

# Planning Commission

## Staff Report

May 7, 2026



<b>Case No:</b>	26-CELL-0002
<b>Project Name:</b>	LV Medora Wireless Communications Facility
<b>Location:</b>	6406 Moorman Rd
<b>Applicant:</b>	Douglas Anderson
<b>Representative:</b>	Pike Legal Group, PLLC
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	14 – Crystal Bast
<b>Case Manager:</b>	Tyler Pobiedzinski, Planner I

### REQUEST

- **New Cellular Tower** (Land Development Code 4.4.2)

### CASE SUMMARY

The subject site is zoned R-4 Single Family Residential within the Neighborhood Form District and encompasses approximately 8.9 acres. The proposed development will utilize a limited portion of the property, specifically a 100-foot by 100-foot area (10,000 square feet), for the installation of a 185-foot monopole telecommunications tower. The tower will be topped with a 5-foot lightning rod, resulting in a total height of 190 feet.

Proposed site improvements include the construction of an approximately 500-square-foot concrete pad to support ground-mounted equipment, as well as a utility service rack. The facility will be secured with an 8-foot vinyl fence and will incorporate all required landscaping elements, including a 35-foot buffer with compliant plantings, to ensure adequate screening and compatibility with the surrounding area.

### STAFF FINDING

A completed uniform application for a new cell tower has been provided. The Planning Commission or an authorized committee shall make a final determination to approve or disapprove the uniform application. The proposed cell tower meets the requirements of the Land Development Code.

### TECHNICAL REVIEW

- Transportation Planning has preliminarily approved the proposal.
- Procedure- The Planning Commission or an authorized committee shall:
  - 1) Review the uniform application in light of its agreement with the Comprehensive Plan and the Land Development Code
  - 2) Make its final decision to approve or disapprove the uniform application.
  - 3) Advise the applicant in writing of its final decision within sixty (60) days commencing from the date that the completed uniform application is submitted to the Planning Commission or within a date certain specified in a written agreement between the Planning Commission and the applicant.

- Additional Considerations:
  - 1) If the Planning Commission disapproves of the proposed construction, it shall state the reasons for disapproval in its written decision and may make suggestions which, in its opinion, better accomplish the Goals, Objectives, and Policies of the Comprehensive Plan and the Land Development Code.
  - 2) The Planning Commission may require the applicant to make a reasonable attempt to co-locate additional transmitting or related equipment.
  - 3) The Planning Commission may deny a uniform application to construct a cellular antenna tower based on an applicant's unwillingness to attempt to co-locate additional transmitting or related equipment on any new or existing towers or other structures.
  
- State law precludes the Planning Commission from denying a cellular tower application based upon concerns about electromagnetic field issues so long as the provider adheres to the standards adopted by the FCC.
  
- In addition, the Federal Telecommunications Act of 1996 prohibits a citing decision for a cellular tower based upon the existence of other cellular service in the area.

### **STAFF ANALYSIS FOR NEW CELL TOWER**

The new cell tower application meets the goals and objectives of the Comprehensive Plan and all requirements of the Land Development Code. No waivers or variances have been requested and the requirements of Land Development Code, Section 4.4.2 have been satisfied.

Community Facilities Goal 3, Policy 19 calls for cellular towers to be designed to minimize impact on the character of the general area concerned; be sited (in order from most preferred to least preferred): 1. highway rights-of-way except designated parkways; 2. existing utility towers; 3. commercial centers; 4. government buildings; 5. high-rise office structures; 6. high-rise residential structures; Minimize the likely effects of the installation on nearby land uses and values; Be designed to address compatibility issues such as co-location, mass, scale, siting, abandonment and removal of antenna tower structure; Avoid environmentally sensitive lands, historic landmarks, and scenic byways, unless the applicant proves that no other reasonable site is available and the tower is designed to minimize impact.

The tower is located approximately 100 feet from the nearest residential property line, exceeding the 50-foot minimum setback and complying with all applicable yard requirements. The development is confined to a 10,000 square-foot lease area within the larger 8.9 acre site. An 8-foot fence and a 35-foot landscaped buffer are proposed to provide effective screening and ensure compatibility with the surrounding neighborhood, while avoiding adverse impacts to natural or historic resources, parkways, scenic byways, and nearby residential uses.

The applicant has demonstrated that the area is underserved in terms of wireless coverage and capacity, supporting the need for the proposed facility. The tower is designed to accommodate future co-location, thereby reducing the potential need for additional towers in the vicinity. The monopole design, combined with compliance with all buffering and screening requirements, minimizes visual and land use impacts while providing essential telecommunications infrastructure.

