

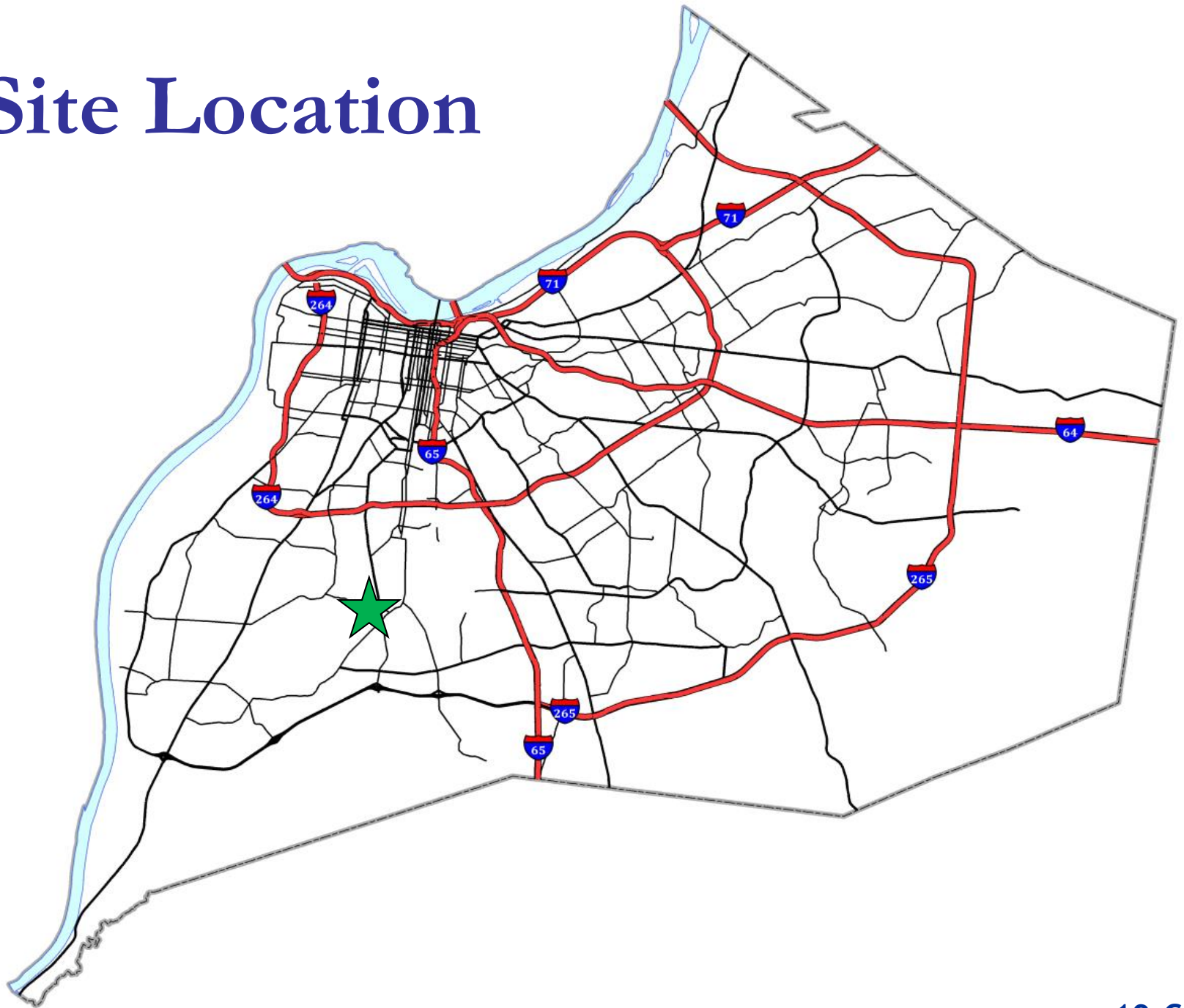
19-Cell-0003 & 19-DDP-0057 7328 & 7330 Southside Drive



