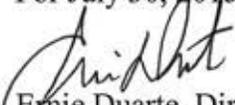




MEMORANDUM

DATE: July 14, 2015
For July 30, 2015 Hearing

TO: Linus Kafka
Zoning Examiner

FROM: 
Ernie Duarte, Director
Planning & Development Services
Director

SUBJECT: SPECIAL EXCEPTION LAND USE
PLANNING & AND DEVELOPMENT SERVICES REPORT
SE-15-25 Verizon – Lakeside Parkway, C-2 (Ward 4)

Issue – This is a request by Shirley Crowder of Centerline Solutions, on behalf of Verizon Wireless, for approval of a wireless communication facility (WCF). The special exception site is located approximately 750 feet south of Golf Links Road and 630 feet east of Pantano Road (see Case Location Map). The preliminary development plan (PDP) proposes a wireless communication tower with twelve antenna panels concealed within an artificial palm tree (monopalm), 65 feet in height. The facility will be placed within an approximately 800 square foot lease area in the northeastern portion of the 0.93 acre site.

A communications use of this type in the C-2 zone 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 tower 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: Commercial Business

Surrounding Zones and Land Uses:

North: Zoned C-2; Office and Retail

South: Zoned C-2; Multi-family Residential

East: Zoned C-2; Vacant

West: Zoned C-2 & C-3; Self-storage and Utility Sub-station

Previous Cases on the Property:

Related Cases:

SE-14-76 Verizon – Irvington Road, C-2 Zone – This was a request to allow a wireless communication facility concealed within an artificial palm tree, 60 feet in height and associated equipment as a special exception land use in the C-2 zone. The special exception site is located approximately 150 feet west of Interstate 10 and 200 feet south of Irvington Road. On February 13, 2015, the Zoning Examiner approved the request.

SE-12-61 Verizon - Broadway, C-2 Zone – This was a request to allow a wireless communication facility concealed within an artificial palm tree, 72 feet in height and associated equipment as a special exception land use in the C-2 zone. The special exception site is located approximately 590 feet east of Kolb Road and 510 feet south of Broadway Boulevard. On July 17, 2012, the Zoning Examiner approved the request.

SE-08-30 Verizon - Broadway, C-2 Zone – This was a request to allow a wireless communication facility concealed within an artificial palm tree, 69 feet in height and associated equipment as a special exception land use in the C-2 zone. The special exception site is located approximately 70 feet east of Pantano Road and 120 feet north of Lakeside Parkway. On October 9, 2008, the Zoning Examiner approved the request.

Applicant's Request – The applicant requests special exception approval for the placement of a 65-foot high cellular communications monopole disguised as a palm tree with associated equipment in the northeast corner of a parcel currently undeveloped.

Planning Considerations

Land use policy direction for this area is provided by the *Pantano East Area Plan (PEAP)* and *Plan Tucson*. Commercial Policy 1 of *PEAP* supports commercial developments in appropriate locations in the area along arterial streets when adjacent uses are adequately buffered.

Commercial Policy 2 of *PEAP* supports the integration of adjoining commercial uses and should be designed to be in harmony with adjacent residential uses.

Plan Tucson identifies this area in the Future Growth Scenario Map as an "existing neighborhood" category and supports new services and amenities that contribute further to neighborhood stability. Policy LT28.1.2 requires that, if possible, wireless communication facilities be located, installed and maintained to minimize visual impacts and preserve views. The applicant states that the proposed wireless communication facility will help improve telecommunication services in the surrounding neighborhoods.

The special exception site is currently undeveloped in the C-2 commercial zone. To the east are vacant lots in the C-2 commercial zone, to the south is multi-family residential developed in the C-2 commercial zone, to the west across Lakeside Parkway is a self-storage use and a utility use developed in the C-2 commercial zone, and to the north are commercial retail and office uses developed in the C-2 commercial zone. The nearest single-family residential zoned and developed land is located directly to the south, approximately 485 feet away.

The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will not generate additional measurable vehicle trips per day. Field inspection by staff indicates there are currently no billboards on the special exception site.

Design Considerations

The proposed ground equipment is located within an area screened by a twelve (12) foot tall masonry wall. A proposed cabinet will be located on a concrete pad. A twelve foot wide access easement for the WCF site will be provided from Lakeside Parkway. The access easement runs along the east edge of the parcel. The nearest residential unit is located approximately 300 feet to the south of the proposed WCF site.

Land Use Compatibility – The proposed monopalm will include four antennas per sector with three sectors for a total of twelve antennas. The applicant has submitted a photo-simulation of the monopalm showing the antennas concealed by the artificial branches of the monopalm. The monopalm will be set back from Lakeside Parkway by approximately 187 feet to the west and 217 feet to the south. A monopalm was chosen because of the presence of several palm trees within relatively close proximity to the site.

The monopalm will be visible from the surrounding, commercial and residential development, as well as from adjacent streets. The proposed stealth monopalm provides concealment and reduces the visible impacts to the area. Staff also suggests the design include additional live palms to help visually buffer the WCF from adjacent residential. The nearest residence is south of the site in the C-2 commercial zone, approximately 300 feet from the proposed location of the monopalm. There are some desert trees, pine trees, and palm trees in the general area. These trees allow the monopalm to blend in when viewed from a distance. Any existing on-site palm tree, native tree, or landscape planting disturbed during the monopalm or ground equipment

installation should be replaced to enhance stealthing provided by the monopalm design. Additionally, staff recommends any new pavement or roof materials installed shall also be in accordance with the UDC and heat island mitigation.

