

**19-Cell-0003 & 19-DDP-0057
7328 & 7330 Southside Drive**

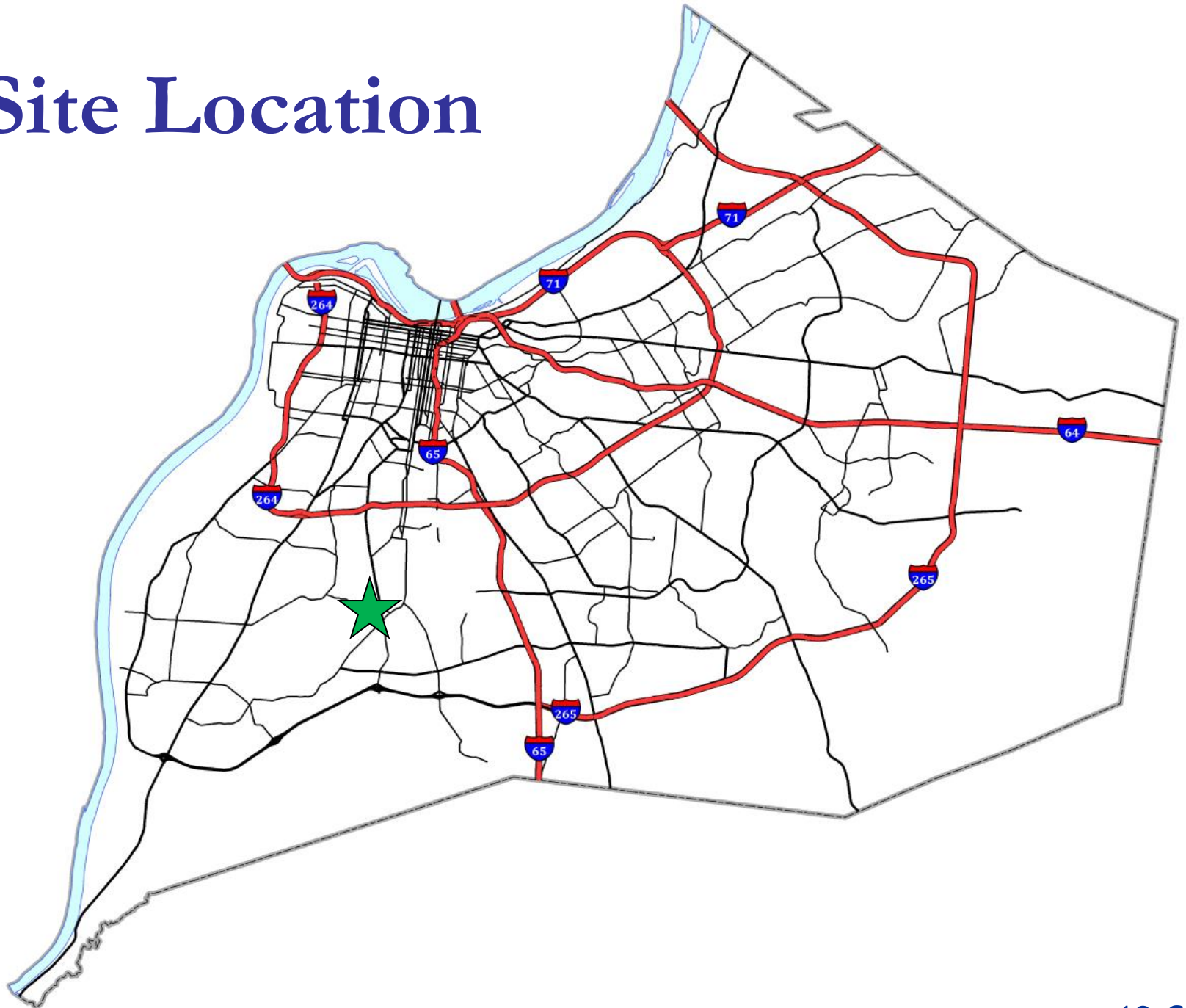


Development Review Committee

Steve Hendrix, Planning Coordinator

November 6, 2019

Site Location

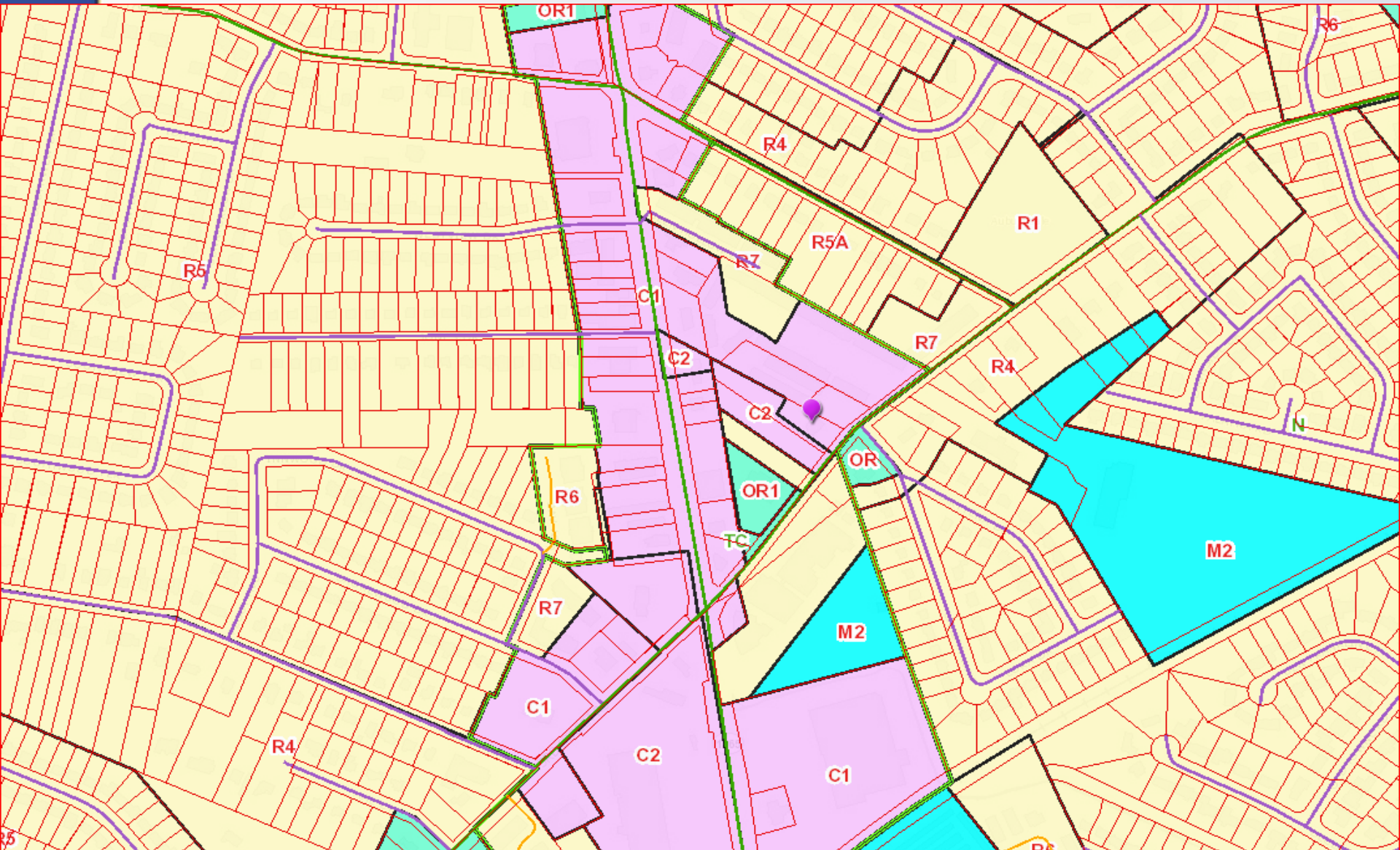


Request

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.

Revised Detailed District Development Plan 19-DDP-0057

Zoning Map



Aerial Map



Case Summary/Background

Southern Louisville

125 foot tower, 5 foot lightning arrester, 130 foot total height

2,500 square foot compound area

Property zoned C-1 and C-2, Town Center Form District.

Tract 1: Zoned C-1, 0.36 acres, residential dwelling & garage, house to become office

Tract 2: Zoned C-2, 1.35 acres, proposed to have a 9,000 square foot warehouse (separated into 3 spaces).

