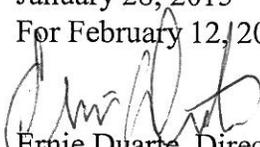




MEMORANDUM

TO: Linus Kafka
Zoning Examiner

DATE: January 28, 2015
For February 12, 2015 Hearing

FROM: 
Ernie Duarte, Director
Planning & Development
Services Department

SUBJECT: SPECIAL EXCEPTION LAND USE – PLANNING & DEVELOPMENT
SERVICES DEPARTMENT REPORT
SE-14-30 Verizon – Speedway Boulevard, C-2 (Ward 6)

Issue – This is a request by Adam Brixius of Pinnacle Consulting, on behalf of Verizon Wireless, to allow a wireless communication facility and associated equipment as a special exception land use in the C-2 zone. The special exception site is located approximately 200 feet north of Speedway Boulevard and 1,200 feet west of Columbus Boulevard (see Case Location Map). The preliminary development plan (PDP) proposes a wireless communication tower concealed within an artificial palm tree, 65 feet in height with twelve antennas (3 sectors with 4 antennas per sector) mounted at a center line of 60 feet in height. Associated equipment will be placed within an enclosed compound adjacent to an existing self-storage facility.

A communications use of this type is subject to Section 4.9.4.I.6.b of the *Unified Development Code (UDC)* and requires approval through a Zoning Examiner Special Exception Procedure, in accordance with *UDC* Section 3.4.3. A public hearing before the Zoning Examiner is required. The Zoning Examiner will render a decision to grant the use with or without conditions, or to deny the use. The Zoning Examiner may also forward the request to the Design Review Board (DRB) for design review and recommendation.

The proposed special exception is considered under the requirements of a Zoning Examiner Special Exception Procedure because the tower and antennas will not exceed 80 feet in height, the proposal is concealed or disguised, and because the facility is setback at least two times the height of the structure from the boundary of any property zoned residential or office, as required by the *UDC*.

Planning & Development Services Department Recommendation – The Planning & Development Services Department recommends approval of the special exception request, subject to the attached preliminary conditions.

Background Information

Existing Land Use: A self storage facility.

Surrounding Zones and Land Uses:

North: Zoned R-1; Single family homes.

South: Zoned C-2; Retail and restaurant uses.

East: Zoned C-2; Commercial.

West: Zoned C-2; Commercial.

Previous Cases on the Property: None.

Related Cases:

SE-10-124 AT&T Craycroft Road, C-2 Zone – This was a request for a special exception land use to allow the development of a 65-foot-tall monopalm with associated ground equipment located on the east side of Craycroft Road, approximately 1,600 feet north of Golf Links Road. The monopalm was located approximately 64 feet from residentially zoned and developed property. On June 21, 2011, Mayor and Council adopted Ordinance No. 10916 approving the request.

SE-10-105 AT&T – Speedway Boulevard, C-2 Zone – This was a request for a special exception land use to allow the development of a 65-foot tall monopalm cell tower with associated ground equipment located 120 feet south of Speedway Boulevard and 900 feet west of Craycroft Road. The monopalm was approximately 140 feet from residentially zoned property. On September 30, 2010, the Zoning Examiner approved the request.

SE-09-62 AT&T - Columbus Boulevard, C-2 Zone – This was a request for approval of a wireless communication facility concealed within an artificial palm tree, 65 feet in height, and associated equipment as a special exception land use in the C-2 Zone. The special exception site is located within an existing self-storage facility near the northwest corner of Speedway Boulevard and Columbus Boulevard. On February 18, 2010, the Zoning Examiner approved the request.

Applicant's Request – The applicant requests approval of a wireless communication tower and antennas, concealed within an artificial palm tree, 65 feet in height, and associated equipment to be placed within a screened enclosure within a self storage facility, as a special exception land use in the C-2 zone.

