

Land Development and Transportation Staff Report

June 23, 2016



Case No:	16DEVPLAN1094
Project Name:	Google Fiber
Location:	8346 Dixie Highway
Owners:	Louisville Metro Government
Applicant:	BHC Rhodes
Representative(s):	Patrick Joyce
Project Area/Size:	0.03 Acres
Existing Zoning District:	R-4, Residential Single Family
Existing Form District:	N, Neighborhood
Jurisdiction:	Louisville Metro
Council District:	14 – Cindi Fowler
Case Manager:	Jon Crumbie, Planning & Design Coordinator

REQUEST

- Community Facility Review

CASE SUMMARY/SITE CONTEXT

The applicant is proposing to construct a utility hut on site. There will be a total of eleven huts throughout the metro area. The entire building area for the hut is approximately 365 square feet and the site is approximately 1,600 square feet. The general requirements for the hut are as follows:

- The hut will be a pre-fabricated structure about 11'-9"W X 29'-6"L X 9'H.
- Each hut sits on a concrete slab.
- The hut has a standard aggregate finish (also known as a "washed stone" finish).
- The hut will typically be surrounded by a 10 feet fence.
- Each hut runs on electricity, but has a backup generator on-site that also sits on the concrete slab and runs on natural gas. Generators are tested monthly, but otherwise only run in power outage situations. The noise level with the backup generator running is roughly 76dB average at 23 feet.
- The hut will have a HVAC unit attached, with noise levels of about 65dB at 20 feet (about as loud as a mid-size pickup truck idling).
- The hut will serve a maximum of 40,000 households.
- The hut will require 24-hour access, 365 days a year.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Commercial, Parking Area	R-4	N
Proposed	Commercial, Parking Area	R-4	N
Surrounding Properties			
North	Residential Single Family	R-4	N
South	Open Area	R-4	N
East	Commercial	C-2	SMC
West	Open Area	R-4	N

PREVIOUS AND ASSOCIATED CASES ON SITE

There are no previous cases on the site.

INTERESTED PARTY COMMENTS

Staff has not received any interested party comments.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

TECHNICAL REVIEW

- The hut site requires vehicular access for construction and maintenance. As such, the site should have access to a road and include parking spaces.
- The hut requires electric power, natural gas for a backup generator, and a telephone line for security. As such, the hut needs to be located within reasonable proximity to natural gas, telephone, and electric service points.
- The huts need to be distributed throughout the metro area and in proximity to residential areas they serve. They won't all be concentrated in one corner or industrial area of Louisville Metro.

STAFF CONCLUSIONS

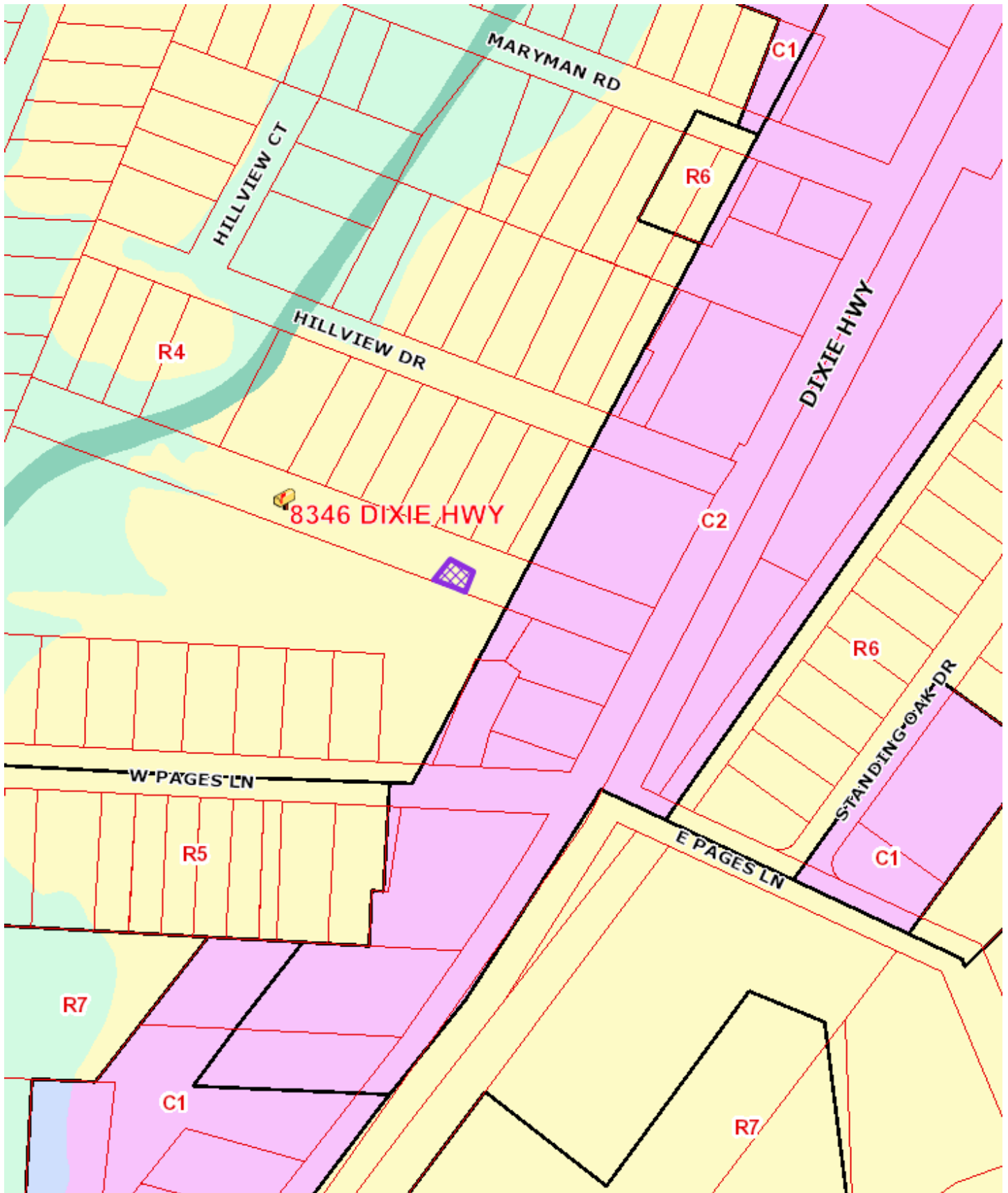
Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Land Development and Transportation Committee must determine if the proposal meets the standards established in the LDC for a Community Facilities Review.