The applicant proposes to place the monopalm and ground equipment in a 800 square foot lease area in the northeast corner of the parcel, which is currently undeveloped. Ground equipment will be housed inside a 20' x 40' equipment shelter located on a concrete slab. The ground equipment shelter will be housed within a twelve (12) foot tall masonry wall painted to match surrounding buildings.

In terms of wireless communication facilities, a stealth application is one that disguises the appearance of the pole and antennas to look like an element of the built or natural landscape, which could typically occur at the chosen location. A stealth application should be as close as possible in scale and appearance to the object it is disguised as, with no obvious unnatural elements. The success of a stealth application is dependent on the ability of the design and construction of the cellular site to fit into its surroundings to such a degree that it is not noticeable. Scale and proportion, site design, color, and materials, are particularly important in stealth applications insofar as they contribute, or do not contribute, to the ability of the facility to be as unobtrusive as possible. To ensure a successful stealth monopalm at this location, the following standards are recommended:

- The monopalm shall not exceed 65 feet in height at top of fronds;
- The monopalm shall include crown and apple;
- 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 65 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 fronts 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 or 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 by an existing masonry wall (provide elevation of street views).
- Maximum antenna size is ninety-nine (99) inches in length, eighteen (18) inches in width, and eight (8) inches in depth,
- Antenna standoff from the pole shall not exceed thirty (30) inches.

Road Improvements/Vehicular Access/Circulation – Vehicular access to the wireless communications facility is through an existing curb cut from Lakeside Parkway. The access easement to Lakeside Parkway shall be recorded and sequence number provided prior to, or at,

permit submittal stage. According to the *Major Streets and Routes Plan*, Lakeside Parkway is designated as a local street.

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 and 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 485 feet from the nearest residentially zoned property and approximately 950 feet from the nearest office zoned property.

4. *The tower and antennas are eighty (80) 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 sixty-five (65) feet.

Staff finds the proposal to be in compliance with the *UDC* Use-Specific Standards.

Conclusion – The proposed stealth tower is in compliance with the performance criteria for a wireless communication facility. The Special Exception request is consistent with the policies and intent of *Plan Tucson* and the *Pantano East Area Plan*, considering the use of a stealth design, in this case a monopalm, that will limit the visual impact of the facility. Approval of the request is appropriate subject to the attached preliminary conditions.

PROCEDURAL

1. A site plan in substantial compliance with the preliminary development plan dated May 14, 2015, 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 / CONCEALMENT MEASURES

7. The wireless communication monopalm, including attachments such as antenna panels and palm fronds, shall not exceed sixty-five (65) feet in height from grade elevation.
8. A maximum of twelve (12) antenna panels shall be installed and painted with a light/shade pattern to blend and minimize visual impacts.
9. The monopalm shall include crown and pineapple.
10. The pole shall be covered with cladding (bark) from the pineapple to bottom of pole, and painted to resemble a live palm.
11. There shall be a minimum of 65 fronds ranging in length from seven (7) feet to ten (10) feet and placed to extend above, below and between antenna panels.
12. 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.

13. Verizon shall routinely monitor the facility and repair/replace any artificial fronds that may become worn or damaged through time.
14. All cables shall be run inside the pole, with no foot pegs other visible appurtenances.
15. All wire ports shall be concealed behind the antennas and all equipment shall be mounted behind the antenna panels.
16. Antenna standoff from the pole shall not exceed thirty (30) inches.
17. Ground equipment to be located within lease area as depicted on the preliminary development plan dated May 14, 2015.
18. Ground equipment to be screened by 12-foot masonry wall to be painted in neutral desert colors or to match surrounding existing buildings (provide elevation of street views).
19. Panel antenna dimensions shall not exceed ninety-nine (99) inches in length, eighteen (18) inches in width, and eight (8) inches in depth.
20. All walls visible from a public right-of-way and/or adjacent to existing residential development are to be graffiti-resistant.
21. Six-(6) inch wide fence block or greater shall be used for perimeter walls. Graffiti shall be removed from walls within seventy-two (72) hours of discovery or notification.
22. The screen wall and any paintable distribution system equipment shall be painted with neutral desert colors or to match the existing buildings. The paint on the equipment, above the height of the screen wall, should be flat, non-reflective paint. All of the equipment may be painted with the flat paint.
23. There shall be no exterior wiring, visible footpegs, portals, cabling or cable shrouds, or other unnatural appearing features on the monopole.
24. Installation of a backup generator requires evidence of compliance with the Tucson City Code, Section 16-31 Excessive Noise. The generator may be tested for up to 45 minutes per week, between the hours of 8:00 AM and 6:00 PM. Finish color and texture of all painted surfaces shall match existing surfaces of adjacent equipment enclosure. The generator shall include a fuel catchment feature designed to contain at least 210 gallons of fuel in the event of a leak.
25. Plans for future carriers must be approved through the special exception process.

AGREEMENT TO WAIVE ANY CLAIMS
AGAINST THE CITY FOR ZONING AMENDMENT

This agreement ("**Agreement**") is entered into between _____, as the owner of the property described herein ("**Owner**") and the City of Tucson ("**City**") to waive any and all claims for diminution of value that may be based upon action by the City in response to a request from the Owner. This Agreement is entered into in conformance with A.R.S. §12-1134(I).

The Owner is the holder of fee title to the property located at _____, Tucson, Arizona, (the "Property") which is more fully described in the Owner's application to the City in Case _____ and incorporated herein. The Owner, or the authorized agent of the Owner, has submitted an application to the City requesting that the City grant a Special Exception Land Use for the Property. The Owner has requested this action because the Owner has plans for the development of the Property that require the Special Exception Land Use. The Owner believes that the Special Exception Land Use for the Property will increase the value and development potential of the Property, and that this outweighs any rights or remedies that may be obtained under A.R.S. §12-1134 et. seq.

