
MARVIN AVE
OLD SHEPHERDSVILLE
OTF
ETHEL AVE
M1
FARMVIEW AVE
C1
C1
ETHEL AVE


C2
BARDSTOWN RD
R7
STEIER LN
R5
STEIGER VILLA CT
ECHEL BYP
150
C1
TC
R4
OR1
SELMA AVE
M2
C2
CM
BASHFORD AVE
R5
HIKES AVE
C2


BARDSTOWN ROAD
VARIABLE WIDTH PUBLIC RIGHT OF WAY
HWY 31E / BUECHEL BYPASS
VARIABLE WIDTH PUBLIC RIGHT OF WAY
EXISTING 25' ELECTRIC LINE EASEMENT
PROPERTY LINE
EXISTING TREE (TYP)
EXISTING SWALE
EXISTING CATCH BASIN
EXISTING TREE & BUSHES TO BE REMOVED
PROPOSED OVERHEAD PRIMARY ELECTRIC TO BE INSTALLED BY POWER COMPANY (110'±)
EXISTING POLE
EXISTING CATCH
EXISTING SIGN
PROPOSED TREE CANOPY
PROPOSED 20 L.F. 12" HDPE
(3) 3" SCH 40 PVC CONDUIT FOR PRIMARY ELECTRIC TO BE INSTALLED BY POWER COMPANY (525'±)
EXISTING CONCRETE WALL W/ FENCE
EXISTING TREE LINE (TYP)
PROPOSED 30' ACCESS & UTILITY EASEMENT
PROPOSED 12' GRAVEL ACCESS DRIVE (530'±)
EXISTING TREES
PROPOSED 80' x 80' TOWER EASEMENT AREA
PROPOSED 50' x 50' FENCED COMPOUND
PROPOSED 105' MONOPOLE W/ 5' LIGHTNING ARRESTOR
EXISTING 18" RCP
PROPERTY LINE
ROW
TOP
TOE

Case Summary/Background

East of the City of West Buechel.

Property zoned R-4 and C-1, Town Center Form District.

Monopole location will be in the southeastern corner of the property close to Buechel Bypass, in the R-4 zoned portion.

Existing tree line to the east, parking lot. Vegetation along Buechel Bypass.

Nearest dwelling is approximately 300 feet monopole on Selma Avenue across the bypass.

550 feet from Bardstown Road

70 feet from Buechel Bypass

Tower designed to accommodate 4 carriers

Monopole will not be lighted unless required by law.

8 foot tall wooden privacy fence with 13 six foot tall evergreens

Applicant has stated there is not a more suitable location

DRC denied the application on September 18, 2019.

Letter appealing DRC's decision was made on September 30, 2019.

October 31, 2019 the Planning Commission denied the application.

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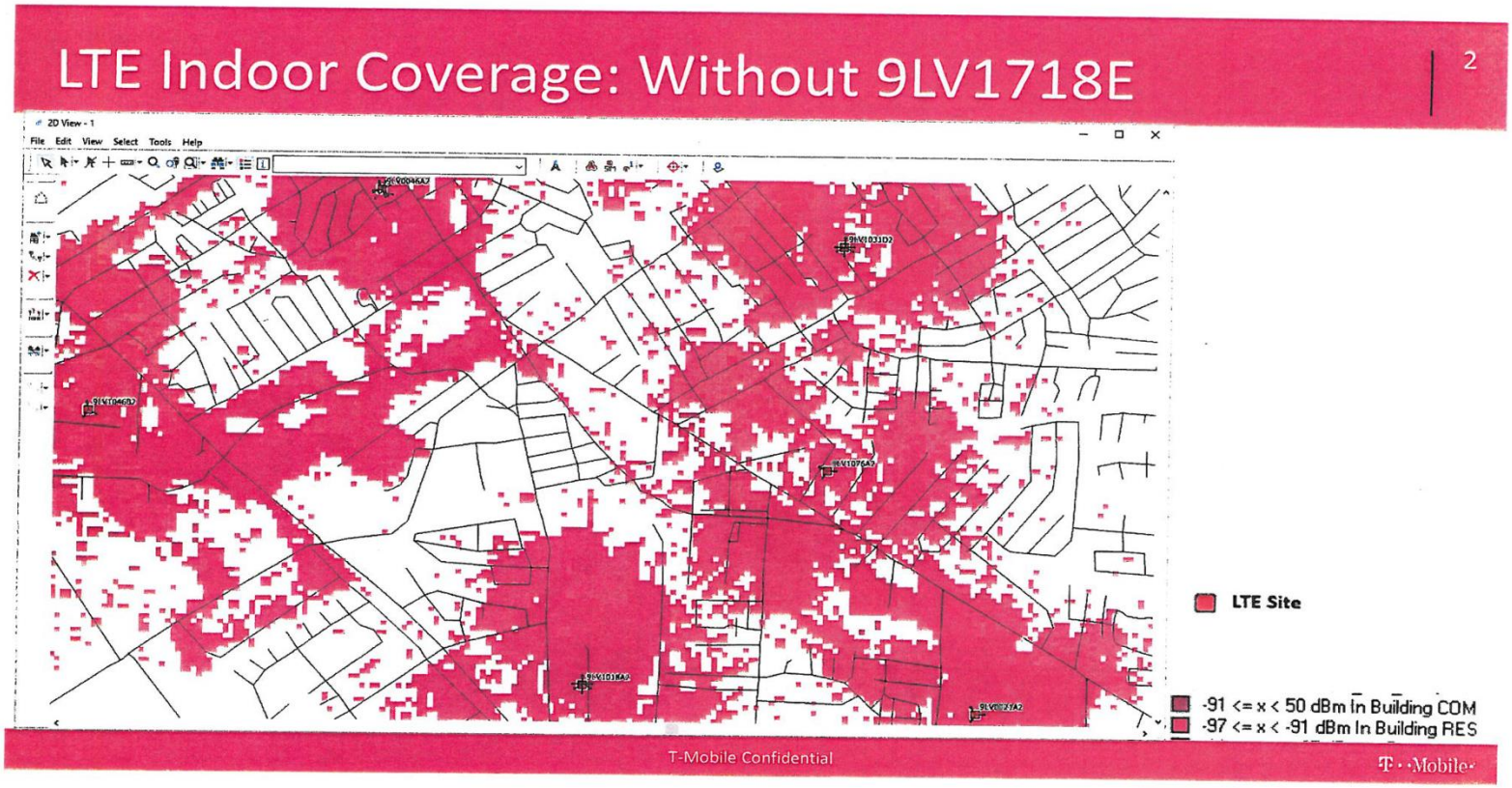
Looking north from the pole site, towards Bardstown Road

