



**CITY OF  
TUCSON**  
ZONING  
EXAMINER'S  
OFFICE

May 29, 2015

**ZONING EXAMINER'S DECISION**

**Special Exception Land Use Case:  
SE-15-12 – Verizon – San Juan Trail**

Owner: Good Music, Inc. c/o Doug martin  
3222 S. Richey Avenue  
Tucson, AZ 85713

Applicant/Agent: Garrett Bair  
Wavelength Management  
2200 E. Williams Field Road, Suite 200  
Gilbert, AZ 85295

Engineer/Architect: Young Design Group  
10245 East Via Linda, Suite 211  
Scottsdale, AZ 85258

**Special Exception Land Use Request**

This is a request for approval of a wireless communication tower with twelve antenna panels concealed in an artificial palm tree (monopalm) 50 feet in height. The proposed tower is located approximately 420 feet north of San Juan Trail and 150 feet east of Greasewood Road.

**Public Hearing**

On May 21, 2015 a public hearing was held on this special exception land use request in City Hall, 255 West Alameda, Tucson, Arizona, pursuant to Sections 3.4.3 of the *Unified Development Code*.

**Appeal**

The Zoning Examiner's decision may be appealed to Mayor and Council pursuant to 3.4.3.J of the *Unified Development Code*. An appeal of the Zoning Examiner's decision must be filed with the City Clerk, 255 West Alameda Tucson, Arizona, 85701 by a party of record within fourteen (14) days of the date of the Zoning Examiner's decision.

### **Findings of Fact**

This special exception land use request is for a wireless communication facility and associated ground equipment, in the MH-1 zone. The special exception site is located approximately 420 feet north of San Juan Trail and 150 feet east of Greasewood Road.

The preliminary development plan proposes a wireless communication tower with twelve antenna panels concealed in an artificial palm tree (monopalm), 50 feet in height. The facility includes a ground equipment shelter with a diesel back-up generator to be screened by an eight (8) foot tall masonry wall surrounding the 22-foot by 48-foot lease area. The site is located in the western portion of a 16-acre parcel, which is developed with two lattice tower radio antennas, each tower being approximately 260 feet in height. The site is surrounded in all directions by single family residential development zoned MH-1. The nearest single-family residential property, zoned MH-1, is located directly to the north, approximately 380 feet from the site.

The *Tumamoc Area Plan* and *Plan Tucson* provide policy direction.

The special exception site is located within an “existing neighborhood” as identified in the Future Growth Scenario Map in *Plan Tucson*. In relation to wireless communication facilities, *Plan Tucson* provides direction and support in Chapter 3 – The Built Environment, under Guidelines LT28.1.2, LT28.1.3 which state 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. Visual impacts are a key consideration during the review process. The proposed facility is located within Subarea Six of the *Tumamoc Area Plan*. The *Tumamoc Area Plan* is silent on wireless communication facilities, but supports development compatible with surrounding existing development.

The proposed monopalm will include four antennas per sector with three sectors for a total of twelve antennas. The monopalm will be set back approximately 150 feet from Greasewood Road and 420 feet from San Jaun Trail. There are four tall palm trees located to the north of the site. These trees allow the monopalm to blend in when viewed from a distance. The monopalm and related ground equipment will be placed in a 1,056 square-foot lease area in the western portion of the parcel, which is mostly undeveloped except for the radio transmission towers and equipment shelters. Ground equipment will be housed inside a three-bay equipment cabinet to be located on a concrete slab, alongside a backup diesel generator. The monopalm is to be designed to ensure success as a stealth application and shall meet staff recommended design standards.

### **Conclusion**

Given the compliance of the proposed project with *Plan Tucson* and the *Tumamoc Area Plan* and the applicable provisions of the *Unified Development Code*, this request is appropriate.

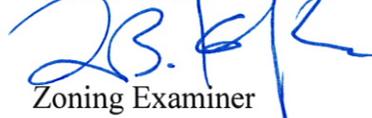
## **Decision**

This special exception land use request for a 50-foot monopalm cellular communications facility with associated equipment is hereby approved, subject to the following conditions:

1. A development package/site plan in substantial compliance with the preliminary development plan dated March 13, 2015, is to be submitted and approved in accordance with the *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.
7. The monopalm wireless communication tower shall not exceed fifty (50) 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 March 13, 2015.
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. Verizon, or its successor in interest, shall routinely monitor the facility and repair/replace any artificial fronds that may become worn through time or damaged.

