

ZONING EXAMINER'S AGENDA

Thursday, September 28, 2017

City Hall - First Floor
Mayor and Council Chambers
255 West Alameda
Tucson, Arizona 85701

CALL TO ORDER - *6:00 P.M.*

ADMINISTRATION OF OATH TO PERSONS WISHING TO TESTIFY

PUBLIC HEARING

1. Case: SE-17-86 Verizon – 2 West University Boulevard (Ward 1)

Proposed Development: This is a request for a special exception in a C-3 zoned 0.85 acre parcel to allow a 46-foot tall wireless communication facility (utility/monopole), with 6 antenna panels concealed by a cylindrical canister and associated ground equipment housed within a masonry enclosure, located within an existing multi-family high density residential development.

Owner: Royal Tucson Entrada Real LP
American Campus Communities and T.E.P.
2 W. University Boulevard.
Tucson, AZ 85705

Applicant/Agent: Michelle Lamoureux
Pinnacle Consultant Inc. on behalf of Verizon Wireless
1426 N. Marvin Street #101
Gilbert, AZ 85233

Engineer/Architect/other: Ronald Young
Young Design Corp.
10245 E. Via Linda Drive
Scottsdale AZ, 85258

ADJOURNMENT

Si usted tiene algunas preguntas respecto a estas peticiones de este excepcion especial, favor de llamar al Departamento de Planeacion y Desarrollo, al numero de telefono 791-5550.

* The staff reports and related case maps are available online at <http://pdsd.tucsonaz.gov/pdsd/public-hearing-agenda-materials-rezoning-special-exceptions-original-city-zoning>



MEMORANDUM

DATE: September 6, 2017
For September 28, 2017 Hearing

TO: Steven C. Shell
Zoning Examiner

FROM: Scott Clark
Planning & Development Services
Interim Director

SUBJECT: SPECIAL EXCEPTION LAND USE
PLANNING & DEVELOPMENT SERVICES REPORT
SE-17-86 Verizon – 2 W. University Boulevard, C-3 Zone (Ward 1)

Issue – This is a request by Michelle Lamoureux of Pinnacle Consulting Inc., for Verizon, on behalf of the property owner, Royal Tucson Entrada Real LP, for a special exception land use to install a stealth design 46-foot tall wireless communication facility (WCF), concealed within a cylindrical canister and collocated on a Tucson Electric Power (T.E.P.) pole, with associated ground equipment on an approximate 0.85 acre property, in the C-3 commercial zone. The special exception land use site is proposed at the northwest corner of University Boulevard and Stone Avenue, approximately 65 feet north of University Boulevard and 180 feet west of Stone Avenue, and to be located within a multi-family high density residential complex (see Case Location Map).

A communications use of this type in the C-3 zone is subject to Section 4.9.4.I.7 of the *Unified Development Code (UDC)* and requires approval through a Mayor & Council Special Exception Procedure, Sec. 3.4.4 because the tower at a height of 46 feet does not set back at least two times its height from R-3 zoned property located northwest of the WCF. Documentation provided by the applicant indicates that no practical alternative exists, and measures are being taken to conceal or disguise the tower and antenna from view.

The Mayor & Council Special Exception Procedure requires a public hearing before the Zoning Examiner after which the Zoning Examiner forwards a recommendation to the Mayor and Council for a decision to grant the request with, or without, conditions or to deny the request. The Mayor and Council may also forward the request to the Design Review Board (DRB) for design review and recommendation.

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

Background Information

Existing Land Use: Multi-family high density residential development

Zoning Descriptions:

Existing: C-3 – This zone provides for mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas. Residential and select other agriculture, civic, recreational, and utility uses may also be permitted that provide reasonable compatibility with adjoining residential uses.

Existing: C-1 – This zone provides for low-intensity, commercial and other uses that are compatible with adjacent residential uses. Residential and select other agriculture, civic, recreational, and utility uses may also be permitted that provide reasonable compatibility with adjoining residential uses.

Existing: R-3 – This zone provides for high density, residential development and compatible uses. Civic, educational, recreation, religious uses, and select other uses, such as day care and urban agriculture, are also permitted that provide reasonable compatibility with adjoining residential uses.

Surrounding Zones and Land Uses:

North: Zoned C-3; Commercial and High Density Residential
South: Zoned C-3; Commercial and High Density Residential
East: Zoned C-3; Commercial
West: Zoned C-1 & R-3; Office and Single Family Residential

Previous Cases on the Property: None

Related Cases:

SE-15-78 Verizon – Craycroft Road, SR Zone – This was a request for approval of a wireless communication facility concealed within an artificial pine tree (monopine), 70 feet in height and associated equipment as a special exception land use in the SR zone. The special exception site is located 170 feet south of the Rillito River multi-use path and 520 feet west of Craycroft Road. On February 9, 2016, the Mayor and Council adopted Ordinance No. 11338, allowing the special exception.