By signing this Agreement, the Owner waives any right or claim that may arise under A.R.S. §12-1134, including any claim for the reduction in the value of the Property, as a result of the enactment of the Special Exception Land Use in Case _____.

The Owner understands that City staff may propose, the Zoning Examiner may recommend and the Mayor and Council may adopt conditions to the requested Special Exception Land Use that limit the potential development of the Property. The Owner acknowledges that the Special Exception Land Use and conditions are a single, integrated legislative approval. The Owner agrees and consents to all conditions that may be imposed. The Owner retains the right to withdraw the Special Exception Land Use application prior to a vote by the Mayor and Council or to decline to implement the necessary requirements to effectuate the Special Exception Land Use if the Owner disagrees with any conditions that are proposed or approved. If the Owner does not withdraw the application, the Owner shall be deemed to have accepted all adopted conditions to the requested Special Exception Land Use. If the Owner withdraws the application or does not effectuate the Special Exception Land Use, this Agreement is null and void.

This Agreement is entered into in Arizona and will be construed and interpreted under the laws of the State of Arizona. The Owner has agreed to the form of this Agreement provided and approved by the City Attorney. The Owner has had the opportunity to consult with an attorney of the Owner's choice prior to entering this Agreement and enters it fully understanding that the Owner is waiving the rights and remedies as set forth herein.

Upon execution, this Agreement shall be recorded in the Office of the Pima County Recorder.

The Owner warrants and represents that the person or persons listed herein as the Owner is/are the owner in fee title of the Property. The Owner further agrees to indemnify and hold the City of Tucson, its officers, employees and agents harmless from any and all claims, causes of action, demands, losses, costs and expenses based upon an alleged reduction of value of the Property as a result of the City's action in Case _____.

Dated this _____ day of _____, 20__.

Owner: _____
(Name of Individual, Corporation, Partnership, or LLC, as applicable)

Owner: _____
(Name of Individual, Corporation, Partnership, or LLC, as applicable)

By: _____
(Signature of Owner or Authorized Representative, if applicable)

By: _____
(Signature of Owner or Authorized Representative, if applicable)

Its: _____
(Title of Individual Signing in Representative Capacity)

Its: _____
(Title of Individual Signing in Representative Capacity)

State of Arizona)
)
County of _____)

On this _____ day of _____, 20__, before me personally appeared _____ on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Notary Public

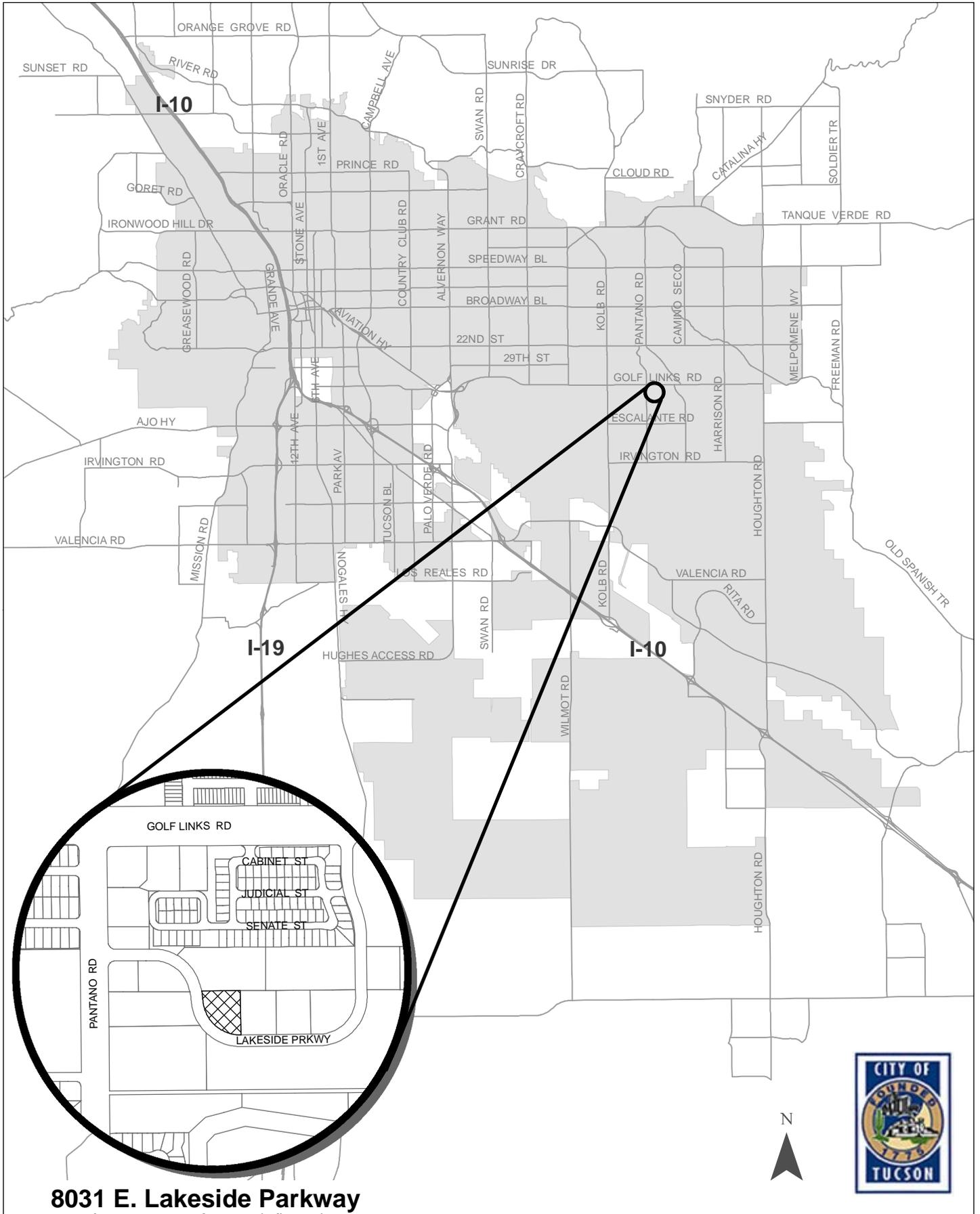
My Commission expires:

City of Tucson, an Arizona municipal Corporation:

By: _____
Planning & Development Services Department

This form has been approved by the City Attorney.

