

**18ZONE1014**

# **TOPGOLF AT OXMOOR CENTER**



**Louisville Metro Planning Commission Public Hearing**

**Joel P. Dock, AICP, Planner II**

**October 15, 2018**

# Additional Request

**Waiver** of LDC, section 4.1.3 to not provide fully shielded lighting for the golf driving range

# Site Context



# Southwest Corner (Oxmoor Lane)

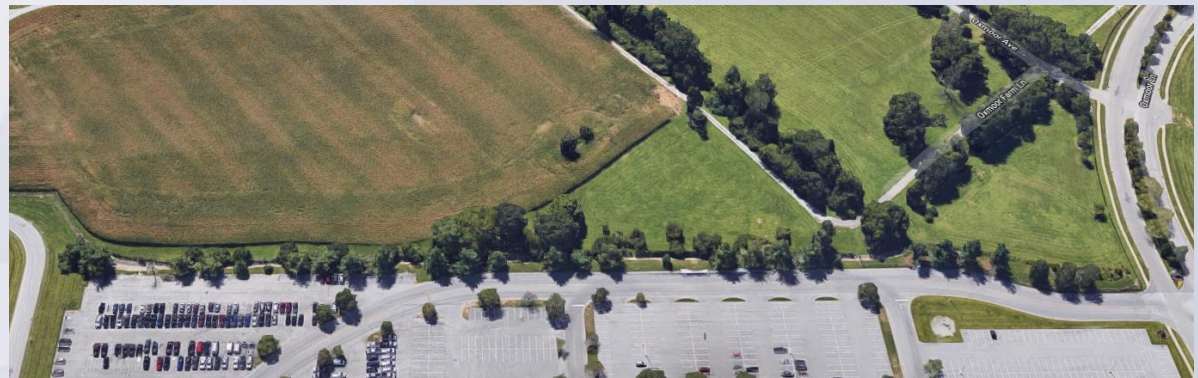


# South Side of Development Site

North



South



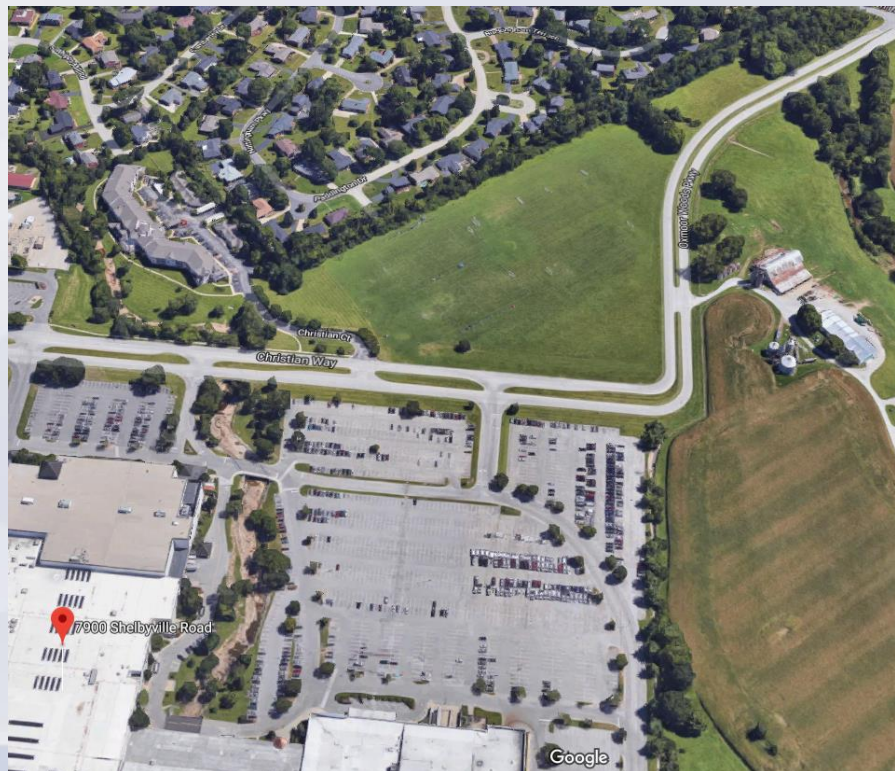
# Southeast Corner (Christian Way)



# East (Christian Way)



# Looking East from Subject Site







# Interested Party Comments

Material received after the Public Hearing on October 1, 2018 has been included in the record and provided to the Planning Commission prior to the hearing.

# Technical Review

- Luminaire - a complete lighting system, and includes a lamp or lamps and a fixture
- Lumen - A unit of luminous flux. One foot candle is one lumen per square foot. For the purposes of this Ordinance, the lumen-output values shall be the INITIAL lumen output ratings of a lamp.
- **Fully-Shielded Light Fixture (also known as Full-cutoff) - a lighting fixture constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal and meets IESNA criteria for fully-shielded (or full-cutoff) fixtures. Any structural part of the light fixture controlling light emissions must be permanently affixed.**
- Shielded (also known as cutoff) Light Fixture - A lighting fixture constructed in such a manner that no more than 2.5 percent of the lamp lumens, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, are not emitted above the horizontal plane through the lowest direct-light-emitting part of the luminaire.
- Glare - light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see, and in extreme cases causing momentary blindness.
- Light Trespass - the shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

# Technical Review

The applicant provided:

- Light Fixture Technical Guide - Fixtures emit 58,000 lumens each
- The fixtures will be installed within the golf driving range bays at a height of 28' and 40'
- Lighting report, see staff report for detailed summary
  - The Planning Commission may require modification of the lighting plan or impose conditions on its approval as necessary to mitigate the impacts of the lighting
- Waiver Justification
- Fixtures will contain a visor and be angled downward 5 degrees from a horizontal facing position to light the field.

# Technical Review

- There are no residential uses with 500'
- Evidence provided indicates that fixtures will be aimed and focused on the field
- Evidence provided indicates that light trespass and glare will be highly controlled
- Two independent opinions have indicated that the LDC definition for “fully-shielded” is not practical for outdoor recreational facilities. To comply with the definition a fixture must be pointed downward and not be aimed or directed. Containing a shield does not meet the definition
- A binding element requiring lights to be turned off after hours has been proposed by staff
- A binding element requiring landscaping at the field perimeter as presented at the public hearing has been proposed by staff

# Staff Finding

The additional waiver request appears to be adequately justified and meets the standard of review:

- Lighting fixtures are aimed and focused on the outfield of the golf driving range for the purpose of lighting the field.
- Evidence indicates that there will be virtually no light trespass beyond the field perimeter and the field is encompassed by a parking lot
- The nearest dwelling unit is 1,200 feet from the fixtures and 900' from the edge of pavement of Christian Way
- A landscape screen exceeding the minimums of the district has been proposed
- The existing regulation does not appear to be practical for an outdoor recreational facility to appropriately light the field

# Required Actions

**APPROVE or DENY** the **Waiver** of LDC, section 4.1.3 to not provide fully shielded lighting for golf driving range