SE-15-11 Verizon – Swan Road, C-1 Zone – This was a request for approval of a wireless communication facility concealed within an artificial pine tree (monopine), 60 feet in height and associated equipment as a special exception land use. The special exception site is located approximately 300 feet south of Camp Lowell Road and 150 feet west of Swan Road. On September 9, 2015, the Mayor and Council adopted Ordinance No. 11301, allowing the special exception.

Applicant's Request – The applicant requests special exception approval for the placement of a stealth design 46-foot tall wireless communication facility collocated on a Tucson Electric Power Pole, disguised within an eight foot diameter cylindrical canister to conceal six antennas with

associated ground equipment located south of the WCF tower on a site developed with a multi-family high density residential complex.

Planning Considerations

Land use policy direction for this area is provided by *Plan Tucson*. *Plan Tucson* identifies this area in the Future Growth Scenario Map as a “mixed-use center,” as identified by *Plan Tucson*. A mixed-use center provides a higher-intensity mix of jobs, services, and housing along major streets. The businesses and residences within these corridors will be served by a mix of high-frequency transit options, as well as pedestrian and bicycle facilities. In particular to wireless communication facility, *Plan Tucson* provides direction and support in Chapter 3, 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 to the area.

The special exception site is currently developed with a multi-family high density residential complex (student housing) in the C-3 commercial zone. To the east across Stone Avenue is developed with commercial in the C-3 commercial zone, to the south across University Boulevard is a continuation of the multi-family high density residential complex developed in the C-3 commercial zone, to the west is developed with single-family residential homes in the Dunbar Spring which includes structures on the national register of historic structures in the R-3 high density zones and C-1 commercial zone, and to the north is developed with commercial in the C-3 commercial zone. The nearest single-family residentially zoned and developed land is located directly to the west, approximately 125 feet away.

It is estimated 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. The proposed WCF is in general compliance with the policy objectives of the *Plan Tucson*, and does not require a plan amendment.

Design Considerations

The proposed ground equipment will be located within a lease area screened by an eight (8) foot tall masonry wall. A twelve (12) foot wide access easement for the WCF site will be provided from University Boulevard. The nearest residential unit is located approximately 125 feet to the west of the proposed WCF site.

Land Use Compatibility – The proposed stealth WCF collocated on a T.E.P power pole will include two antennas per sector with three sectors for a total of six antennas. The applicant has submitted a photo-simulation of the WCF showing antennas concealed within a cylindrical canister with a diameter of eight and ten feet in length. The WCF will be set back approximately 65 feet north of University Boulevard and approximately setback 183 feet west of Stone Avenue. The stealth design to collocate the WCF on a T.E.P. power pole was chosen because of the presence of T.E.P. overhead power line service existing within the special

exception site where Ash Avenue was once located prior being vacated and now owned by the applicant as a private easement area.

The proposed WCF will be collocated on a T.E.P pole in stealth design to minimize the visual intrusion on residents of the Dunbar Spring residential neighborhood located to the west. There have been various meetings between the applicant and the neighborhood association and area residents to consider various WCF designs including; monopalm, water tower, water tank, and art work design as well as the proposed concealment of antennas within a cylindrical canister painted to match the on-site T.E.P. power poles. The proposed WCF cylindrical canister cover is stealth in design and helps to conceal and reduce visible impacts to the area. There are currently T.E.P. power lines on Ash Avenue to the south and on-site within a utility easement, where the WCF is proposed. The nearest residence is west of the special exception site in the C-1 commercial zone, approximately 125 feet from the proposed location of the WCF/T.E.P. utility monopole.

The applicant proposes to place the WCF ground equipment within a 270 square foot lease area (15 feet by 18 feet) located adjacent to and south of the proposed cell tower within an area of the multi-family complex developed for parking and as proposed the ground equipment will require the removal of two parking spaces. The ground equipment will be housed inside several cabinets on concrete slabs screened by an eight-foot tall masonry wall stucco finished and painted to match the on-site buildings. No permanent back-up generator is proposed.