Planning Considerations

Plan Tucson and the *Grant - Alvernon Area Plan (GAAP)* provide land use policy direction for this area. According to the *GAAP* the special exception site is located within an Office,

Commercial, High-Density Residential area. For these areas, the plan contains guidance on wireless communication facilities in Office and Commercial Land Use Policy 6, which discourages wireless communication antenna arrays unless concealed, disguised, or collocated on existing buildings or structures. Land Use, Office and Commercial Land Use Policy 2 encourages incorporating appropriate design elements and buffering techniques during the zoning application and associated land review processes.

Plan Tucson policies protect established residential neighborhoods by supporting compatible development, including non-residential uses, where the scale and intensity of use is compatible with adjacent uses. The special exception site is located within a Mixed-Use Center area as identified by the Future Growth Scenario Map. A Mixed-Use Center supports a variety of retail, services, office, and public gathering places, located close to each other, providing occupants of the center and the residents and workers in the surrounding neighborhoods with local access to goods and services. In particular to wireless communication facility, *Plan Tucson* provides direction in Chapter 3 – The Built Environment, under Guidelines LT28.1.2, LT28.1.3, stating that telecommunication facilities should be installed and maintained to minimize visual impact and preserve views, to improve the appearance of above ground utilities and structures, and extend access to high-tech wireless communication facilities throughout the City.

The project is in general compliance with the intent of these plans. The plan policies generally support new cell tower proposals when designed to minimize visual impacts on surrounding neighborhoods and when buffering is provided. The faux palm design will conceal the new tower and antenna structures. The ground lease area is approximately 20 feet by 37 feet and a self-storage facility and at ground level the equipment will be screened from view by block walls designed to match the existing building walls. The proposed wireless communication facility is northwest of and adjacent to a 25-foot tall building with an existing 35-foot tower and antenna on the roof. This rooftop tower cannot be used for co-location of the proposed wireless communication facility because it does not provide for adequate antenna separation to avoid frequency interference.

The Pima Association of Governments - Transportation Planning Division (PAG-TPD) states that no additional vehicle trips per day will be generated by the proposal.

Design Considerations

Land Use Compatibility – The applicant is proposing a wireless communication monopalm with twelve antennas concealed within an artificial palm tree, 65 feet in height. Based on the elevated topography of the site relative to its surroundings, and the difficulty of providing a visual context for the proposed monopalm in the form of live palm trees planted within the self-storage facility, staff recommends that the height of the monopalm be reduced by 10 feet to a maximum of 55 feet to the top of the artificial fronds. The proposed monopalm will be located near the central east edge of the parcel, directly north of a building developed for personal storage. The antennas will be concealed within the fronds of the tree, and bark cladding will be placed on the pole to authenticate the appearance of the palm trunk. Staff recommends that Verizon routinely monitor

the facility and promptly replace/repair palm fronds as damage occurs. The facility has been designed with the associated ground equipment placed within an enclosure located inside a six-foot tall chain link fence with slats to provide screening and security for the equipment.

The project site is located north of Speedway Boulevard and approximately midway between Alvernon Way and Columbus Boulevard. Commercially developed parcels are along both sides of Speedway Boulevard. Immediately to the east of the site is an animal hospital in C-2 zoning. To the west are other commercial uses including a pawn shop and vehicle sales lot, also zoned C-2. Directly south of the site across Speedway Boulevard from the site is a vacant gas station, zoned C-2. Farther to the south, beyond the commercial strip south of Speedway Boulevard is an established residential neighborhood zoned R-1, Single-Family Residential, with single-family detached homes. To the north of the site is an established residential neighborhood zoned R-2, Medium Density Residential, with single-family, detached homes, duplexes, and multifamily development. The proposed monopalm will be located approximately 146 feet south of the nearest residentially zoned parcel.