Development Review Committee

Steve Hendrix, Planning Coordinator
November 6, 2019

Site Location

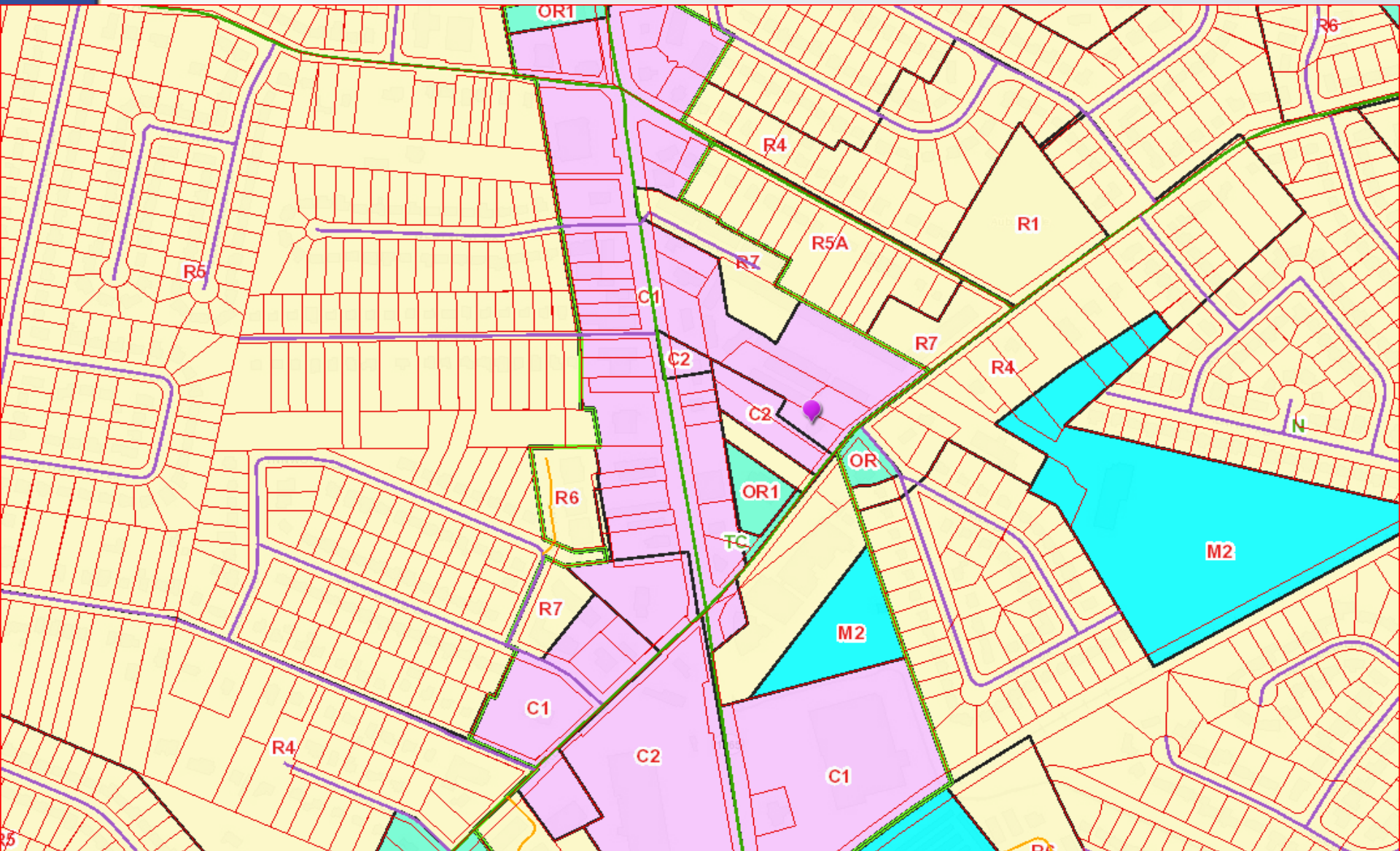


Request

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.



LOCATION MAP
NOT TO SCALE

WAIVERS GRANTED 4-4-14 RESOLUTION

1. FROM SECTION 5.5.1.1.1 TO ALLOW THE PRINCIPAL BUILDING ENTRANCE ON TRACT 2 TO NOT FACE SOUTHERLY DRIVE.
2. FROM SECTION 5.5.1.4.3 TO ALLOW PARKING IN FRONT OF BUILDING.
3. FROM SECTION 5.5.1.4.3.4 TO NOT PROVIDE SIDEWALK AND BIKEWAY CONNECTIONS TO THE ADJACENT PROPERTIES.

VARIANCE GRANTED 4-4-14 RESOLUTION

1. FROM SECTION 5.2.A.C.1.2 TO ALLOW THE BUILDINGS TO EXCEED THE 15' MAXIMUM FRONT SETBACK REQUIREMENT.

PROJECT DATA

TOTAL SITE AREA	= 1.1 AC (76,128 SF)
TRACT TWO	= 0.38 AC (26,388 SF)
TRACT ONE	= 0.72 AC (50,740 SF)
BLVD DESIGNATION AREA	= 0.72 AC (50,740 SF)
EXISTING ZONING	= C-1 & C-2
PROPOSED ZONING	= C-1 & C-2
FORM DISTRICT	= DOWNTOWN
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= OFFICE, CONVENTION CENTER AND TOWN
BUILDING HEIGHT	= 10' MAX. ALLOWED
EXISTING GARAGE	= 4,000 SF
PROPOSED GARAGE	= 4,000 SF
PROPOSED CONSTRUCTION SHOP	= 10,000 SF
PARK	= 0.38 AC (26,388 SF) MAX. PERMITTED