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 site, built or natural landscape, typically observed 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 highly 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 design at this location, the following standards are recommended:

- The WCF T.E.P. monopole, including top of antennas/cylindrical canister shall not exceed 46 feet in height at the highest point;
- Ground equipment to be located within a lease area screened by eight foot tall masonry (CMU) wall. The CMU wall shall use six inch block or greater and textured and painted to match on-site buildings;
- Maximum antennas size is ninety-nine (99) inches in length, twelve (12) inches in width, and eight (8) inches in depth;
- The T.E.P. WCF pole shall be painted to resemble surrounding power line poles;
- Damage or repairs needed to cylindrical canister to be completed within ten working days of observation;
- All cables shall be run inside the pole, with no foot pegs or other visible appurtenances;
- All wire ports and antennas shall be concealed within cylindrical canister;

- Antenna arrays shall have no more than 6 antennas (3 sectors with 2 antennas per sector);
- Any future carrier collocation will require a separate special exception process;

Road Improvements/Vehicular Access/Circulation – Vehicular access to the wireless communications facility is by way of a twelve-foot easement from University Boulevard. The access easement shall be recorded and sequence number provided prior to, or at, permit submittal stage. According to the *Major Streets and Routes Plan*, University Boulevard is designated as a collector street.

Use-Specific Standards – The applicant’s proposal requires approval as a Mayor and Council Special Exception and must meet the Use-Specific Standards of *UDC* Sections 4.9.4.I.7. The Mayor and Council may forward the request to the Design Review Board for design review and recommendation. Below is the applicant’s analysis of the performance criteria.

4.9.4.I.

.7 The following requires approval as a special exception in accordance with Section 3.4.4, *Mayor and Council Special Exception Procedure*. The Mayor and Council may forward the Design Review Board (DRB) for design review and recommendation.

a. Wireless communication antennas, provided:

(1) The tower or antennas are not permitted by other provisions of this Section.

The 46-foot top of WCF in the C-3 zone does not conform to other sections of the code because it does not meet the setback of two times its height to adjacent R-3 zoned property to the west.

(2) New towers require a minimum separation of one mile from any existing tower, regardless of ownership, unless documentation establishes that no practical alternative exists.

The nearest existing wireless communications facility (WCF) is a monopole located approximately one-half mile from the proposed WCF site. The search ring to resolve the Verizon coverage gap has a radius of approximately 0.25 miles.

(3) All appropriate measures shall be taken to conceal or disguise the tower and antenna from external view.

The tower will be collocated on a utility pole and top of pole includes a cylindrical canister to conceal the antennas..

(4) All appropriate measures shall be taken to reduce the negative proliferation of visible towers and antennae by the collocation of new antennae on existing towers

or with the facilities of other providers which are located or planned for development within the proposed service area.

The nearest existing WCF is approximately 2,500 feet north-northeast of the site. This tower was not suitable to fit within the existing sites on Verizon's network. The search ring to resolve the coverage gap has a radius of approximately 0.25 miles.

- (5) Notice shall be provided to all agents designated at least 15 days prior to the date of the public hearing before the Zoning Examiner.

All policies of the Mayor and Council Special Exception Process shall be followed accordingly.

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*, considering the use of a stealth design; in this case a concealed wireless communication facility collocated on a Tucson Electric Power pole that will limit the visual impact of the facility. Approval of the request is appropriate subject to the attached preliminary conditions.

PROCEDURAL

1. A development package for the entire multi-family complex, to be in general compliance with the preliminary development package dated July 24, 2017, 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 Zoning Amendment". The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action
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.

LAND USE COMPATIBILITY

6. The Tucson Electric Power Pole/Wireless Communication Facility (WCF), including antennas shall at the highest point not exceed 46 feet in height.
7. All antennas shall be concealed within a cylindrical canister not exceeding eight feet in diameter and ten feet in length.
8. Wireless communication facility cylindrical canister shall be painted to match the Tucson Electric Power pole.
9. Ground equipment shall be enclosed within an eight foot tall masonry wall that shall be stucco and painted to match on-site buildings. Six (6) inch wide fence block or greater shall be used on the WCF ground equipment masonry wall.

10. Hours of operation for scheduled maintenance and repairs, upgrades and inspections of the WCF shall be limited to between 7:00 AM and 9:00 PM.
11. Back-up generator prohibited.
12. A copy of the Special Exception decision letter shall be included with the site plan at the time of permit application submittal.
13. Plans for future carriers must be approved through the special exception process.
14. Any graffiti shall be removed within 72 hours of discovery.

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(l).

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 **SE-17-86** and incorporated herein. The Owner, or the authorized agent of the Owner, has submitted an application to the City requesting that the City rezone the Property. The Owner has requested this action because the Owner has plans for the development of the Property that require the rezoning. The Owner believes that the rezoning of 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 zoning amendment in Case **SE-17-86**.