Looking south from pole site, towards Buechel Bypass

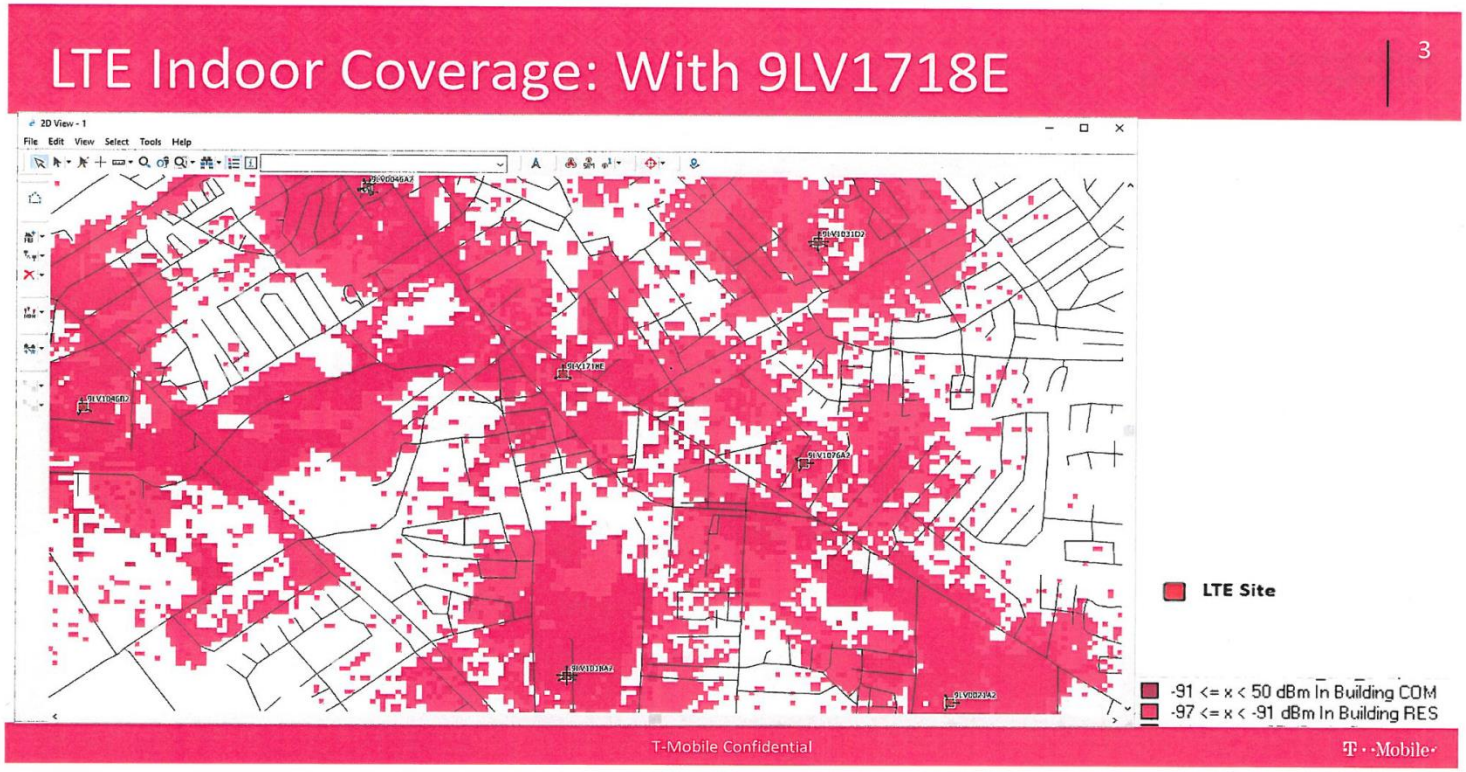
Looking east

Looking west from the pole site, Hikes Lane

Coverage Before



Coverage After



Staff Finding/Conclusion

- The proposal meets the requirements of the Land Development Code and the applicable goals of Plan 2040.

- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board must determine if the proposal meets the standards for granting a cell tower.

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Required Action

Approve or deny the request for a proposed 105 foot monopole tower with a 5 foot lightning arrestor for a total height of 110 feet within an approximate 2,500 square foot compound.

Condition of Approval: Subject to MSD Notes.

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