

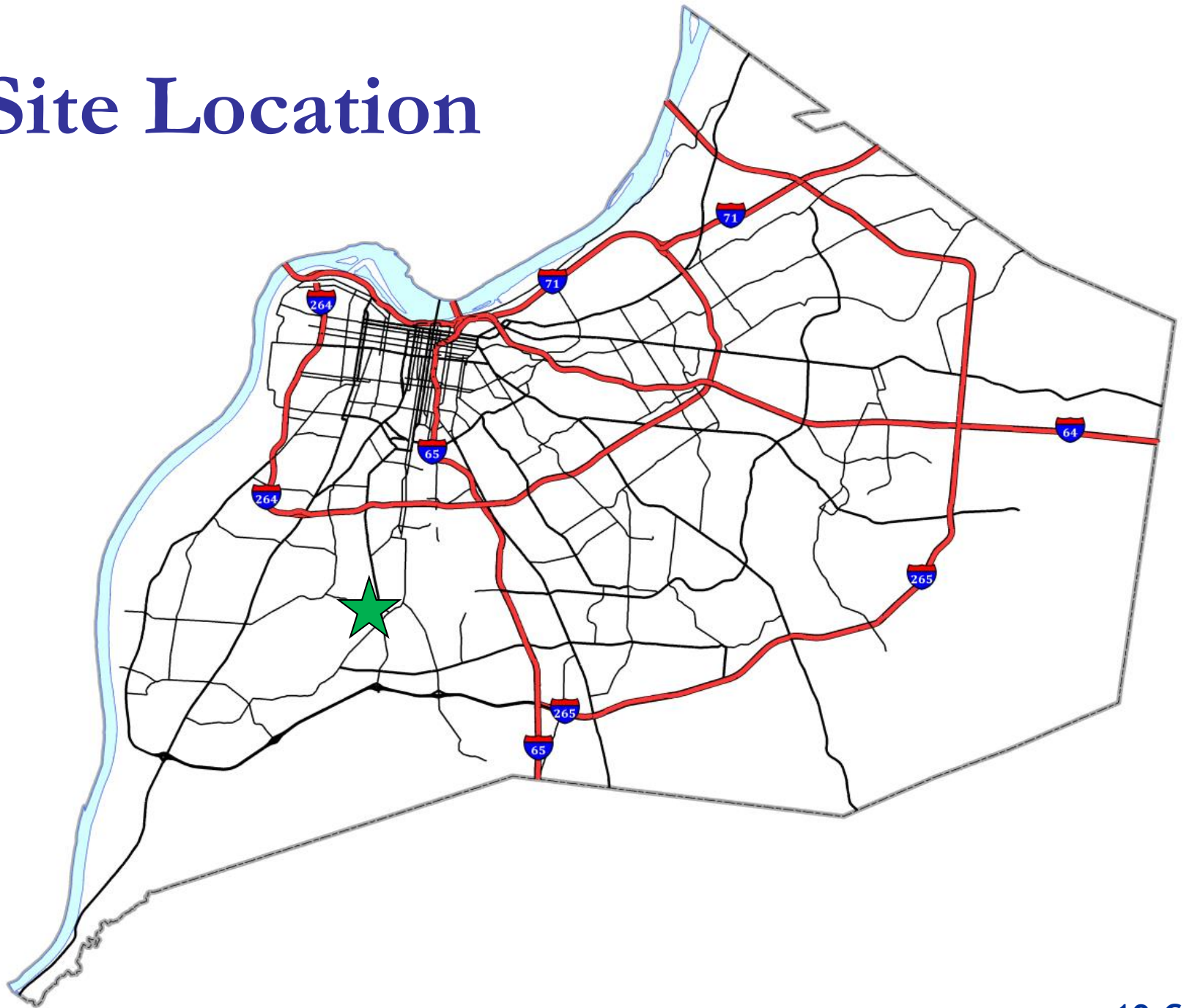
19-Cell-0003 & 19-DDP-0057 7328 & 7330 Southside Drive