The Owner understands that City staff may propose, the Zoning Examiner may recommend and the Mayor and Council may adopt conditions to the requested zoning that limit the potential development of the Property. The Owner acknowledges that the rezoning 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 rezoning application prior to a vote by the Mayor and Council or to decline to implement the necessary requirements to effectuate the zoning 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 zoning. If the Owner withdraws the application or does not effectuate the new zoning, 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 SE-17-86.

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

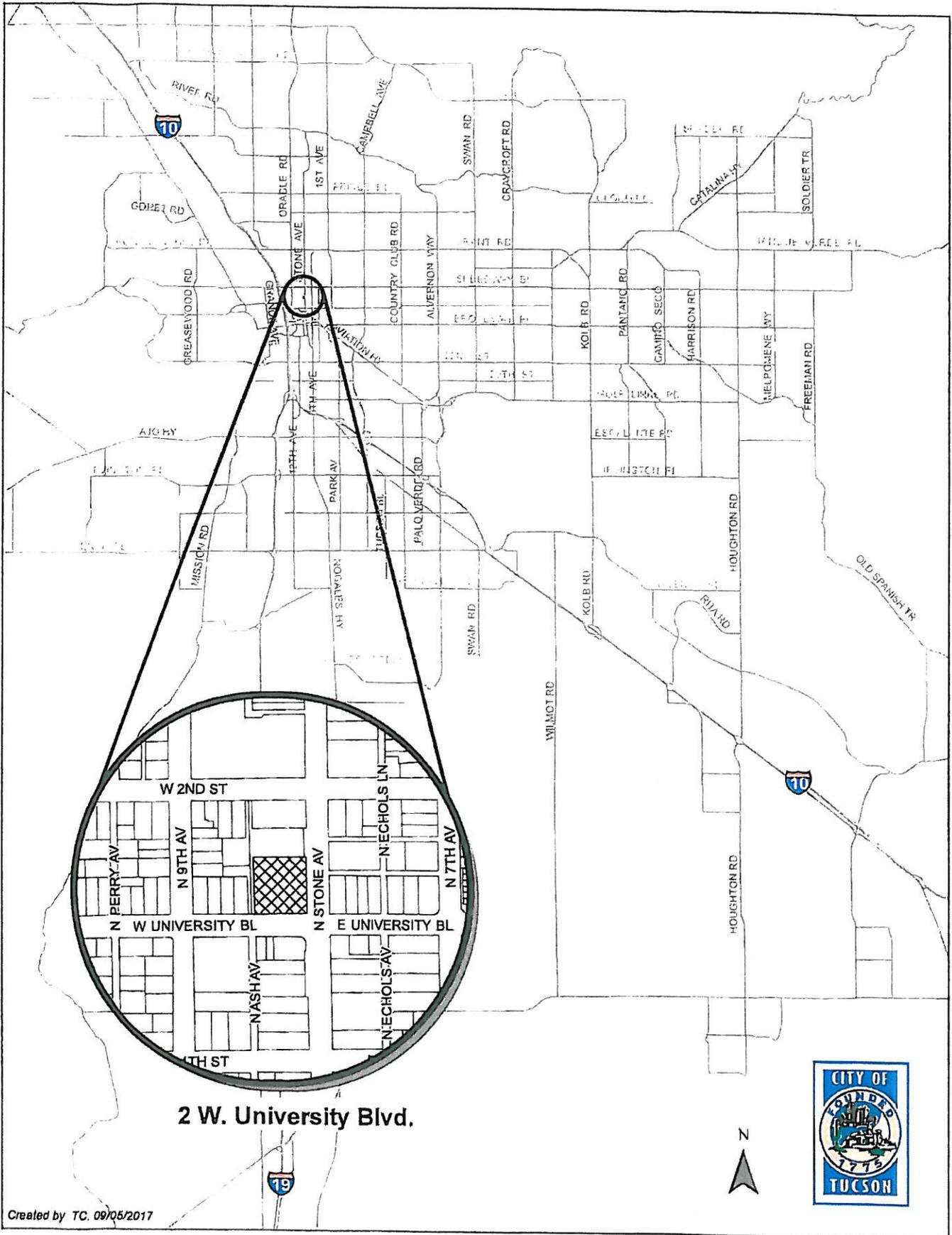
My Commission expires:

City of Tucson, an Arizona municipal Corporation:

