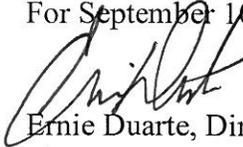




MEMORANDUM

DATE: August 25, 2015
For September 10, 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-15-35 Verizon – Mission Road, MH-1 Zoning (Ward 1)

Issue – This is a request by Dan Nies of Insite Inc, on behalf of the property owner, Mountain Vista Property LLC, for approval of a wireless communication facility (WCF). The special exception site is located approximately 1,500 feet east of Mission Road and 3,200 feet south of Ajo Way (see Case Location Map). The preliminary development plan (PDP) proposes the installation of two wireless communication antennas and one temporary microwave dish on a 37-foot replacement light pole located adjacent to the parking lot for the clubhouse and pool area pf a mobile home park with 401 spaces on 71.50 acres. The existing light pole, to be replaced to accommodate the new antennas, is approximately 22 feet in height. The antennas will be flush mounted to the light pole. The WCF includes ground equipment housed within a single cabinet, five (5) feet in height, located within a 50 square foot (5' x 10') lease area. The equipment cabinet will be partially screened by existing landscaping. No back-up generator is proposed for this site.

A communications use of this type is subject to Section 4.9.4.I.6.a 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 50 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: Light pole within a landscaped area adjacent to a parking lot for a clubhouse in a mobile home park.

Surrounding Zones and Land Uses:

North: Zoned MH-1; Manufactured homes and single-family residential

South: Zoned RV; Mobile home park

East: Zoned R-1; Manufactured homes and single-family residential

West: Zoned MH-1 and RV; Mobile home park and public school

Previous Cases on the Property: None

Related Cases:

SE-10-110 Verizon – Starr Pass Boulevard, SR Zone - This was a request for approval of a wireless communication facility on a replacement light pole within a golf course clubhouse parking lot as a special exception land use. The special exception site is located approximately 500 feet south of Starr Pass Boulevard and 1-1/3 miles west of Greasewood Road. On August 5, 2010, the Planning & Development Services director approved the requested special exception.

Applicant's Request – The applicant requests special exception approval for the installation of wireless communication antennas on a 37-foot high replacement light pole adjacent to a clubhouse parking lot on a 71.50-acre parcel developed as a mobile home park.

Planning Considerations

Land use policy direction for this area is provided by the *Santa Cruz Area Plan* and *Plan Tucson*. The *Santa Cruz Area Plan* has no specific policy direction regarding wireless communication facilities. *Plan Tucson* identifies this area in the Future Growth Scenario Map as a "mixed use corridor" category and supports providing a mix of jobs, services and housing along major streets. *Plan Tucson*, guidelines LT28.1.2, requires that wireless communication facilities be located, installed and maintained to minimize visual impact and preserve views. Guideline LT28.1.3 states that wireless communication facilities are to be designed to improve the appearance of above ground utilities and structures and extend access to high-tech wireless communication facilities throughout the city.

The area surrounding the site to the north and east is developed as medium density residential with a mix of site built homes and mobile homes in the MH-1 and R-1 zones. To the south is an

RV park, zoned RV. To the west are manufactured homes and a public school complex, zoned MH-1. The nearest residential (mobile home space) unit is located approximately 50 feet to the west within the mobile home park.

Design Considerations

Land Use Compatibility – The proposed replacement light pole will include two flush-mounted antennas of 55 inches in vertical length. The submitted PDP shows the two antennas to be located at a centerline height of 34 feet with a small microwave dish mounted below them a centerline of 27 feet. Below the microwave dish, the pole will have a single mounted light with two lighting elements, which is consistent with the design of the existing light pole. Staff supports the design, and acknowledges that the proposed WCF will help improve telecom services to the established neighborhoods in the area. The WCF is set back approximately 1,500 feet from Mission Road. The required setback of two times the height of the structure from the boundary of adjacent RV zoned property to the south and east is met. The applicant proposes to place the ground equipment in a small enclosed cabinet within a 50 square foot lease area located approximately 20 feet southeast of the light pole.