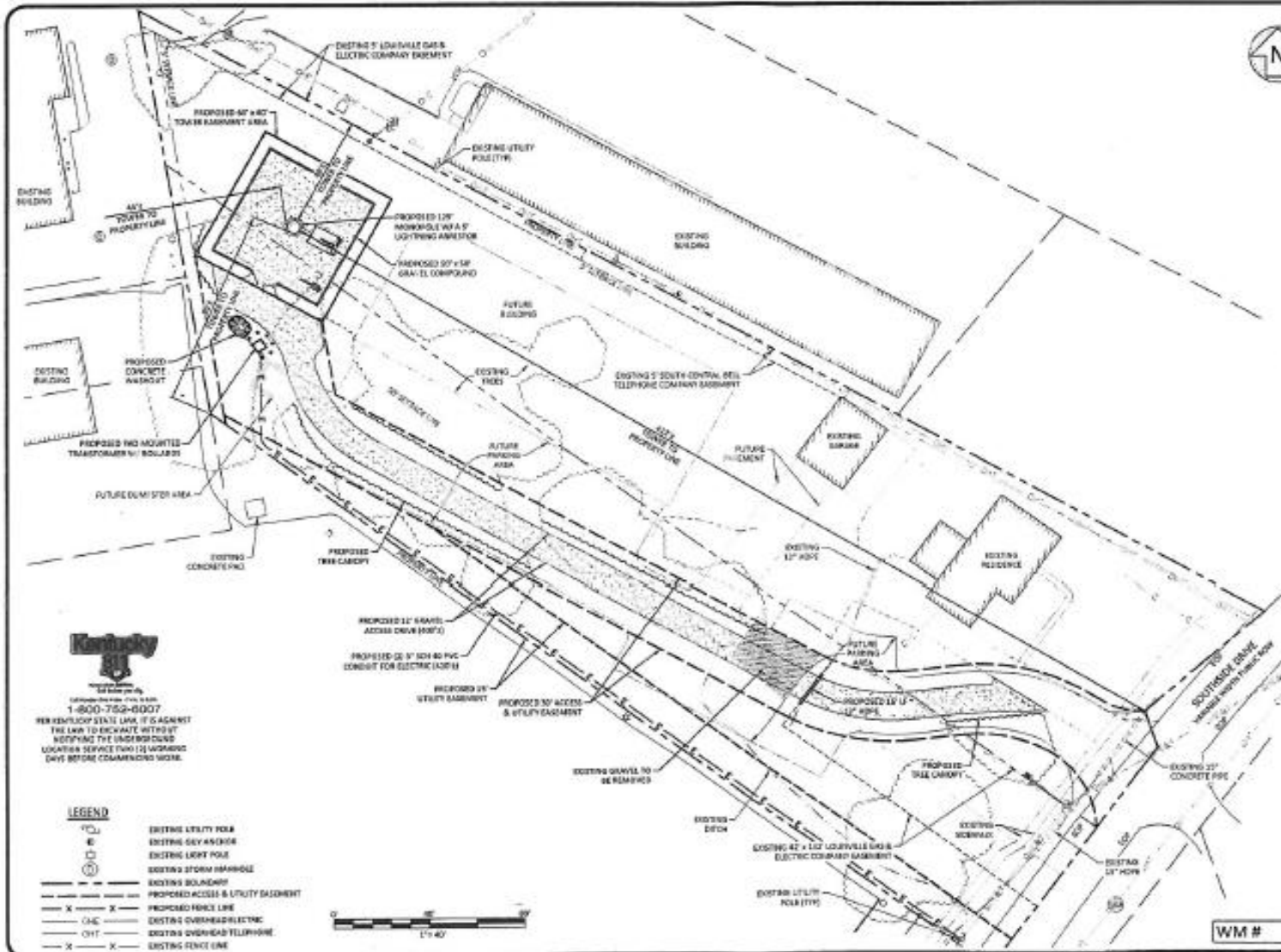
Cell tower is west of the warehouses.

Apartments are north of the site, Ratterman's Funeral Home and parking are south of the site, an office and Our Lady of St. Carmel Catholic Church are east of the site across Southside Drive, and retail stores facing New Cut Road are west of the site.

Monopole will not be lighted unless required by law.

8 foot tall wooden privacy fence with 34 six foot tall evergreens.

Applicant has stated there is not a more suitable location.



PREPARED BY:
POD
 PARTNERS OF DESIGN
 1440 BLENDED PARKWAY
 LOUISVILLE, KY 40224
 502-487-7000

PREPARED FOR:
verticalbridge

PREPARED FOR:
T-Mobile



EN PERMIT: 3594

CONSTRUCTION DRAWINGS

REV	DATE	DESCRIPTION
0	8.25.18	ISSUED FOR REVIEW
1	7.8.18	CLIENT COMMENTS
2	7.07.18	ISSUED AS FINAL
3	8.3.18	BUCKLE UP! DESIGN