The City applies standard conditions regarding the appearance of monopalm facilities. The following appearance standards are recommended as conditions:

- The monopalm shall not exceed 65 feet in height at top of fronds;
- The monopalm shall include crown and faux pineapple;
- The pole shall be covered with cladding (bark) from the pineapple to bottom of pole, and painted to resemble a live palm;
- There shall be a minimum of 56 fronds ranging in length from seven (7) feet to ten (10) feet and placed to extend above, below and between antenna panels;
- Replacement of lost/damaged fronds to be completed within ten working days of observation and fronds shall be colored to match live fronds as closely as possible;
- All cables shall be run inside the pole, with no foot pegs other visible appurtenances;
- All wire ports shall be concealed behind the antennas and all equipment shall be mounted behind the antenna panels;
- Antenna panels shall be painted with a light/shade pattern to better camouflage them;
- Ground equipment to be screened.
- Maximum panel size is eight (8) feet by one (1) foot by six (6) inches; and,
- Antenna standoff from the pole shall not exceed thirty (30) inches.

Drainage/Vegetation – The site lies within the Alvernon Wash watershed, a non-designated watershed. Detention is not required. The site was not designed with retention storage but, since the location of the communications site is impervious in its present state, no threshold storage will be required. The self-storage site is not within a regulatory floodplain and is unaffected by erosion hazard setbacks.

Road Improvements/Vehicular Access/Circulation – The project site is located approximately 200 feet north of Speedway Boulevard adjacent to an existing self-storage building. The *Major Streets and Routes Plan* designates Speedway Boulevard as an arterial street with a right-of-way

width of 150 feet. No new road improvements, new vehicular access or additional circulation is proposed as part of the project.

Use-Specific Standards – The applicant’s proposal requires approval as a Zoning Examiner Special Exception Procedure and must meet the Use-Specific Standards of *UDC* Sections 4.9.13.O and 4.9.4.I.2, .3, and .6.b. The Zoning Examiner may forward the request to the Design Review Board for design review and recommendation. Use Specific Standards specified in the *Unified Development Code* Section 4.9.I.6.b include the following items (in *italics*). A response follows each Use Specific Standard:

1. *The antennas are mounted on a new tower and the tower and antennas are concealed or disguised, or the antennas are collocated on an existing structure.*

The wireless facility is a disguised as a palm tree (a stealth monopalm).

2. *The tower and antennas are architecturally and/or environmentally compatible with the surrounding structure(s) and general area.*

The proposed artificial palm is an effective method to mitigate visual impacts of the wireless facility on surrounding development. The associated ground equipment is to be located inside an enclosed shelter, located immediately east of the proposed monopalm.

3. *The new tower is setback at least two times the height of the structure from the boundary of any property zoned residential or office.*

The structure is located approximately 146 feet from the nearest residentially zoned property and approximately 1,100 feet from the nearest office zoned property.

4. *The tower and antennas are eighty feet or less in height.*

The proposal is for an artificial palm of sixty-five (65) feet in height. Staff’s recommendation is that the overall height of the monopalm be no more than fifty-five (55) feet.

Conclusion – The proposed special exception use is consistent with the policy direction in the *Grant - Alvernon Area Plan* and *Plan Tucson*, which support development designed to be compatible with and sensitive to surrounding land uses. The proposed wireless facility has been designed to blend in with the surroundings and does not conflict with plan policies. Subject to compliance with the attached preliminary conditions, approval of the requested special exception is appropriate.

