

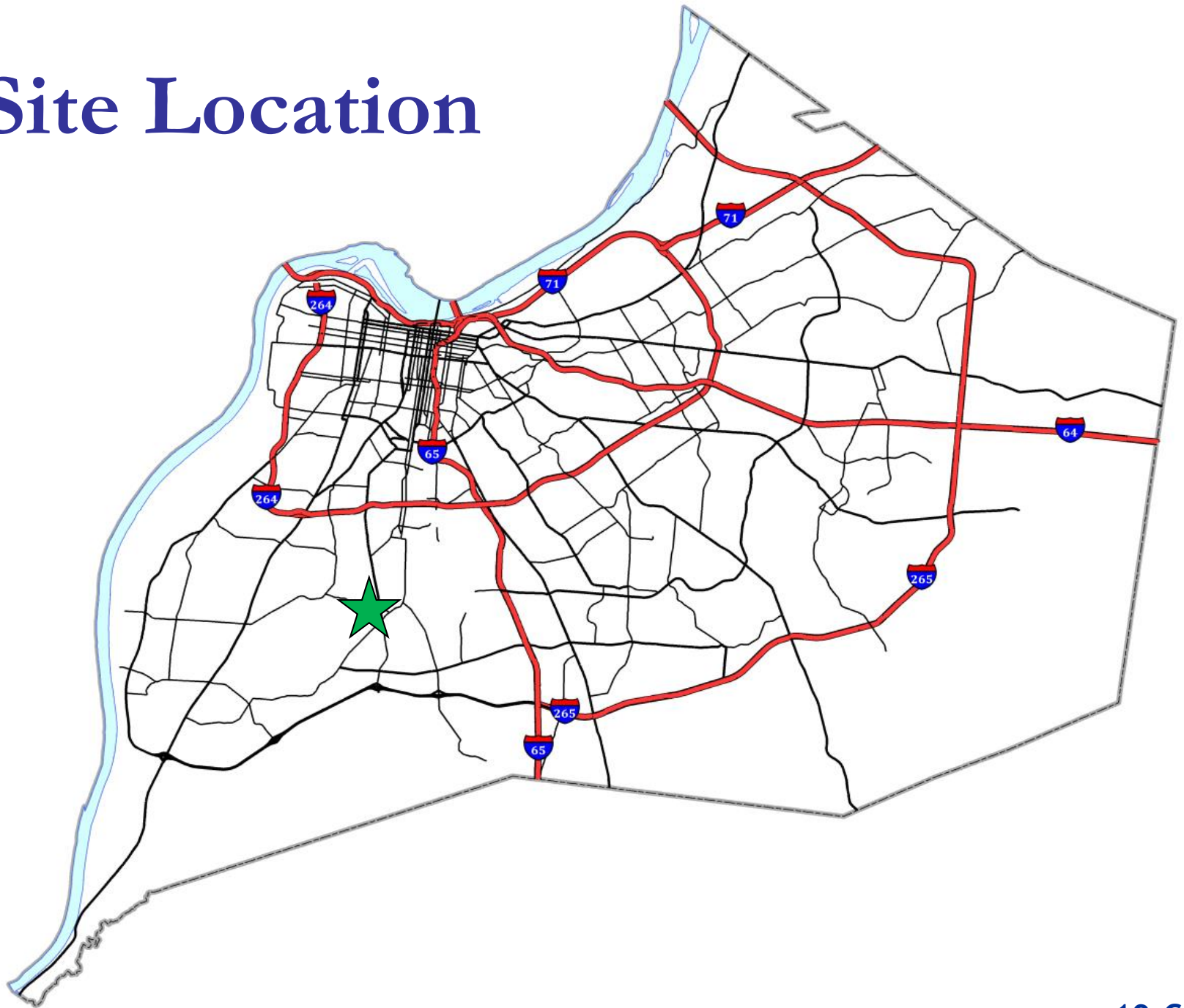
# 19-Cell-0003 & 19-DDP-0057 7328 & 7330 Southside Drive