Development Review Committee

Steve Hendrix, Planning Coordinator
November 6, 2019

Site Location

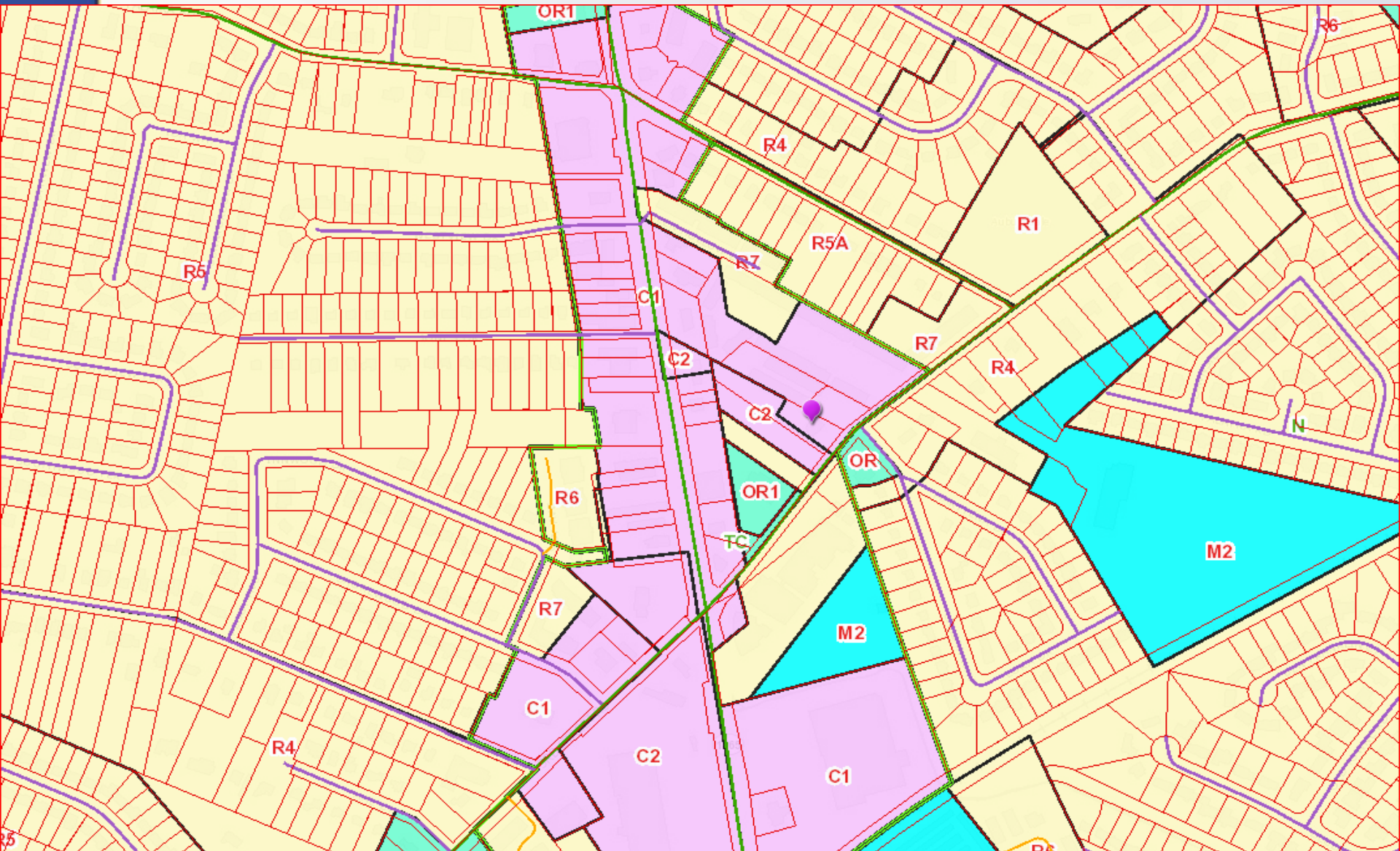


Request

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 arrestor, 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.



WAVERS GRANTED 4-4-84 10000000

1. FROM SECTION 5.5.1.1.1 TO ALLOW THE PRINCIPAL BUILDING ENTRANCE ON TRACT 2 TO NOT FACE SOUTHWEST DRIV.
2. FROM SECTION 5.5.1.4.5 TO ALLOW PARKING IN FRONT OF BUILDING.
3. FROM SECTION 5.5.1.4.6 TO NOT PROVIDE PEDESTRIAN AND VEHICULAR CONNECTIONS TO THE ADJACENT PROPERTIES.

VARIANCE GRANTED 8/2/19 18326024

1. FROM SECTION 5.2.A.C.3.a TO ALLOW THE BUILDINGS TO EXCEED THE 15' MAXIMUM FRONT SETBACK REQUIREMENT.

PROJECT DATA

TOTAL SITE AREA	= 1.11 AC (74,762 SF)	
TRACT 100	= 0.38 AC (26,184 SF)	
TRACT 102	= 0.35 AC (24,000 SF)	
NEW DEVELOPMENT AREA	= 0.000 SF	
TRACT 101	= 144.00 SF (0.42 AC)	
EXISTING ZONING	= R - 1	
PROPOSED ZONING	= C-1 (S)	
FORMA DISTRICT	= Town District	
EXISTING USE	= SINGLE FAMILY RESIDENTIAL	
PROPOSED USE	= COMMERCIAL OFFICE SHOP AND TRUCK	
Bus Stop (Hwy 67)	= 100' +/- MAX. ALLOWED	
BUILDING AREA	= 7,872 SF	
EXISTING DRIVE	= 1,642 SF	
EXISTING DRIVE	= 1,000 SF	
PROPOSED DRIVEWAY, DRIVE	= 0.00 AC (0.00 AC) (0.00 AC)	
Paving, re-paving		
LAND OF OFFICE SPACE		
1.50 (300 S.C. MAX)	= 4.50	