SE-15-25 Verizon - Lakeside Parkway



8031 E. Lakeside Parkway

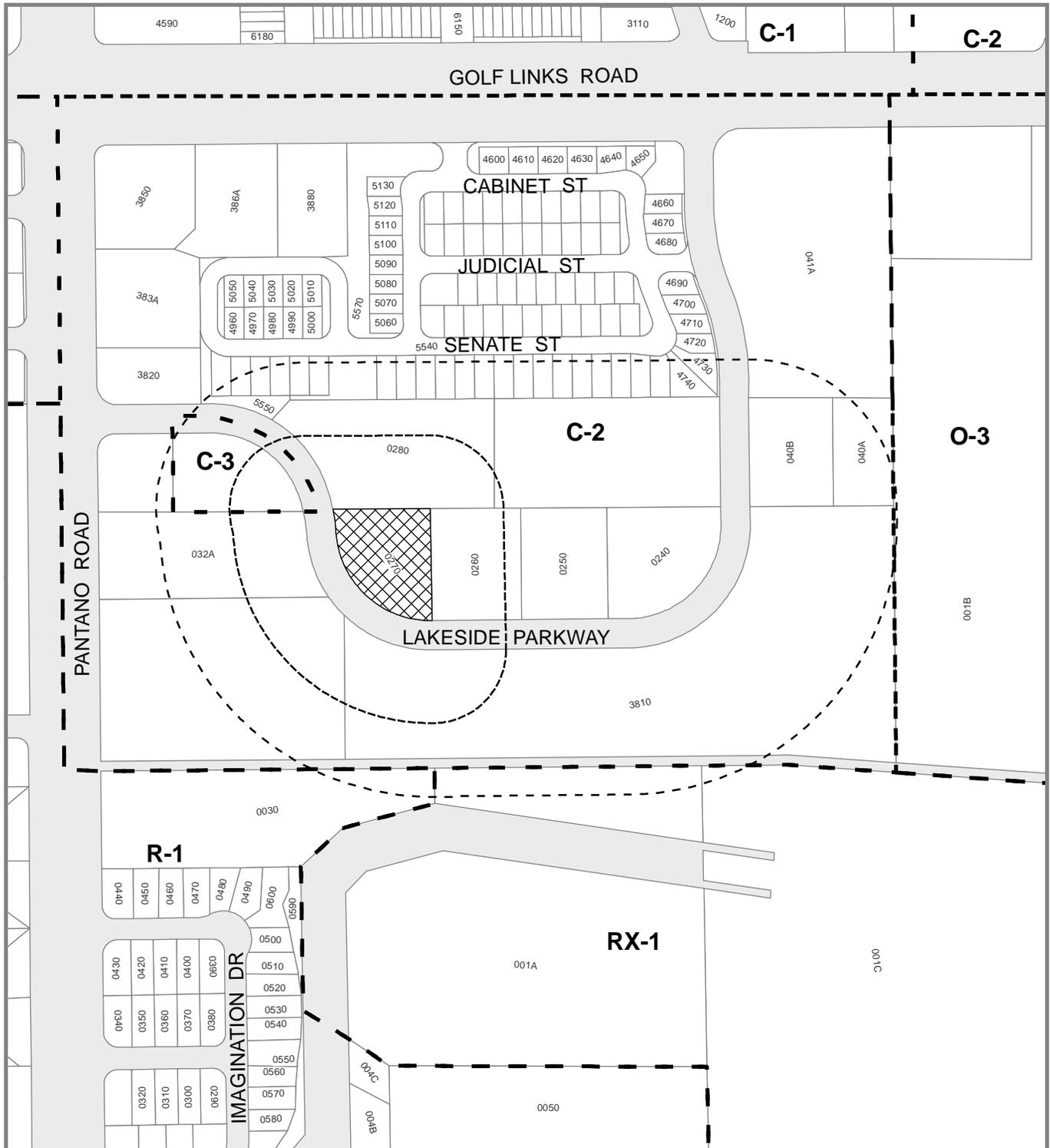


SE-15-25 Verizon - Lakeside Parkway
2014 Aerial

0 50 100 200
Feet
1 inch = 200 feet



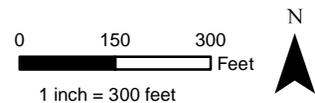
SE-15-25 Verizon - Lakeside Parkway Z.E. Special Exception



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



Address: 8031 E. Lakeside Parkway
Base Maps: Sec.28 T.14 R.15
Ward: 4



PUBLIC FACILITIES AND SERVICES REPORT FOR July 30, 2015
(as of July 9, 2015)

SE-15-25 Verizon – Lakeside Parkway, C-2 Zone

CITY AGENCIES

Planning & Development Services – Zoning Review: See attached comments dated 5/28/15.
Planning & Development Services – Community Planning: See attached comments dated 6/11/15.
Planning & Development Services – Engineering: See attached comments dated 6/09/15.
Planning & Development Services – Sign Code: See attached comments dated 6/09/15.