PROCEDURAL

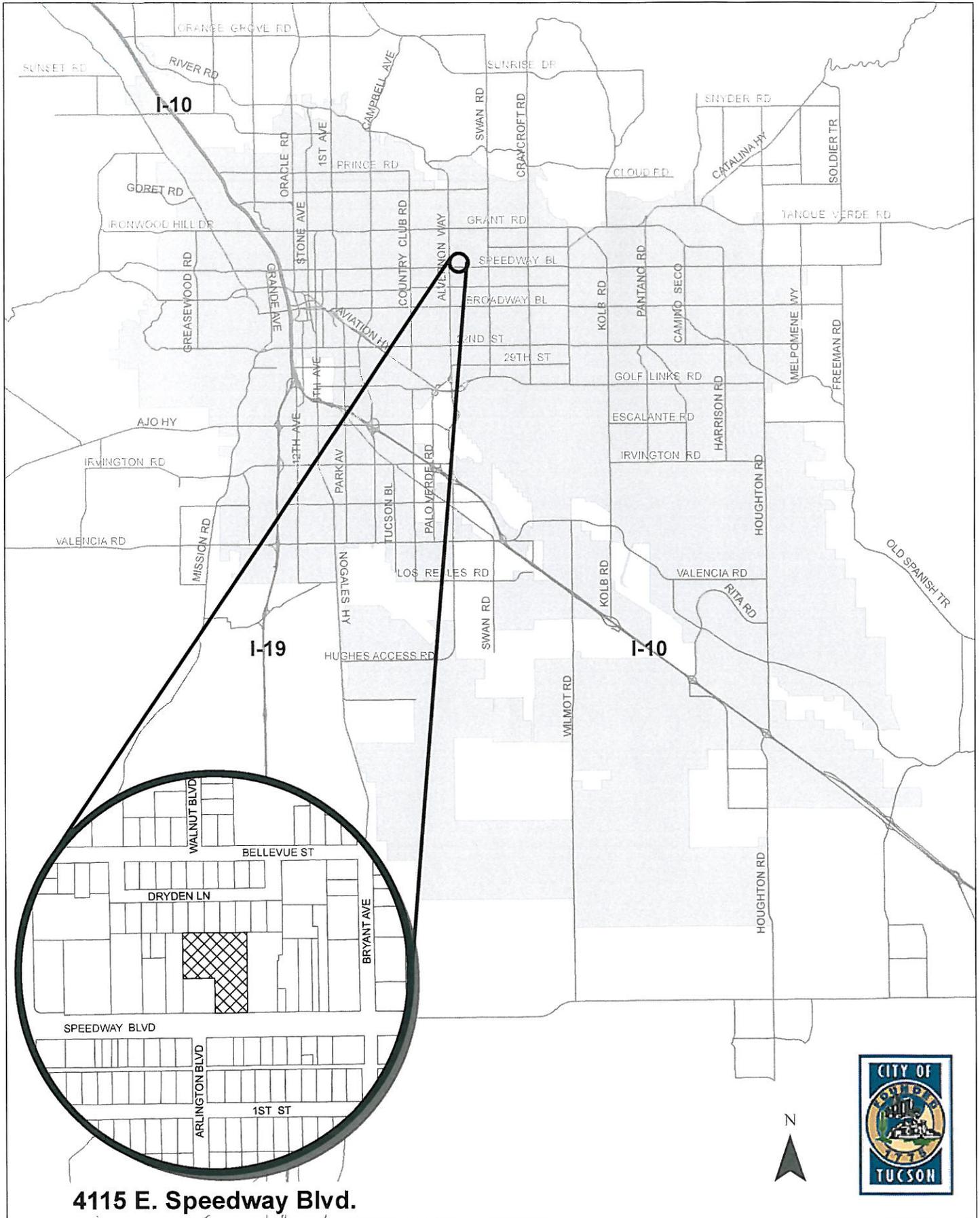
1. A development package/site plan in substantial compliance with the preliminary development plan dated August 7, 2014, is to be submitted and approved in accordance with *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled "Agreement to Waive Any Claims Against the City for Special Exception Land Use".
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Archaeologist. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of the special exception land use.
6. A copy of the Special Exception decision letter shall be included with the site plan at the time of permit application submittal.