GENERAL NOTES

1. PARKING AREAS AND DRIVE LANE TO BE A HARD PAVED SURFACE.
2. NO IMPROVEMENTS PERMITTED AND SIGNAGE TO BE REMOVED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
3. NO IMPROVEMENTS IN DRIVEWAY RUN OFF TO STATE ROADWAY.
4. THERE SHALL BE NO COMMERCIAL SIGNAGE IN THE RIGHT-OF-WAY.
5. THE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS IF IT DOES IT SHALL BE RE-ARMED, SHIELDED OR TURNED OFF.
6. CONSTRUCTION PLACING SHALL BE DONE PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPLETION OF DRIVEWAY SECTION OF PAVEMENT TO BE IMPROVED. THE FENCE SHALL INCLUDE THE AREA DEDICATED TO THE DRIVEWAY SHALL BE REMOVED WITHIN 10 DAYS OF THE COMPLETION OF THE DRIVEWAY.
7. EROSION MEASURES FOR DIRT CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FLOODING.
8. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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18. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
19. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
20. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISIANA AND LOUISIANA COUNTY MUNICIPALITY SEWER (CITY) DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL REQUIREMENTS.
2. SANITARY SEWER SERVICE SHALL BE PROVIDED BY THE CITY OF LOUISIANA. EXTENSIONS AND SUBJECT TO APPROVAL BY THE CITY OF LOUISIANA. SANITARY SEWER SERVICE SHALL BE PROVIDED BY THE CITY OF LOUISIANA. EXTENSIONS AND SUBJECT TO APPROVAL BY THE CITY OF LOUISIANA.
3. CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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19. CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
20. CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

RECEIVED

DEC 11 2014

DESIGN SERVICES

OWNER: 1234567890 LLC
240 N. BROADWAY, 10
STE 102
LOUISVILLE, KY 40202

DESIGNER: 1234567890 LLC
240 N. BROADWAY, 10
STE 102
LOUISVILLE, KY 40202

DATE: 12/11/2014

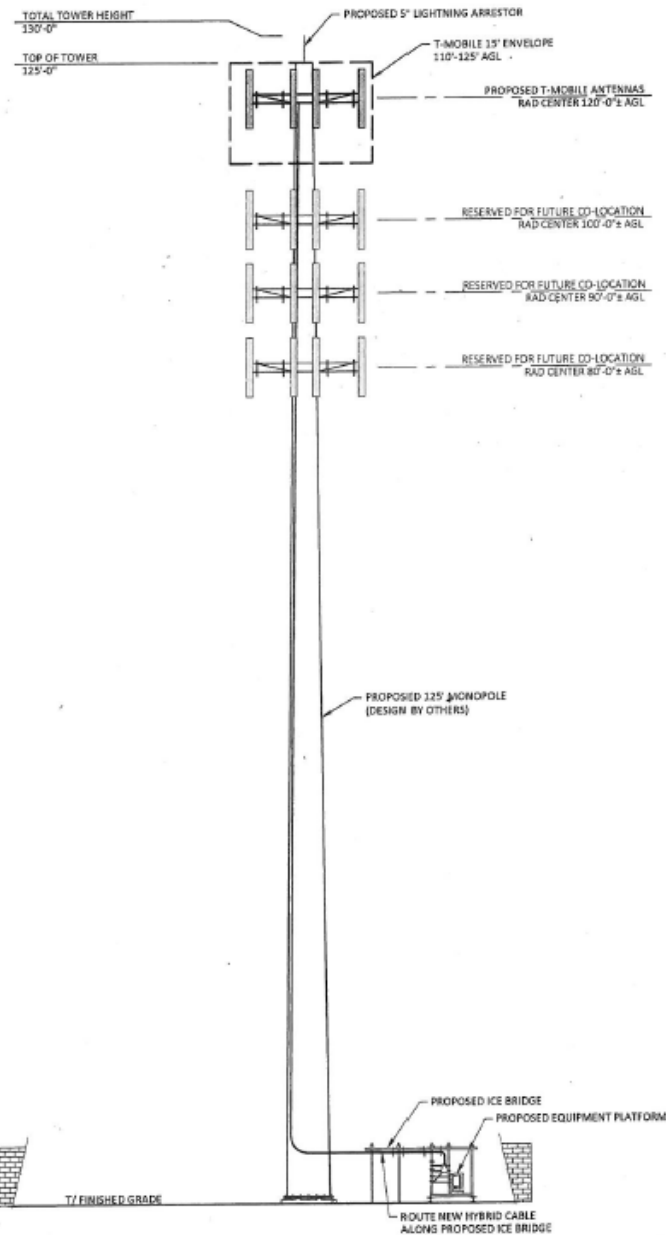
PROJECT: 1234567890

COUNCIL DISTRICT - 20
CITY OF LOUISVILLE
MUNICIPALITY - LOUISVILLE

W/11854

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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