There are some desert trees, palm trees and other light poles in the general area. Two existing trees, measuring 26 feet and 18 feet in height, and located in the immediate area, will be kept in place. These trees and vertical structures allow the WCF to blend in when viewed from a distance. Staff recommends these trees be protected in place during installation. The proposed location of the WCF will have minor visual impact from nearby streets and adjacent developments. Given the street lamp pole design, with two flush-mounted antennas, and minimal ground equipment within a single cabinet at a height of five feet in a 5' x 10' lease area, the WCF should not significantly alter existing views.

Road Improvements/Vehicular Access/Circulation – Vehicular access to the wireless communications facility is provided from Mission Road by way of a ten-foot wide access easement located within the existing private road used to access the mobile home park and its clubhouse parking lot. The *Major Streets and Routes Plan* designates Mission Road as an Arterial Scenic Route with a right-of-way width of 120 feet.

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 4.9.4.I.2, .3, and .6.a. 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.a 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 light pole.

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

The light pole is an effective method to mitigate visual impacts of the wireless facility on surrounding development. The associated ground equipment is to be located inside a cabinet, located immediately southeast of the light pole and screened by existing vegetation.

- 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 150 feet from the nearest adjacent residentially zoned property and approximately 1,200 feet from the nearest office zoned property.

- 4. The tower and antennas are fifty (50) feet or less in height.*

The proposal is for the antennas to be mounted on a light pole of thirty-seven (37) feet in height.

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

Conclusion – The proposed special exception use is consistent with the policy direction in the *Santa Cruz 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 will be have substantial setbacks from residential development in all directions. Subject to compliance with the attached preliminary conditions, approval of the requested special exception is appropriate.