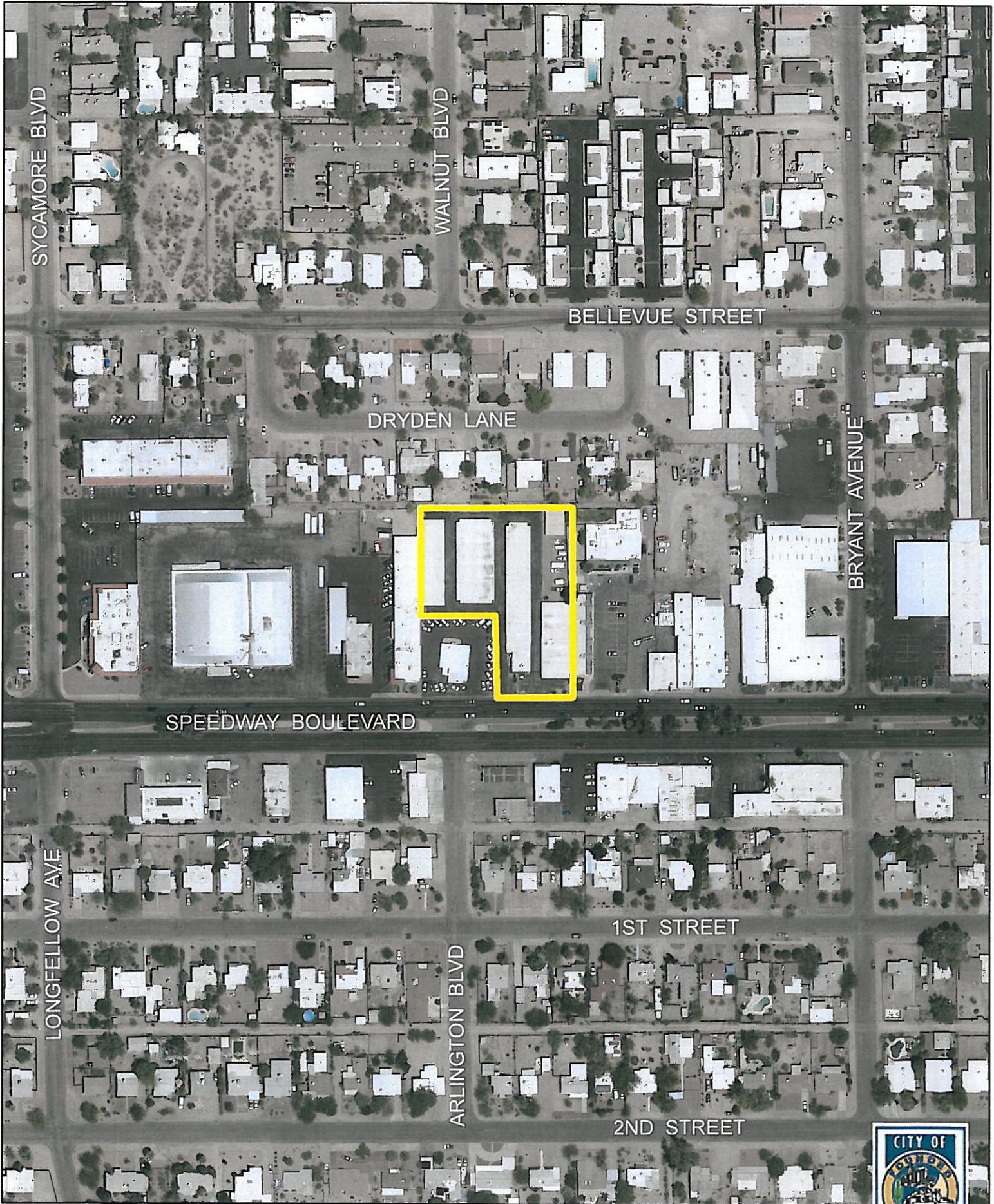
LAND USE COMPATABILITY

7. The monopalm wireless communication tower shall not exceed fifty-five (55) feet in height at the top of the artificial fronds.
8. The pole shall be full bark cladding in imitation palm tree bark, and painted an appropriate bark color to resemble a live palm.
9. The monopalm shall include crown and faux pineapple beneath the crown, as shown on the preliminary development plan dated August 7, 2014.
10. A maximum of twelve (12) antenna panels shall be installed and painted to match the palm fronds as appropriate. The antenna panels shall not visually extend above or below the artificial palm fronds.
11. AT&T shall routinely monitor the facility and repair/replace any artificial fronds that may become worn through time or damaged.