NOTIFICATION

Date	Purpose of Notice	Recipients
6/9/16	LD&T	APO Notices were sent for this case

ATTACHMENTS

1. Zoning Map
 2. Aerial Photograph
 3. Typical Hut
 4. Exterior Layout
 5. Site Plan
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1. **Zoning Map**



2. Aerial Photograph



3. Typical Hut

Hut Site Examples



RECEIVED

APR 25 2016

PLANNING & DESIGN SERVICES
Fiber Hut Specifications | 10

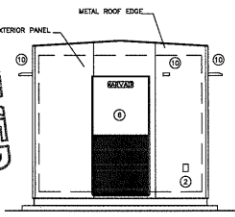
16 DEVPLAN 1089

4. Exterior Layout

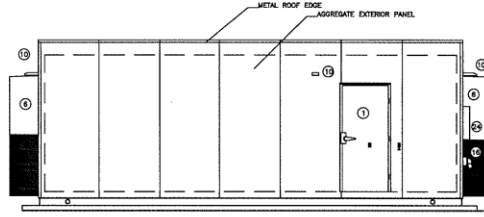
PLANNING & DESIGN SERVICES

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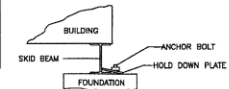
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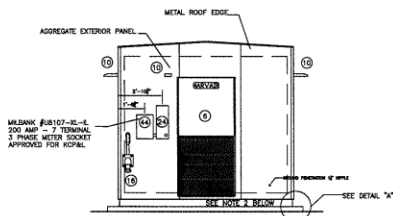
LEFT ELEVATION



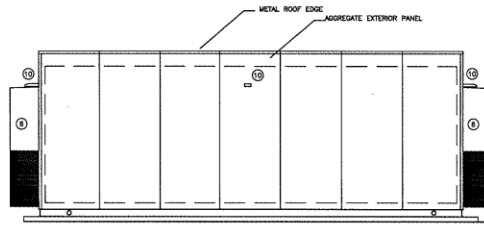
FRONT ELEVATION



DETAIL "A"



RIGHT ELEVATION



REAR ELEVATION

1. NO TAGS OR ANY MARKING IS TO BE SHOWN ON THE EXTERIOR OF THE BUILDING OR DOORS
INSTALL 8"x8" ALUMINUM PLATE ON THE INTERIOR OF THE BUILDING FOR ALL TAGS AND INSIGNIAS.
2. ADD AN EXTENSION TO EACH AIR CONDITIONER DRAIN TUBE TO DRAIN WATER AWAY FROM THE FOUNDATION.

Scale: 1/16" = 1'	Title: EXTERIOR LAYOUT FOR
Date: 12/13/12	11'-6"W. X 28'L. X 9'H. BLDG.
Drawn By: DRL	PROJECT NUMBER:
Approved By:	Rev. Date: 04/11/13/13
	Drawing Number: AGB8950

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5. **Site Plan**