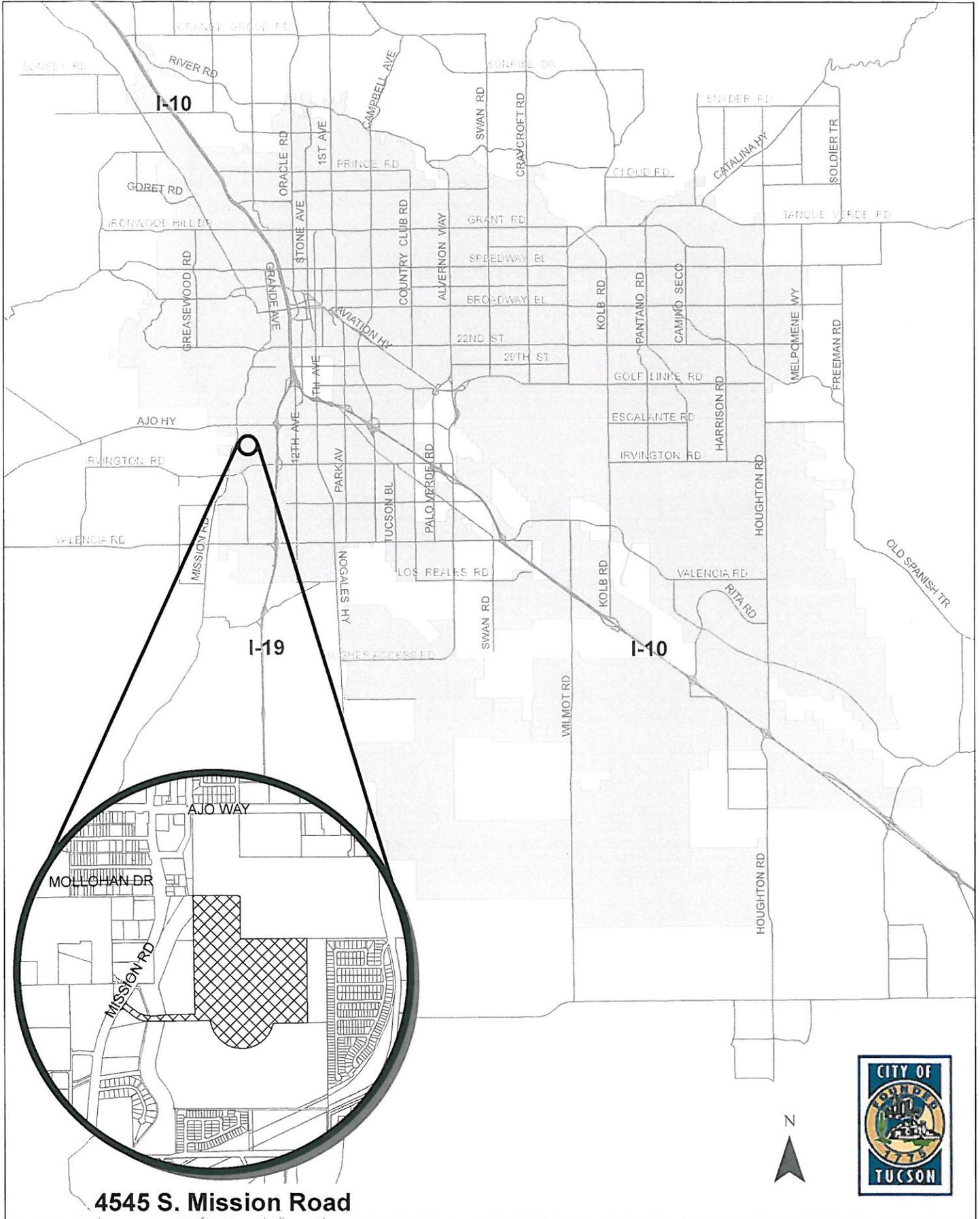
PROCEDURAL

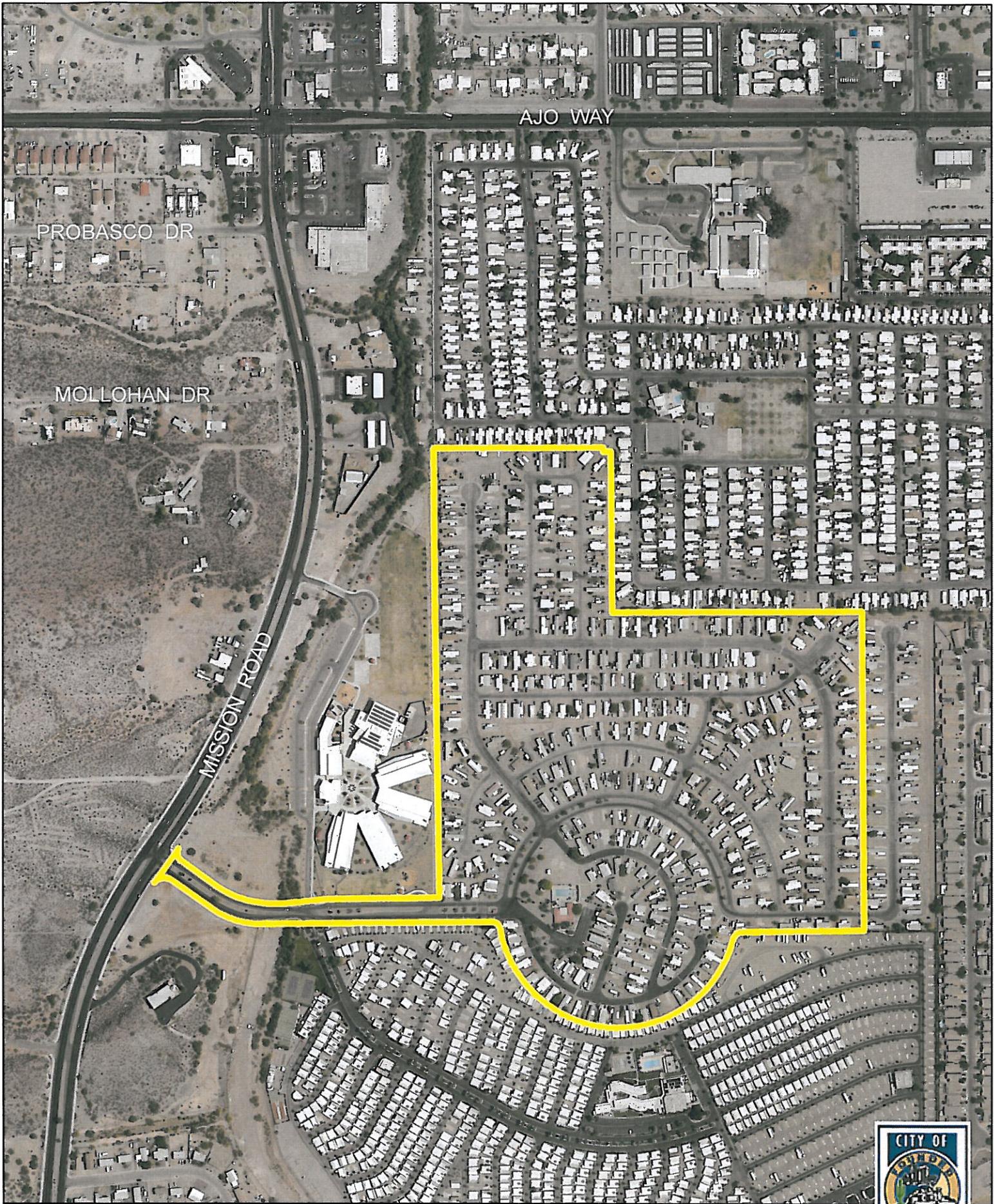
1. A development package/site plan in substantial compliance with the preliminary development plan dated July 1, 2015, is to be submitted and approved in accordance with *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for 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