12. Antenna dimensions shall not exceed ninety-eight (96) inches in length, twelve (12) inches in width, and six (6) inches in depth.
13. The monopalm frond density and design shall properly camouflage the proposed antennas and there shall be a minimum of 56 fronds ranging in length from seven (7) feet to ten (10) feet. Fronds shall be placed to extend above, between and below antennas and appurtenances. Fronds length shall vary as needed to provide maximum camouflage of antennas and appurtenances. The antenna arrays shall be painted to camouflage them using a color mix (shade/light) given of by the palm fronds in the daylight hours.
14. Antenna mounts shall be designed with dimensions that allow maximum coverage and disguise of antennas and appurtenances.
15. There shall be no exterior wiring, visible footpegs, portals, cabling or cable shrouds, or other unnatural appearing features on the stealth monopalm.
16. Antenna T-arm standoff from pole shall not exceed thirty (30) inches to the back of T-arm.
17. Should a back-up generator be installed at this site, evidence of compliance with the Tucson City Code, Section 16-31 Excessive Noise, will be required. The generator may be tested for up to 45 minutes per month, between the hours of 8:00 AM and 6:00 PM.
18. The the lease area shall be screened with a minimum six (6)-foot high fence with slats to provide opaque screening of the ground equipment.
19. The monopalm centerline shall be located a minimum of 140 feet from the northern boundary of the parcel as depicted on the preliminary development plan dated August 7, 2014.
20. Plans for future carriers must be approved through the special exception process.