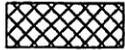
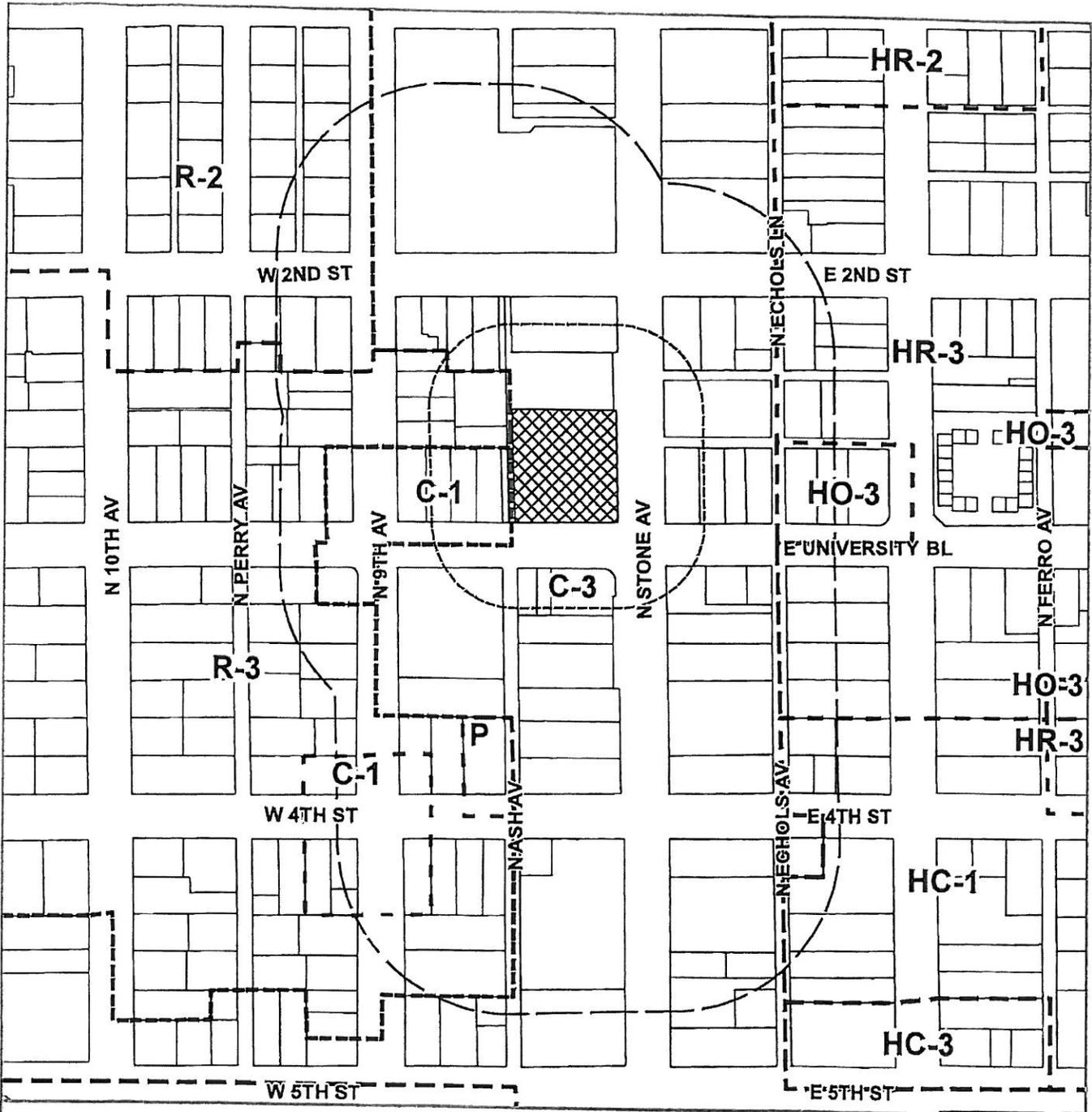
By: _____
Planning & Development Services Department

This form has been approved by the City Attorney.

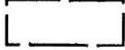
SE-17-86: Verizon - University Boulevard



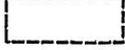
SE-17-86 Verizon - University Boulevard



Area of Special Exception Request



Notification Area (300-foot Radius)



Protest Area (150-foot Radius)