No Objections Noted

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

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, July 14, 2015 at http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html

Planning & Development Services Department

PRO - Property Research Online

Plan Review Detail Results

Permit Status: ACCEPTED **Activity Number:** T15SE00025
Permit Type: Proposed 65' top of fronds monopalm and associated ground equipment in a C-2 zone.
Site Address: 8031 E LAKESIDE PW **Applicant Name and Address:** SHIRLY CROWDER, CENTERLINE SOLUTIONS
 4636 E ELMWOOD, SUITE #7
 PHOENIX, AZ
 85040

Review Completed	Reviewer's Name	Type of Review	Review Status
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05/28/2015	STEVE SHIELDS	ZONING	This has been completed
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Comments:

1. The following item needs to be noted at this time:
 The address provided for this site does not exist for this parcel. The address provided is for parcel 136-15-0250 located to the east. An address will need to be provided for this parcel prior to submittal of plans for review, contact Pima County Addressing.

06/01/2015	KEN BROUILLETTE	FIRE	Not Required
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Comments:

none

06/09/2015	ELEIBOL1	ENGINEERING	This has been completed
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Comments:

REVIEW DUE DATE: June 9, 2015
 TO: Dan Bursuck
 SUBJECT: Verizon - (T15PRE0025) Engineering and Floodplain Review
 ADDRESS: 8031 E LAKESIDE PW, 85730, Ward 4
 LOCATION: T14S R15E Section 28
 PROPERTY: 136-15-0260, LAKESIDE BUSINESS PARK LOT 6
 FLOODPLAIN: FEMA zone X-unshaded, 2304L
 REVIEWER: Elizabeth Leibold, P.E.
 ACTIVITY NUMBER: T15PRE0025

Engineering has reviewed the proposed Special Exception documentation for the Pre-Application meeting on June 10, 2015 for the proposed 65-foot wireless mono palm communication facility at the northern portion of the parcel with associated equipment. The proposed improvement is located within a site that is already partially disturbed and there appears to be no proposed disturbance of existing riparian floodplain for this proposed project.

Engineering has no formal comments for this request, however offers the following suggested comments for consideration based on Technical Manual Section 4-04.2.3.1 and Tucson Code Section 26-11:

- 1) Revise Flood Zone Note on sheet LS-1 that the project is within Map #040076 Panel 2304L.
- 2) This proposed project appears to be located on a different lot. Addressing also appears to need clarification. Provide clarification of parcel / project location on plan notes. Provide labels for the parcel information and boundary lines for the parcel(s) proposed to be disturbed/used for this project.
- 3) Clarify total disturbance area in square feet on plan.
- 4) Label setback between proposed wall structure and north property line. (Footer for proposed wall can not be on property line.) Also include information for distance between existing building to the north and property line. The only existing wall seen from aerial is a building wall on property to the north.
- 5) Provide delineation and recordation information for the access easement on the plans

for the submittal review.

6) Assure all conditions of approval are clearly addressed on submittal plans to assist in faster review at counter when ready for permit application/review. For example if there is a condition that states the color of the structure shall be periwinkle blue make sure there is a note on plans that states so and plans show compliance.

06/09/2015 HEATHER THRALL SIGNS

This has been completed

Comments:

6/9/15
H. Thrall
T15SE00025

No existing signage, vacant lot. No billboards.

Should warning no entry/emergency contact signage be required for cell tower enclosure, limit to 2 square feet total sign area, non illuminated, without logos/advertisement - to meet incidental signage criteria.

06/09/2015 JOE LINVILLE LANDSCAPE

Approved

Comments:

none

06/11/2015 DBURSUC1 COMMUNITY PLANNING

This has been completed

Comments:

PLANNING & DEVELOPMENT SERVICES DEPARTMENT
SE-15-25 Verizon - Lakeside Parkway
Plan Tucson and South Pantano Area Plan
5/18/15 MSP

This proposal is for a special exception use in the C-2 commercial zone to allow a 65 foot tall wireless communication facility designed as a stealth palm tree. The new stealth monopalm WCF will include a 20' X 40' lease area to be enclosed with associated ground equipment. The proposed special exception site will be within the Lakeside Business Park, Lot 7, and undeveloped lot with an administrative address of 8031 E. Lakeside Parkway and contains 0.84-acres. The special exception site is located approximately seven hundred and fifty (750) feet south of Golf Links Road and six hundred and thirty (630) feet east of Pantano Road.

The WCF ground equipment lease area (20' X 40') will be enclosed by a twelve (12) foot tall masonry wall, except along the north perimeter where it abuts and existing twelve foot tall commercial building located on the adjacent parcel to the north. The monopalm will be located within the proposed lease area. Proposed masonry wall to match in material, texture, and color with existing wall along the north perimeter of ground equipment lease area.

A primary vehicular access easement of twelve feet wide will be provided to allow maintenance to the wireless communication facility from Lakeside Parkway using an existing street curb cut and entry way into lot 7.

According to the Major Streets and Routes Plan, Lakeside Parkway is designated as a local street.

Surrounding Uses/Zoning: Adjacent land uses and zoning surrounding the special exception site are the following: to the east, south, west, and north are parcels zoned C-2 commercial and developed with a range of commercial developments, to the north is an office and retail complex, to the east is are undeveloped lots, to the south across Lakeside Business Park is a two and three story multi-family high density residential development with over one hundred residential units, and to the west across Lakeside Business Park is zoned C-2 developed with a personal self-storage facility and a Unisource Energy Corporation substation. The nearest residential unit to the proposed stealth monopalm location is approximately 240 feet to the north. Other high-density residential units are located approximately 300 feet to the south across Lakeside Business Park.