[illegible]

GENERAL NOTES

- [illegible]

MSD NOTES

- [illegible]

DETENTION BASIN CALCULATIONS

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Y = 6.084/12
AC = 0.75-0.30+0.45
Z = ADRES = 1.7
R = ADRES = 2.6/12
Y = (CEA90)/12 = AC-6E
Z = (CA90-7.5236)/12 = 0.1840-PT
K5(206) 1.046 = 0.47

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$$\begin{aligned} \text{TOTAL} &= 1,000 \text{ cu ft} + \text{approx. } 1 \text{ FT. DEPTH} \\ &= 3,000 \text{ cu ft} + 2,843 \text{ cu ft} \end{aligned}$$

LEGEND

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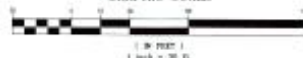


TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 74,195 SF
EXISTING TREE CANOPY AREA	= 12,563 SF (17% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
TOTAL TREE CANOPY AREA REQUIRED	= 10% (7,419 SF)
TOTAL TREE CANOPY TO BE PROVIDED	= 1,474 SF

GRAPHIC SCALE



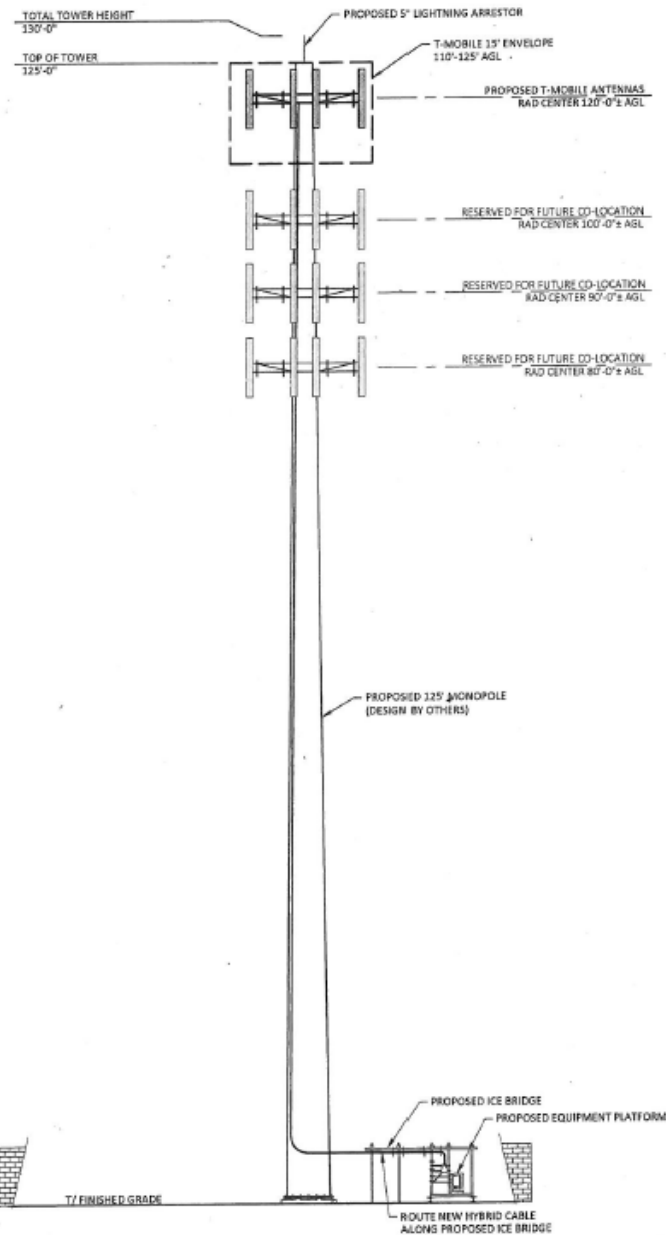
OWNER	SITE ADDRESS
IP RENTALS LLC	7330 & 7330 SOUTHWIDE DRIVE
280 S HURRMANE LN	7330 TAX BLOCK 002N, LOT 0021
STE 102	7330 TAX BLOCK 002N, LOT 0030
LOUISVILLE, KY. 40209	7330 D.E. 11090, PG. 386
	7330 D.E. 11090, PG. 407

COUNCIL DISTRICT - 25
FIRE PROTECTION DISTRICT - LOUISVILLE #3
MUNICIPALITY - LOUISVILLE

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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