Zone Boundaries

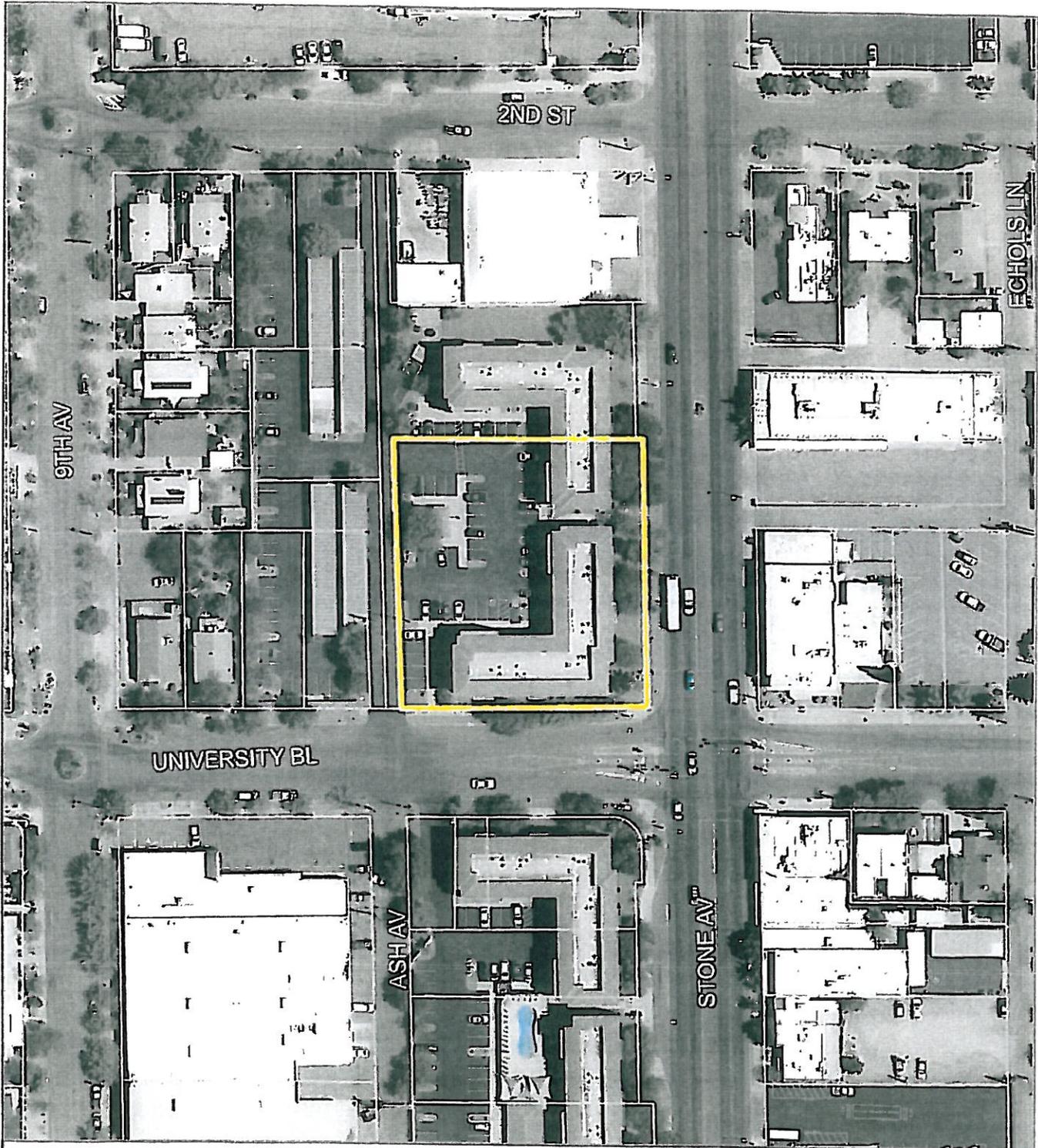
Address: 2 W. University Boulevard
 Legal Description: TUCSON LOTS 8 9 & 12 BLK 30
 EXC E5.4' & SELY SPNDRL FOR RD



1 inch = 250 feet



SE-17-86 Verizon - University Boulevard



 Subject Property



Address: 2 W. University Blvd.
Base Maps: Twp.14S R.13E Sec. 12
Ward: 1

0 50 100
Feet

1 inch = 100 feet



2016 Aerial

Created by: TC, 09/07/2017

verizon
 126 W. GEMINI DR
 TEMPE, AZ 85280

DATE	
INTERNAL REVIEW	
CONSTRUCTION LOCATOR	
BY SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	
PLANS DIVISION BY	

Young & design corp
 1000 N. CENTRAL AVENUE
 SUITE 100
 PHOENIX, AZ 85004
 (602) 955-1100
 www.younganddesign.com