7. The wireless communication tower shall be disguised as a light pole.
8. The overall height of the pole shall not exceed thirty-seven (37) feet in height as shown on the preliminary development plan dated July 1, 2015.
9. The replacement light pole, antennas, and appurtenances shall be similar in color to existing light poles within and around the clubhouse parking area.
10. The ground equipment lease area is limited to a 50 square feet area with a single equipment cabinet at a height of no more than five feet, as shown on preliminary development plan dated July 1, 2015.
11. Existing mature trees in close proximity to the replacement light pole shall be protected and preserved in place. Prior to construction and installation of the light pole and ground equipment, temporary fencing to be installed to protect trees.

SE-15-35 Verizon - Mission Road



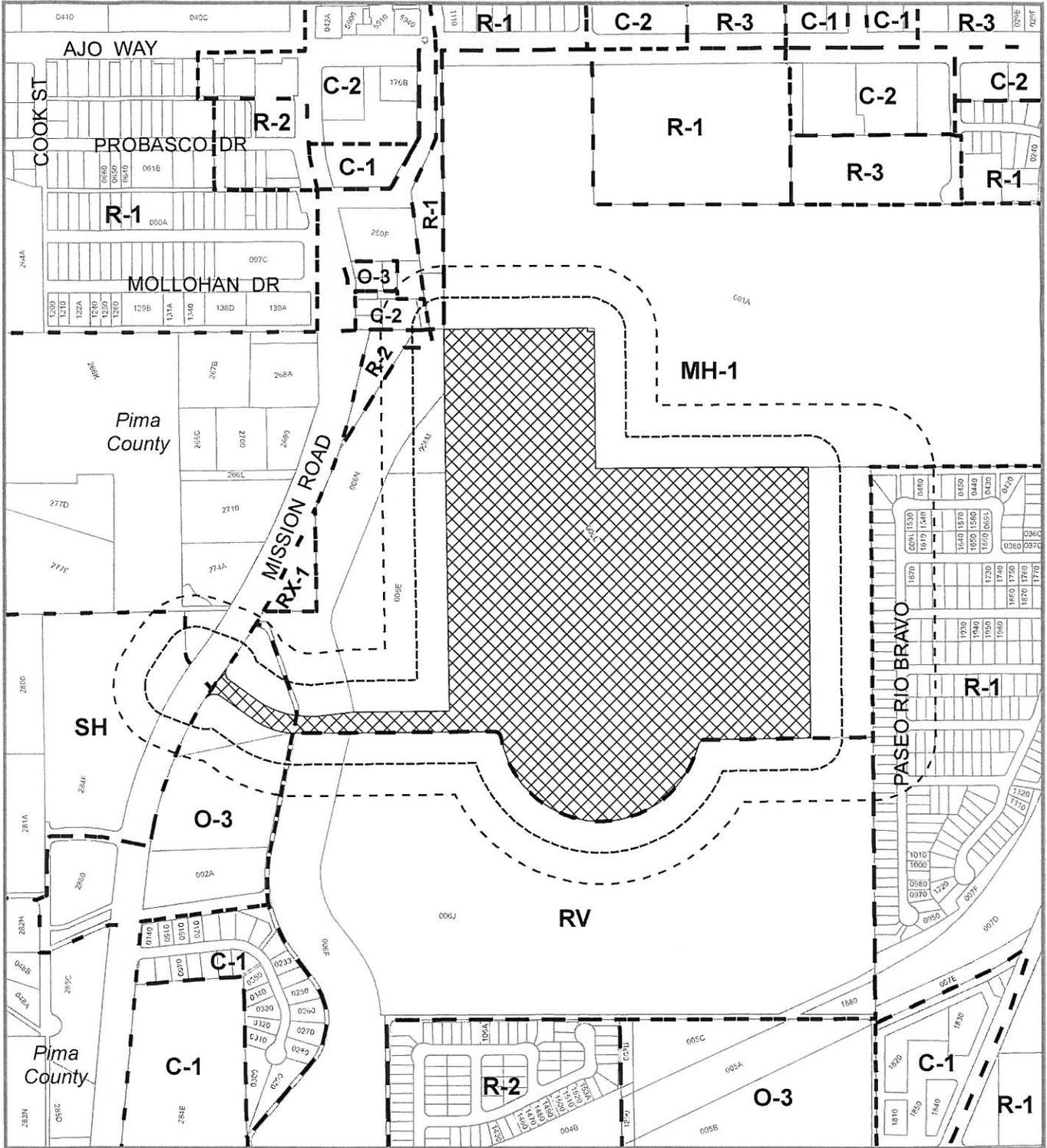


SE-15-35 Verizon - Mission Road
2014 Aerial

0 125250 500
Feet
1 inch = 500 feet



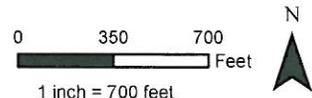
SE-15-35 Verizon - Mission Road Z.E. Special Exception



- Area of Special Exception Request
- 150' Protest Area
- 300' Notification Area
- Zone Boundaries
- MH-1** Zoning of Requested Area



Address: 4545 S. Mission Road
 Base Maps: Sec.34 T.14 R.13
 Ward: 1



PUBLIC FACILITIES AND SERVICES REPORT FOR September 10, 2015
(as of August 20, 2015)

SE-15-35 Verizon – Mission Road, MH-1 Zone

CITY AGENCIES

Planning & Development Services – Community Planning: See attached comments dated 8/3/15.
Planning & Development Services – Zoning Review: See attached comments dated 8/7/15.
Planning & Development Services – Sign Code: See attached comments dated 8/10/15.
Planning & Development Services – Engineering: See attached comments dated 8/10/15.

No Objections Noted

Office of Conservation & Sustainable Development
Transportation – Engineering
Transportation – Traffic Engineering
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, August 26, 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-15-35

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-15-35
IMPORTANT SPECIAL EXCEPTION NOTICE ENCLOSED

verizon wireless
 128 W. GEMINI DR
 TEMPE, AZ 85283

DATE: _____
 DESIGNER SIGNATURE: _____
 FACILITIES SIGNATURE: _____
 REAL ESTATE SIGNATURE: _____
 PLANS PREPARED BY:

young design corp
 4001 N. GILBERT ROAD, SUITE 100
 CHANDLER, AZ 85226
 PHONE: 480.451.8100 FAX: 480.451.8100
 WWW.YOUNGDESIGN.COM

Professional Engineer
 STATE OF ARIZONA
 License No. 10000
 License Expires 12/31/2015