### **INTERESTED PARTY COMMENTS**

Staff has received one interested party comment submitted via email, which has been provided to the Commissioners.

**REQUIRED ACTION:**

- **APPROVE** or **DENY** the New Cellular Tower

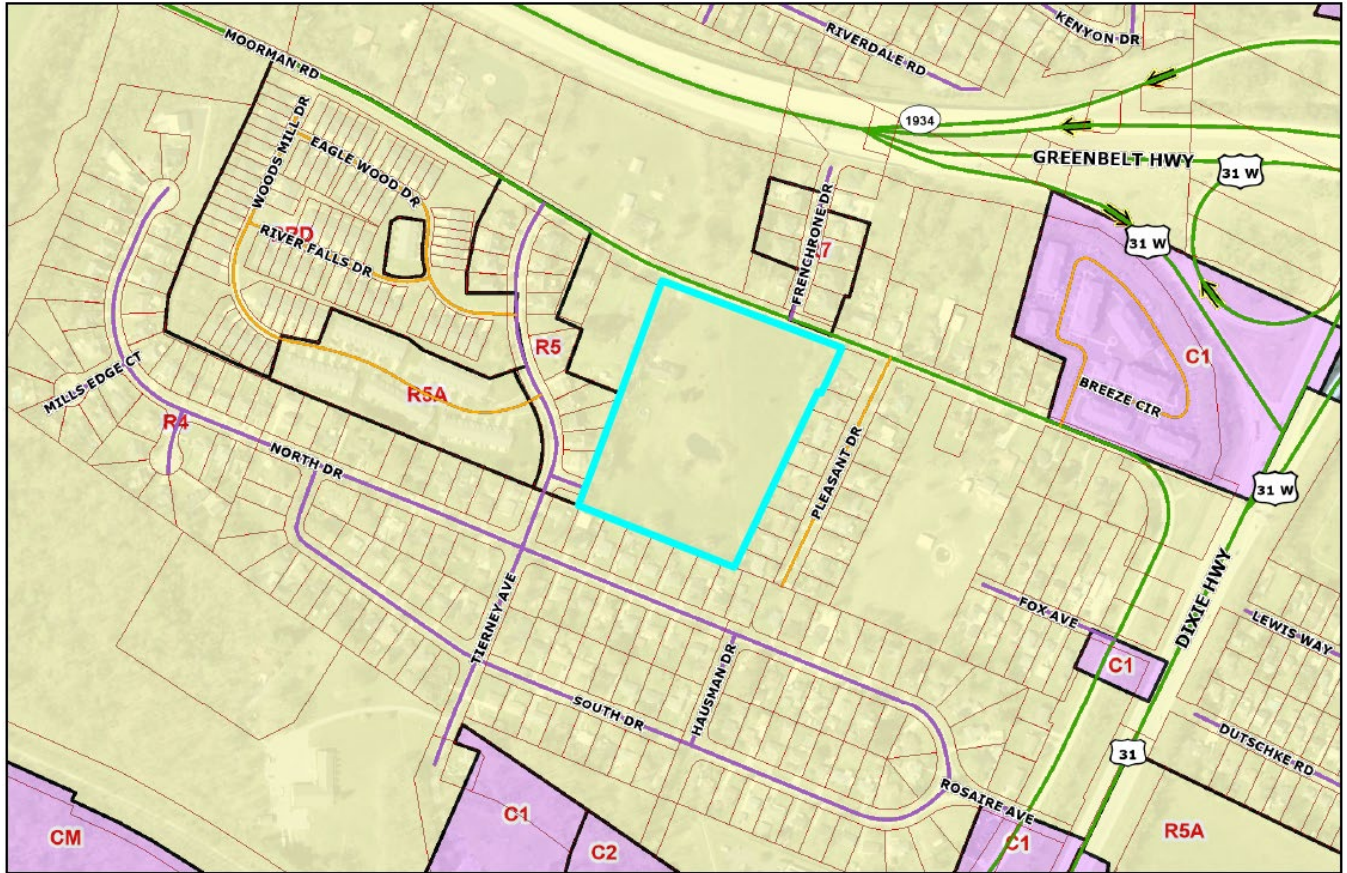
**NOTIFICATION**

Date	Purpose of Notice	Recipients
5/7/2026	Hearing before PC	1 <sup>st</sup> tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 14

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