PRELIMINARY FOR REVIEW

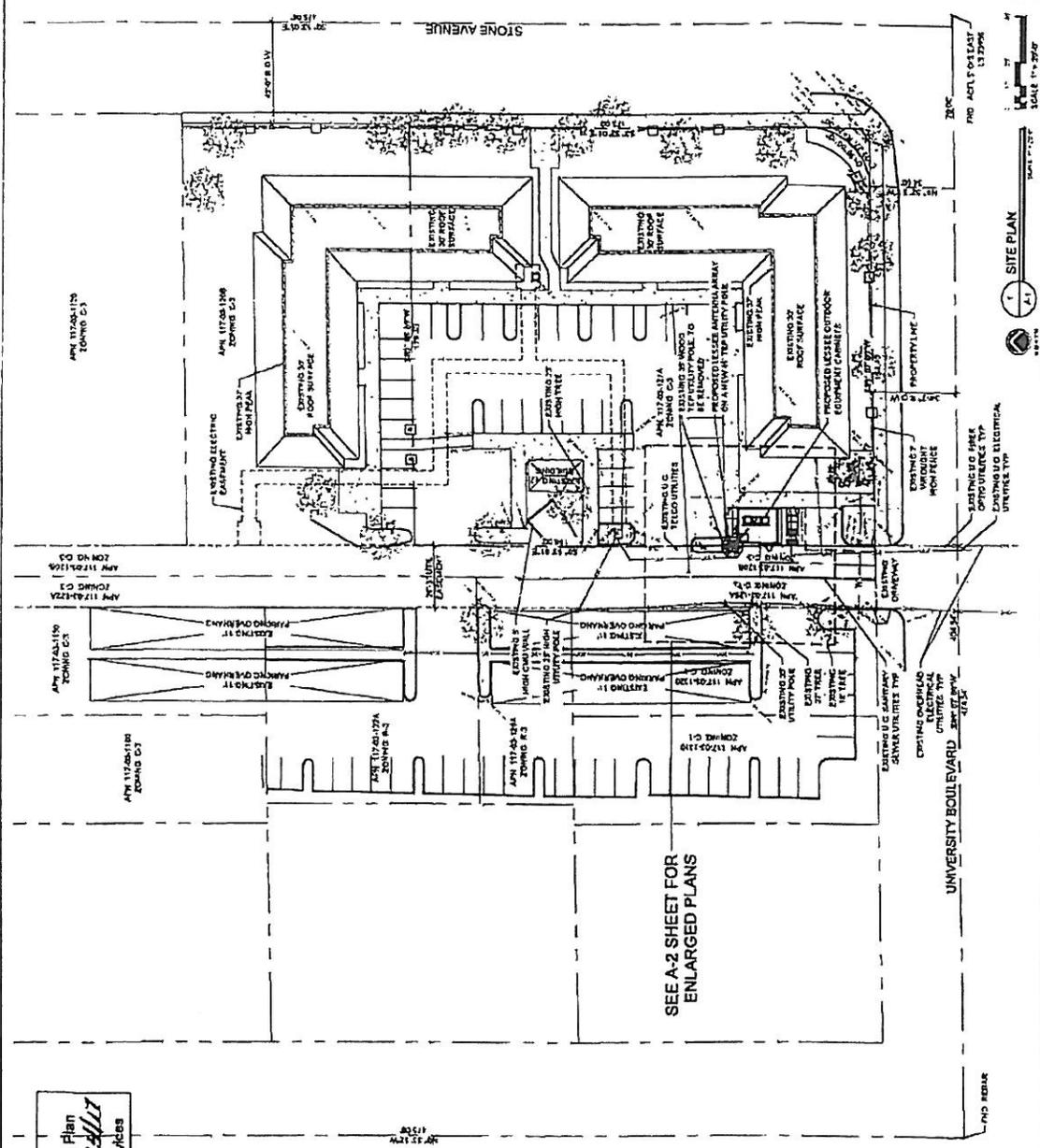
PROJECT NO.	
DATE	
DESCRIPTION	
ARCHITECTS JOB NO.	YDC-A-30
PROJECT INFORMATION	

TUC_ASH
 2400 UNIVERSITY BLVD
 TUCSON, AZ 85724

OVERALL SITE PLAN

UNIVERSITY AVENUE APPROVAL

SHEET NUMBER
A-1



SEE A-2 SHEET FOR ENLARGED PLANS

Special Exception
 Preliminary Development Plan
 SE-17-86 Date 7/24/17
 Planting & Development Services

PUBLIC FACILITIES AND SERVICES REPORT FOR SEPTEMBER 28, 2017
(as of August 29, 2017)

SE-17-86 Verizon – 2 W. University Boulevard, C-3 Zone

CITY AGENCIES

Planning & Development Services – Zoning Review: See attached comments dated 7/25/2017.
Planning & Development Services – Community Planning: See attached comments dated 8/2/17.
Planning & Development Services – Engineering: See attached comments dated 7/19/2017.
Transportation – Landscape: See attached comments dated 7/25/2017.
City of Tucson Real Estate: See attached comments dated 7/25/2017.
City of Tucson Water Department: See attached comments dated 7/31/2017.
City of Tucson Parks and Recreation, Landscape: See attached comments dated 8/7/2017.
Planning & Development Services – Sign Code: See attached comments dated 8/11/2017.