Rezoning Presubmittal Meeting: The applicant attended a presubmittal conference meeting on March 25, 2015. Meeting discussions included discussion of how to better mitigate

visual impact on surrounding development. The applicant presented a stealth design and ground equipment within a 12 foot tall masonry wall enclosure.

Neighborhood Meeting: The applicant has held three neighborhood meetings, on April 8, 2012. Applicant has provided the required neighborhood meeting material: mailing notification, copy of labels, notice letter, meeting summary, and sign-in sheet. Other than the applicant, representing the owner, there were no others in attendance. Applicant stayed one hour to establish the public neighborhood meeting.

Land Use Policies: Policy direction is provided by Plan Tucson (PT) and the South Pantano Area Plan.

South Pantano Area Plan:

Commercial Policy 1. Promote commercial development at appropriate locations in the area.

Commercial Policy 1.B Require appropriate design elements (fences, walls, vegetation, etc) during rezoning and development review process when locating commercial uses in proximity to residential neighborhoods.

Subarea 3, Proposed Uses, supports commercial development using land with existing commercial zones.

Plan Tucson:

More direct Policy is provided by Plan Tucson. The monopalm WCF is to be located within an "Existing Neighborhoods," area as identified by Plan Tucson. An Existing Neighborhoods category is primarily developed and largely built-out neighborhoods and commercial districts in which minimal new development and redevelopment is expected. The goal is to maintain the character of these neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestment and new services and amenities that contribute further to neighborhood stability.

In particular to wireless communication facility, Plan Tucson provides direction and support in Chapter 3 - The Built Environment, under Guidelines LT28.1.2, LT28.1.3 which state telecommunication facilities be installed and maintained to minimize visual impact and preserve views and to improve the appearance of above ground utilities and structures and extend access to high-tech wireless communication facilities throughout the city. Visual impacts are a key consideration during the review process.

Analysis: The special exception request is to consider a 65' tall wireless communication facility in stealth monopalm design and ground equipment within a lease area of 20' X 40.' Site for the proposed WCF is located at 8030 E. Lakeside Business Park (administrative address). The proposed site is lot 7 within the Lakeside Business Park and contains 0.84-acres. The ground level equipment lease area is proposed to be screened by a twelve foot tall masonry wall. A commercial complex with office and retail land uses abuts the proposed WCF site along the north perimeter of the site. The rear façade of the adjacent commercial complex being twelve feet tall will create the north enclosure for the WCF lease area site. The nearest residential unit is approximately two hundred and forty (240) feet to the north from the proposed WCF and ground equipment lease area.

The proposed monopalm at a height of 65 feet will be visible from surrounding areas. Staff supports the monopalm stealth design. Staff suggests the ground equipment masonry wall enclosure match in color, texture, and finish to match masonry wall of area (adjacent to the north) commercial buildings. A stealth design helps mitigate and disguise the WCF. There are live palm trees within the surrounding commercial and high density residential developments. Staff supports the WCF to include a small cluster of live palm trees to mitigate visual impacts. Plan policy supports compatibility and visual impacts and noise mitigation are expected to be minimized through site design of the WCF and to be addressed in the Design Compatibility Report (DCR). The proposal is consistent with the land use plan policies, and does not require a plan amendment.

06/11/2015 JOSE ORTIZ DOT TRAFFIC

This has been completed

Comments:

none

06/12/2015	DBURSUC1	DOT ENGINEERING	This has been completed
Comments: none			
06/12/2015	DBURSUC1	ENV SVCS	This has been completed
Comments: none			
06/12/2015	DBURSUC1	ADOT	This has been completed
Comments: none			
06/12/2015	DBURSUC1	OFFICE OF CONSERVATION & SUSTAINABLE DEVELOPMENT	This has been completed
Comments: none			
06/12/2015	DBURSUC1	OTHER AGENCIES	This has been completed
Comments: none			
06/12/2015	DBURSUC1	PARKS & RECREATION	This has been completed
Comments: none			
06/12/2015	DBURSUC1	PIMA ASSN OF GOVTS	This has been completed
Comments: none			
06/12/2015	DBURSUC1	PIMA CNTY WASTEWATER	This has been completed
Comments: none			
06/12/2015	DBURSUC1	SCHOOL DISTRICT	This has been completed
Comments: none			
06/12/2015	DBURSUC1	TDOT RTA	This has been completed
Comments: none			
06/12/2015	DBURSUC1	TDOT STREETS	This has been completed
Comments: none			
06/12/2015	DBURSUC1	TUCSON WATER NEW AREA DEVELOPMENT	This has been completed

Comments:

none

No FINAL STATUS record available for this Workflow

Conditions:

none

[Back](#)

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Planning & Development Services Department

PRO - Property Research Online

Plan Review Detail Results

Permit Status: ACCEPTED **Activity Number:** T15SE00025
Permit Type: Proposed 65' top of fronds monopalm and associated ground equipment in a C-2 zone.
Site Address: 8031 E LAKESIDE PW **Applicant Name and Address:**
 SHIRLY CROWDER, CENTERLINE SOLUTIONS
 4636 E ELMWOOD, SUITE #7
 PHOENIX, AZ
 85040