SITE INFORMATION:
NEW CUT
 SOUTHGATE DRIVE
 LOUISVILLE, KY 40234
 JEFFERSON COUNTY

SITE NUMBER:
 USLJLTC-0009
 PROJECT SITE NUMBER:
 SV1710C

POD NUMBER: 38-2196
 DRAWN BY: MSP
 CHECKED BY: MSP
 DATE: 0.25.18

SHEET TITLE:

OVERALL SITE LAYOUT

SHEET NUMBER:
C-1

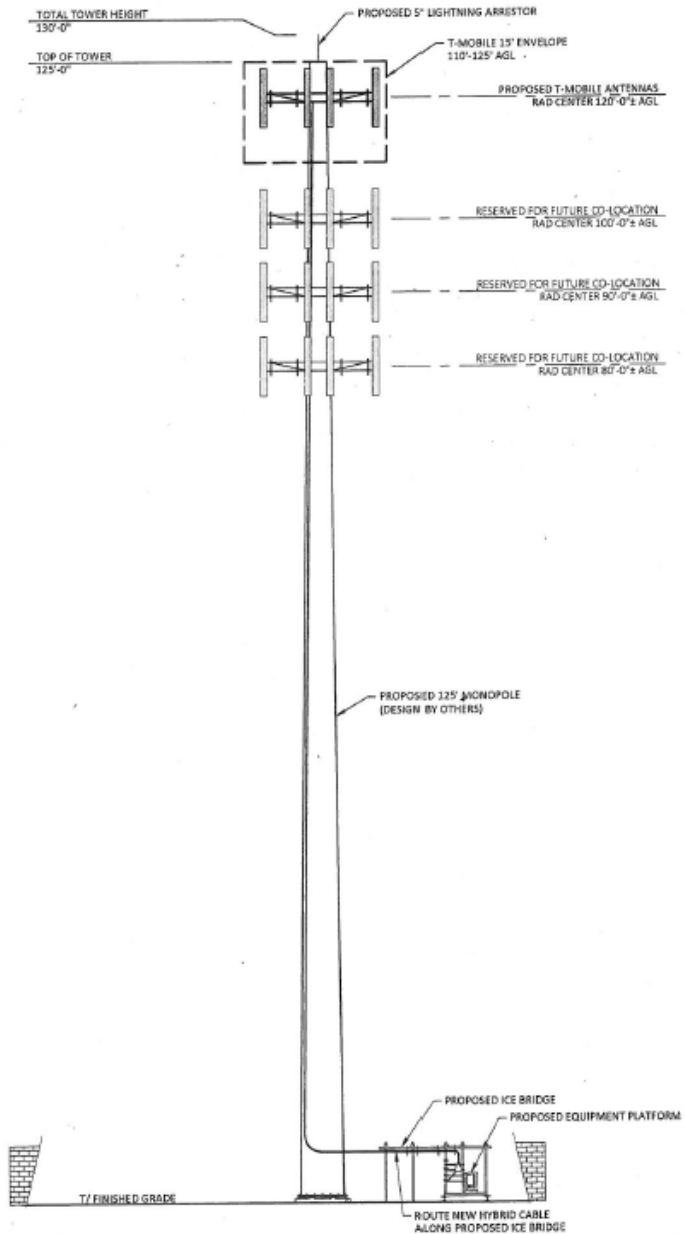
WM #

1-800-752-8007
 PER KENTUCKY STATE LAW, IT IS AGAINST
 THE LAW TO ENGAGE ANY PERSON
 VIOLATING THE UNDERGROUND
 LOCATION & SERVICE TUNNEL WORKING
 DAYS BEFORE COMMENCED WORK.

LEGEND

- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING GUY WIRE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING STORM WAREHOUSE
- ⊙ EXISTING SOLIDWALL
- PROPOSED ACCESS & UTILITY ALIGNMENT
- X-X- PROPOSED FENCE LINE
- C-C- EXISTING OVERHEAD ELECTRIC
- T-T- EXISTING OVERHEAD TELEPHONE
- X-X- EXISTING FENCE LINE





View from Southside Drive



View from New Cut Road



Looking north from pole site



Looking south from pole site



Looking east (toward Southside Drive) from pole site



Looking west (toward New Cut Road) from pole site



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, DRC must determine if the proposal meets the standards for granting a cell tower and a Revised Detailed District Development Plan.

Required Action

Approve or deny the request for a proposed 125 foot monopole tower with a 5 foot lightning arrestor for a total height of 130 feet within an approximate 2,500 square foot compound .

Approve or deny the request for the Revised Detailed District Development Plan.

Condition of Approval: MSD: Add drainage flow