12. 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) to ten (10) feet. Fronds shall be placed to extend above, between and below antennas and appurtenances. Frond 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 off by the palm fronds in the daylight hours.
13. Antenna mounts shall be designed with dimensions that allow maximum coverage and disguise of antennas and appurtenances.
14. There shall be no exterior wiring, visible footpegs, portals, cabling or cable shrouds, or other unnatural appearing features on the monopalm.
15. 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.
16. Six-(6) inch wide fence block or greater shall be used for perimeter screen walls. Graffiti shall be removed from walls within (7) working days of discovery or notification.
17. Any existing native tree disturbed during installation of the monopalm or ground equipment shall be replaced in accordance with the UDC and heat island mitigation.
18. Plans for future carriers must be approved through the special exception process.

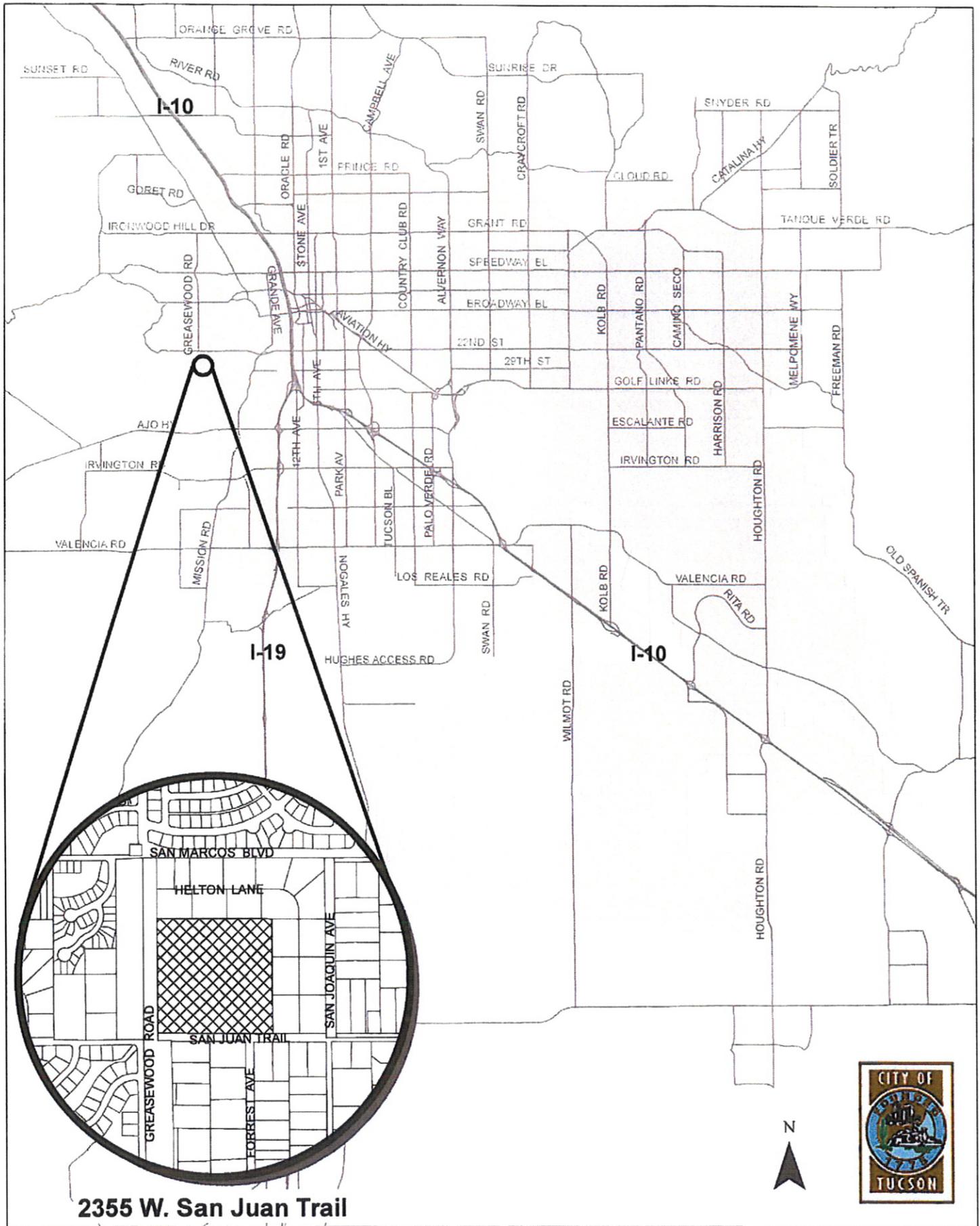
Linus Kafka

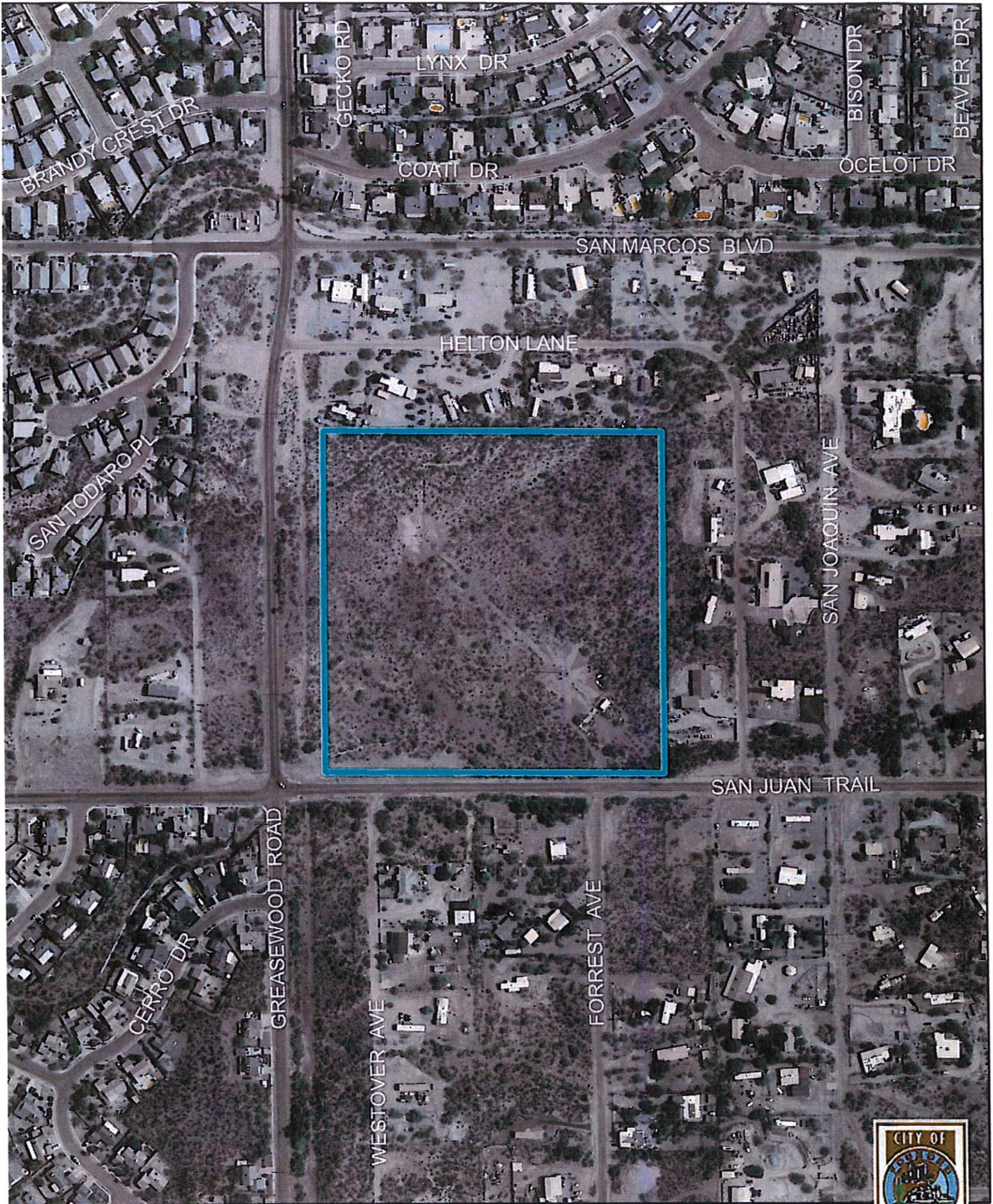


Zoning Examiner

CC:  
Glenn Moyer, PDSD  
City of Tucson Mayor and Council

# SE-15-12 Verizon - San Juan Trail





SE-15-12 Verizon - San Juan Trail  
2014 Aerial

0 75 150 300  
Feet  
1 inch = 300 feet