Review Completed	Reviewer's Name	Type of Review	Review Status
05/15/2015 Comments: SE-15-25 The parcel is not affected by floodplain or other special drainage concerns. The parcel is within an area with commercial development and no transportation related issues should affect this proposal.	LOREN MAKUS	ENGINEERING	This has been completed
05/15/2015 Comments: PDSD TRANSMITTAL TO: Rezoning Division Re: Acceptance of Information for Plan Compliance (IPC) FROM: Steve Shields Lead Planner PROJECT: Verizon - New Cell Tower 136-15-0270 - C-2 Special Exception - SE-15-25 TRANSMITTAL: May 15, 2015 1. The proposed "Wireless Communication, limited to wireless communication towers and antennae", located on parcels 106-12-006A, zoned C-2. The use falls under UDC Table 4.8-4: Permitted Uses - Commercial and Mixed Use Zones - Permitted as Special Exception Use, (2) Zoning Examiner Special Exception Procedure, Section 3.4.3. The following Use Specific Standards apply: 4.9.13.P, 4.9.4.I.2, .3, & .6.b. 2. The following dimensional Standards apply see UDC Table 6.3-4.A DIMENSIONAL STANDARDS FOR THE C-1, C-2, C-3, OCR-1, & OCR-2 ZONES a. Minimum site area = 0 Sq. Ft. b. Proposed site area = Not provided c. Maximum building height allowed = 40 feet d. Building height proposed = Not provided 3. The submitted plan, showing the proposed Wireless Communication is acceptable to continue the review for the zoning examiner's report. 4. The following item needs to be noted at this time: The address provided for this site does not exist for this parcel. The address provided is for parcel 136-15-0250 located to the east. An address will need to be provided for this parcel prior to submittal of plans for review, contact Pima County Addressing. If you have any questions about this transmittal, please call Steve Shields, (520) 836-4956 or email Steve.Shields@tucsonaz.gov.	STEVE SHIELDS	ZONING	This has been completed

05/22/2015

MPADILL1

COMMUNITY PLANNING

This has been completed

Comments:

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

SE-15-25 Verizon - Lakeside Parkway

Plan Tucson and South Pantano Area Plan

5/18/15 MSP

This proposal is for a special exception use in the C-2 commercial zone to allow a 65 foot tall wireless communication facility designed as a stealth palm tree. The new stealth monopalm WCF will include a 20' X 40' lease area to be enclosed with associated ground equipment. The proposed special exception site will be within the Lakeside Business Park, Lot 7, and undeveloped lot with an administrative address of 8031 E. Lakeside Parkway and contains 0.84-acres. The special exception site is located approximately seven hundred and fifty (750) feet south of Golf Links Road and six hundred and thirty (630) feet east of Pantano Road.

The WCF ground equipment lease area (20' X 40') will be enclosed by a twelve (12) foot tall masonry wall, except along the north perimeter where it abuts and existing twelve foot tall commercial building located on the adjacent parcel to the north. The monopalm will be located within the proposed lease area. Proposed masonry wall to match in material, texture, and color with existing wall along the north perimeter of ground equipment lease area.

A primary vehicular access easement of twelve feet wide will be provided to allow maintenance to the wireless communication facility from Lakeside Parkway using an existing street curb cut and entry way into lot 7.

According to the Major Streets and Routes Plan, Lakeside Parkway is designated as a local street.

Surrounding Uses/Zoning: Adjacent land uses and zoning surrounding the special exception site are the following: to the east, south, west, and north are parcels zoned C-2 commercial and developed with a range of commercial developments, to the north is an office and retail complex, to the east is are undeveloped lots, to the south across Lakeside Business Park is a two and three story multi-family high density residential development with over one hundred residential units, and to the west across Lakeside Business Park is zoned C-2 developed with a personal self-storage facility and a Unisource Energy Corporation substation. The nearest residential unit to the proposed stealth monopalm location is approximately 240 feet to the north. Other high-density residential units are located approximately 300 feet to the south across Lakeside Business Park.

Rezoning Presubmittal Meeting: The applicant attended a presubmittal conference meeting on March 25, 2015. Meeting discussions included discussion of how to better mitigate visual impact on surrounding development. The applicant presented a stealth design and ground equipment within a 12 foot tall masonry wall enclosure.

Neighborhood Meeting: The applicant has held three neighborhood meetings, on April 8, 2012. Applicant has provided the required neighborhood meeting material: mailing notification, copy of labels, notice letter, meeting summary, and sign-in sheet. Other than the applicant, representing the owner, there were no others in attendance. Applicant stayed one hour to establish the public neighborhood meeting.

Land Use Policies: Policy direction is provided by Plan Tucson (PT) and the South Pantano Area Plan.

South Pantano Area Plan:

Commercial Policy 1. Promote commercial development at appropriate locations in the area.

Commercial Policy 1.B Require appropriate design elements (fences, walls, vegetation, etc) during rezoning and development review process when locating commercial uses in proximity to residential neighborhoods.

Subarea 3, Proposed Uses, supports commercial development using land with existing commercial zones.

Plan Tucson:

More direct Policy is provided by Plan Tucson. The monopalm WCF is to be located within

CITY OF TUCSON PUBLIC HEARING NOTICE

County Assessor records indicate that you are an owner of property located within 300 feet of a parcel(s) that is being considered for a Special Exception.

The Zoning Examiner, on behalf of the Mayor and Council, conducts a public hearing and considers testimony for each Special Exception in the City of Tucson. Persons attending the hearing are to observe rules of propriety, decorum, and good conduct and are to refrain from rude or slanderous remarks. The Zoning Examiner may impose reasonable limitations on the number of speakers and the length of the testimony.

After the Public Hearing, the Zoning Examiner issues written reports with findings of fact and a recommendation. A preliminary report is issued five working days after the close of the public hearing. A final report is issued 14 days after the close of the public hearing and transmitted to the Mayor and Council. Any person may request a public hearing before Mayor and Council provided the written appeal is filed with the City Clerk within 14 days after the close of the Zoning Examiner's public hearing. The Mayor and Council make the final decision on all Zoning Examiner Legislative Procedure special exception requests.