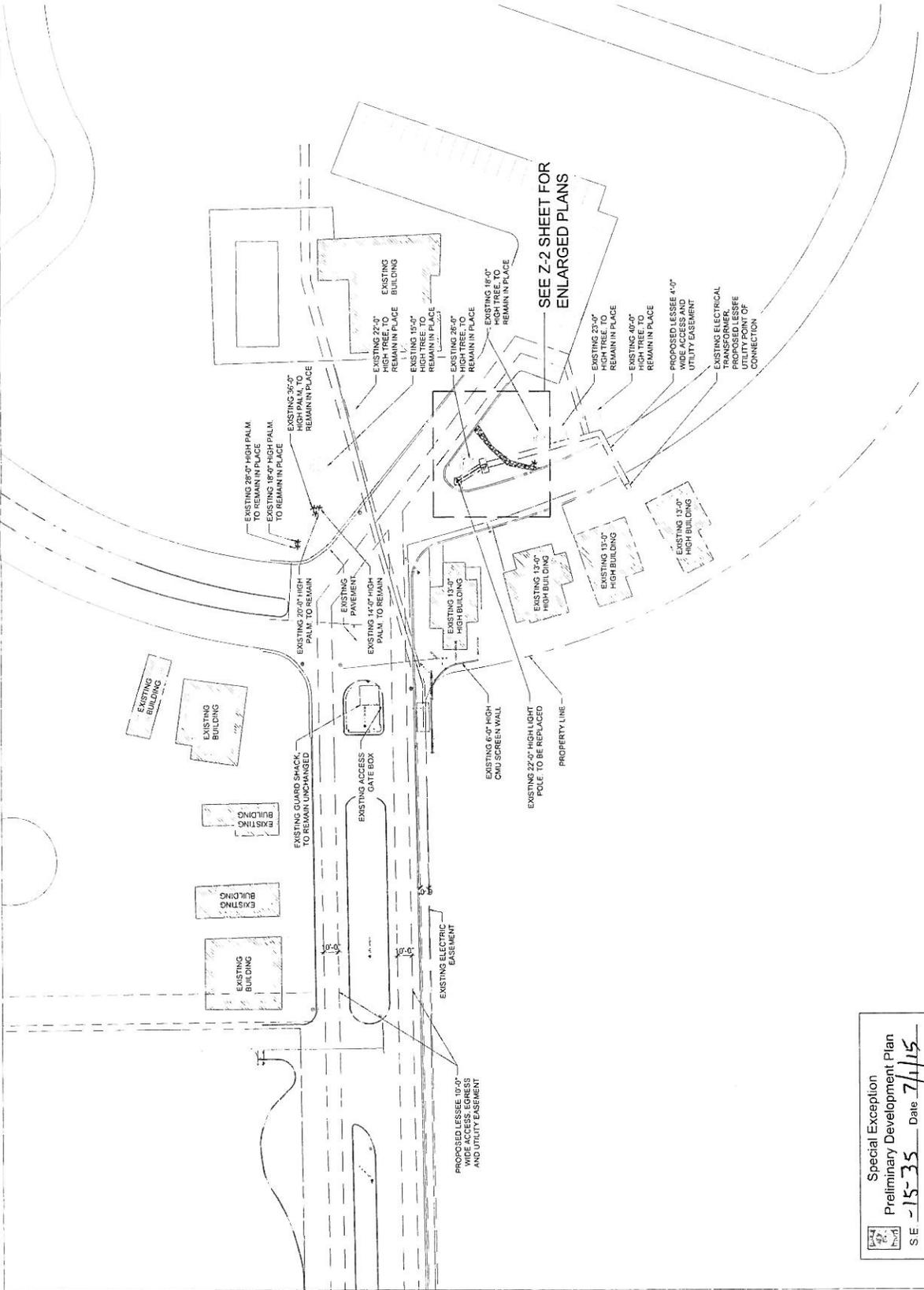
PROJECT: TUC MISSION CLINIC
 SHEET NUMBER: Z-1

DESIGNER: YOUNG DESIGN CORP
 PROJECT: TUC MISSION CLINIC
 SHEET: Z-1

TUC MISSION CLINIC_SC
 4545 S. MISSION ROAD
 TUCSON, AZ 85746

SITE PLAN
 SUBMITTAL

SHEET NUMBER: **Z-1**



1 SITE PLAN
 SCALE: 1" = 30'-0"
 0 15 30 45 60
 FEET

Special Exception
 Preliminary Development Plan
 S E -15-35 Date 7/1/15
 Planning & Development Services