SE-14-30 Verizon - Speedway Boulevard



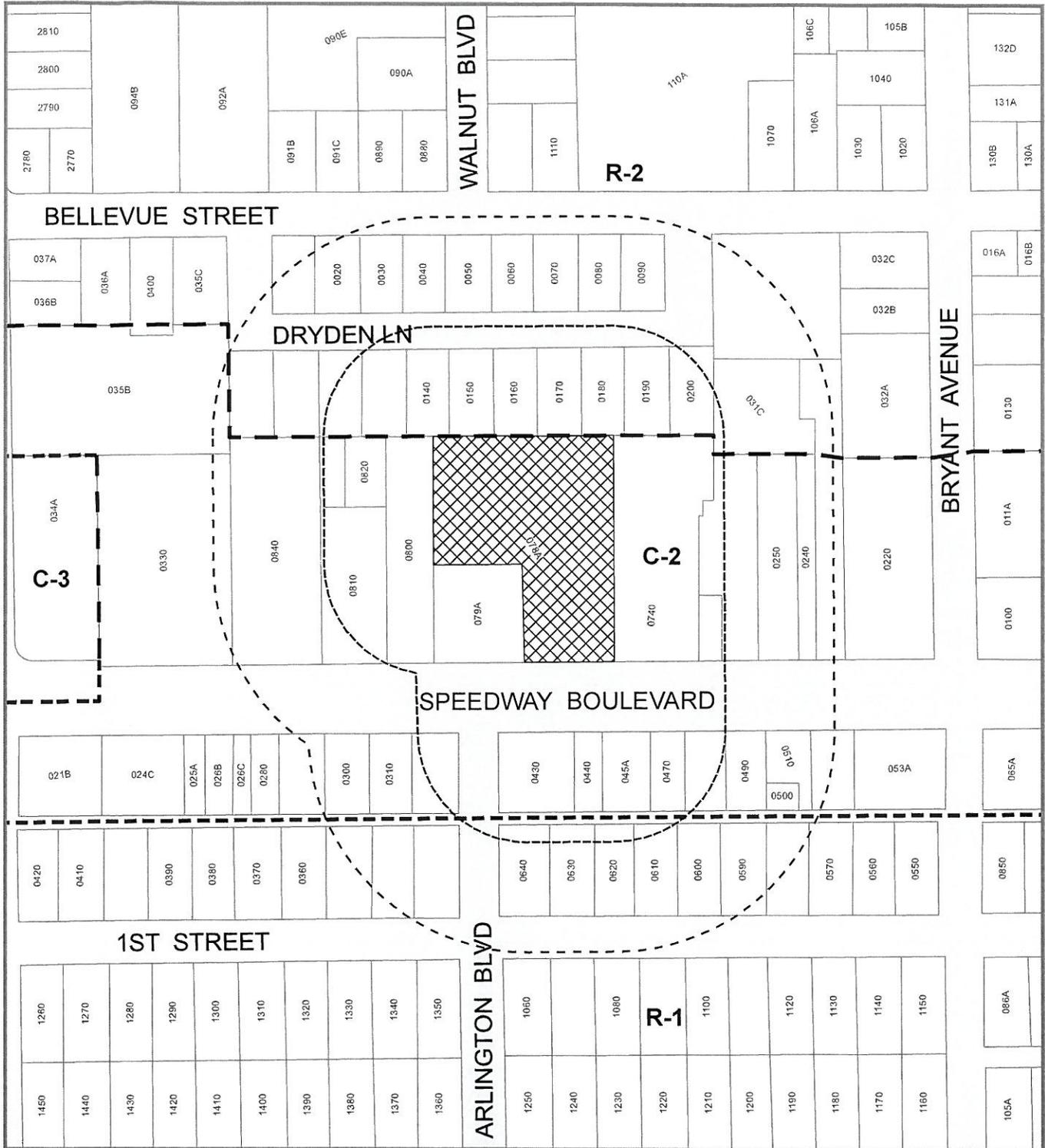


SE-14-30 Verizon - Speedway Boulevard
2014 Aerial

0 50 100 200
Feet
1 inch = 200 feet



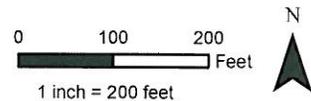
SE-14-30 Verizon - Speedway Boulevard Z.E. Special Exception



- Area of Special Exception Request
- 150' Protest Area
- 300' Notification Area
- Zone Boundaries
- C-2** Zoning of Requested Area



Address: 4115 E. Speedway Boulevard
 Base Maps: Sec.03 T.14 R.14
 Ward: 6



PUBLIC FACILITIES AND SERVICES REPORT FOR FEBRUARY 12, 2015
(as of January 22, 2015)

SE-14-30 Verizon – Speedway Boulevard, C-2 Zone

CITY AGENCIES

Planning & Development Services – Zoning Review: See attached comments dated 12/9/14.
Planning & Development Services – Engineering: See attached comments dated 12/10/14.
Planning & Development Services – Community Planning: See attached comments dated 12/8/14.

No Objections Noted

Office of Conservation & Sustainable Development
Transportation – Engineering
Transportation – Traffic Engineering
Planning & Development Services – Sign Code
Tucson Fire Department
Community Services – Historic Preservation Officer
Environmental Services
Tucson Parks and Recreation
Tucson Police Department
Planning & Development Services – Landscape

NON-CITY AGENCIES

PAG-TPD: Estimated traffic generation of proposed development: Zero vehicle trips per month.

No Objections Noted

Tucson Unified School District
Pima County Wastewater
Arizona Department of Transportation
Pima County Transportation and Flood Control
Pima County Parks and Recreation
Davis-Monthan Air Force Base
Tucson Electric Power

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, January 28, 2015 at http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html

Place
Stamp
Here

City of Tucson
Planning & Development Services Department
Rezoning Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

SE-14-30

Expose this flap - Affix stamp and return



City of Tucson PMc
Planning & Development Services
Department -Rezoning Section
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

SE-14-30
IMPORTANT SPECIAL EXCEPTION NOTICE ENCLOSED