**Development Review Committee**

**Steve Hendrix, Planning Coordinator**  
**November 6, 2019**

# Site Location

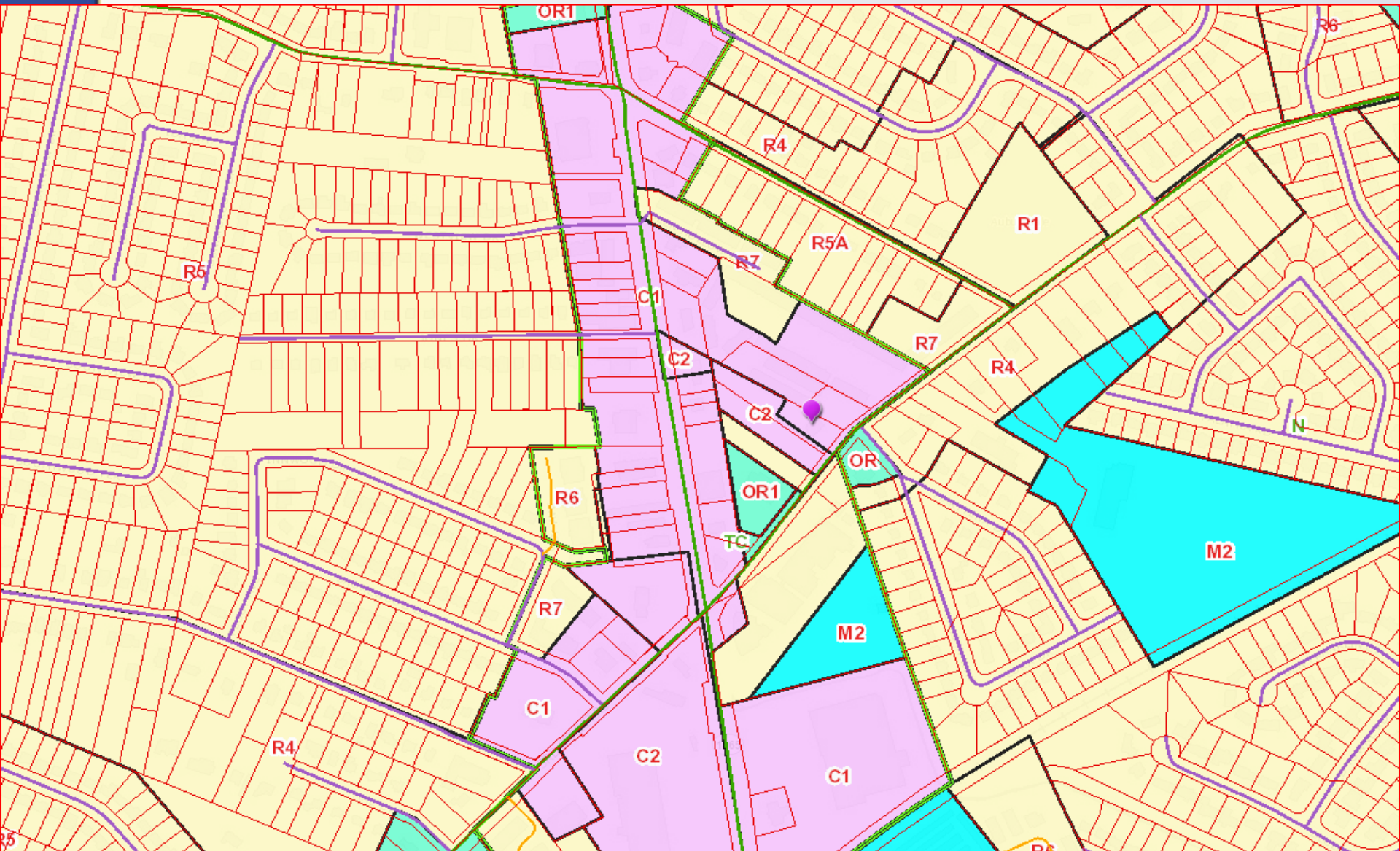


# Request

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.

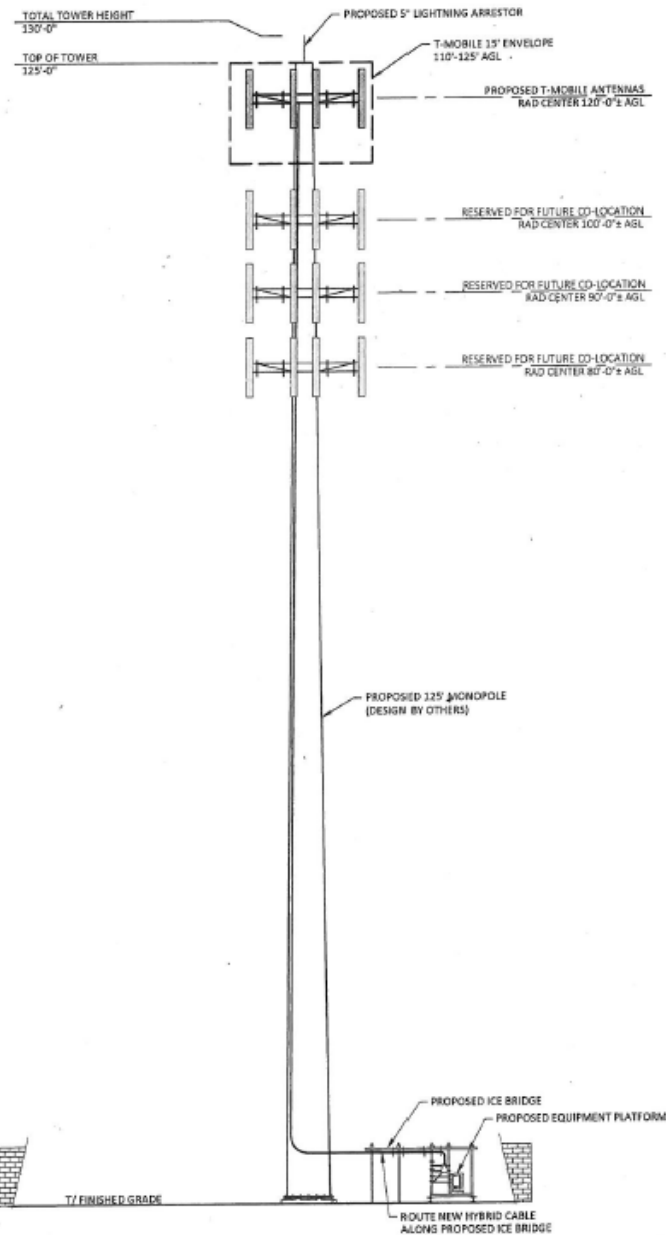
Applicant has stated there is not a more suitable location.











# 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