You may speak in favor or in opposition to the Special Exception request during the public hearing. You may also submit a written approval or protest. A form is attached for your convenience.

PUBLIC HEARING INFORMATION

Date: **July 30, 2015**

Time: **6:30 P.M.**

Location: Mayor and Council Chambers* First Floor, City Hall, 255 West Alameda, Tucson, Arizona

The Council Chambers is wheelchair accessible. A request for reasonable accommodation for persons with disabilities must be made to the City Clerk's Office by parties at least five working days in advance of the scheduled meeting and can be made by calling (520) 791-4213 or (520) 791-2639 (TDD).

APPLICANT

Shirley Crowder

Centerline Solutions

4636 East Ellwood, Suite 7

Phoenix, AZ 85040

SPECIAL EXCEPTION REQUEST

Case: SE-15-25 Verizon – Lakeside Parkway, C-2 Zone, (Ward 4)

Requested Change: Special Exception Land Use for a wireless communication facility.

Location: Approximately 187 feet east of Lakeside Parkway and 217 feet north of Lakeside Parkway.

Proposed Development: A 65-foot tall wireless communication tower and antennas, concealed within an artificial palm tree (monopalm) with three sectors of antennas. Associated ground equipment is to be placed within an enclosed shelter, located just south of the monopalm.

Notificación de Audiencia Pública del Examinador de Zonificación

Para oír y tomar en consideración el siguiente caso: SE-15-25 Verizon – Lakeside Parkway, Zona C-2, (Ward 6)

Cambio de Zonificación Solicitada: Excepción Especial para una facilidad de comunicación inalámbrica.

Ubicación: Aproximadamente 217 pies al norte de Lakeside Parkway y 187 pies al este de Lakeside Parkway.

Desarrollo Propuesto: Una torre de comunicación inalámbrica de 65 pies y antenas, ocultas dentro de una palmera artificial (monopalma) con tres sectores de antenas. El asociado equipo de tierra se colocara dentro de un refugio encerrado localizado al este de la monopalma.

Si usted desea este documento escrito en Español, por favor llame al número de teléfono: 791-5550

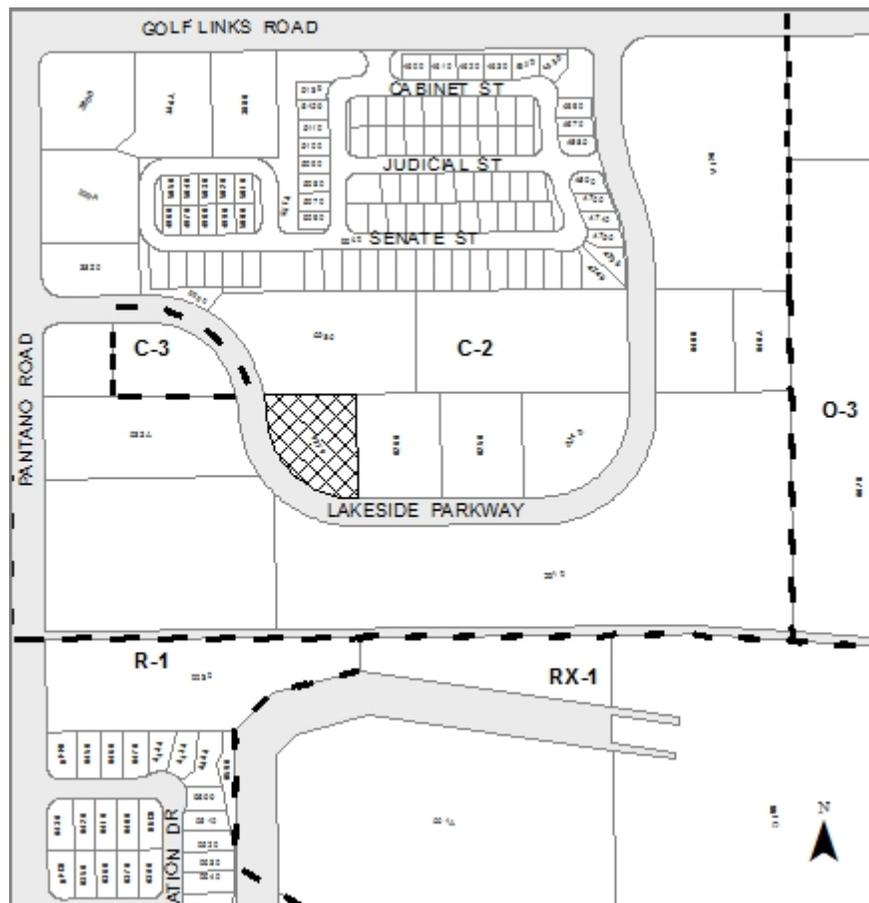
For further information, please call Dan Bursuck at 791-5550 or write to Planning & Development Services Department – Rezoning Section, P.O. Box 27210, Tucson, AZ 85726

ZONING DISTRICT NARRATIVE SUMMARIES

(For a complete description, refer to Unified Development Code, Article 4, which can be found at <http://www.ci.tucson.az.us>)

Current Zoning:

C-2, C-3 *GENERAL AND INTENSIVE COMMERCIAL* – Retail commercial with wholesale; nightclubs, bars, amusement enterprises permitted. Full range of automotive activities; sales, repair, leasing, etc. Limited manufacturing permitted. Residential uses permitted.



SE-15-25

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, July 9, 2015 at

http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html