No Objections Noted

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

NON-CITY AGENCIES

Arizona Department of Transportation: See attached comments dated 7/25/2017.
Pima County Regional Wastewater Reclamation Department: See attached comments dated 8/2/2017.

No Objections Noted

PAG-TPD:
Tucson Unified School District
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, September 13, 2017 at...
http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html

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: **September 28, 2017**

Time: **6:00 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

Michelle Lamoureux

Pinnacle Consulting Inc. on behalf of Verizon Wireless

1428 N. Marvin Street #101

Gilbert, AZ 85233

SPECIAL EXCEPTION REQUEST

Case: SE-17-86 Verizon – 2 W. University Boulevard (Ward 1)

Requested Zoning Change: Special Exception Land Use to allow a wireless communication facility (WCF) in the C-3 commercial zone.

Location: West side of Stone Avenue, approximately 65 feet north of University Boulevard.

Proposed Development: A Special Exception Land Use to allow a wireless communication facility. A stealth design WCF at a height of 46 feet with six antennas concealed within a cylindrical canister and collocated on a T.E.P. power pole and associated ground equipment surrounded by a masonry enclosure, to be located within a multi-family high density residential development.

Notificación de Audiencia Pública del Examinador de Zonificación

Para oír y tomar en consideración el siguiente caso: SE-17-86 Verizon – 2 West University Boulevard (Ward 1)

Cambio de Zonificación Solicitada: Exención Especial para permitir instalaciones de comunicación inalámbrica, en la zona comercial C-3.

Ubicación: Al lado oeste de la Avenida Stone, aproximadamente 65 pies al norte de la Boulevard Universidad.

Desarrollo Propuesto: Exención Especial para permitir instalaciones de comunicación inalámbrica en un desarrollo residencial de los multifamiliares de alta densidad.

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

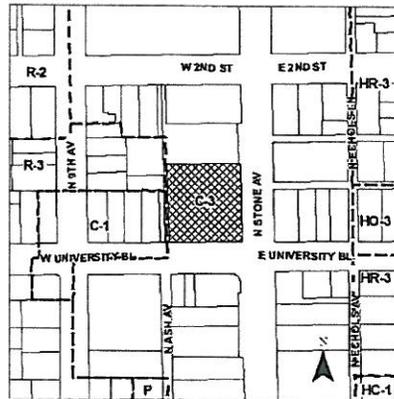
For further information, please call Manuel S. Padilla at 791-5550 or write to Planning & Development Services Department – Rezoning Section, P.O. Box 27210, Tucson, AZ 85726

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-3 *COMMERCIAL ZONE* – Provides for mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas.



SE-17-86

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, September 13, 2017 at <http://pdsd.tucsonaz.gov/pdsd/public-hearing-agenda-materials-rezoning-special-exceptions-original-city-zoning>



MEMORANDUM

DATE: September 11, 2017

TO: File

FROM: Rezoning/Special
Exception Section

SUBJECT: Certification of Mail Out of Zoning Examiner Public Hearing Notice on Special
Exception Site

SPECIAL EXCEPTION CASE NAME: SE-17-86 Verizon – 2 W. University Boulevard,
C-3 Zone, (Ward 1)

This serves to place on record the fact that on September 11, 2017, Michael Moreno, mailed notice of the Zoning Examiner's September 28, 2017, public hearing for special exception case SE-17-86, a minimum of fifteen (15) days prior to the public hearing.

Signature:  Date: September 11, 2017

Attachment: copy of mailing list

cc: Thomas Sayler-Brown, Zoning Examiner



Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing.

Approvals and protests must have an owner’s signature to be recorded.

If there are protests from 20% of the property owners within 150’ of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150’, then an affirmative vote of ¾ of the Mayor and Council (5 of 7 council members) will be required to approve the rezoning ordinance or Mayor and Council Special Exception. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations

**Case: SE-17-86 Verizon – 2 W. University Boulevard, C-3 zone
Ward 1**

I/We the undersigned property owners, wish to

- APPROVE the proposed rezoning.
 PROTEST the proposed rezoning.

Reason:

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner’s Signature: _____ Date _____

Place
Stamp
Here

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

MSP
SE-17-86

Expose this flap - Affix stamp and return



City of Tucson mp
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201 N. Stone Avenue
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IMPORTANT REZONING NOTICE ENCLOSED

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