



MEMORANDUM

DATE: December 1, 2015
For December 17, 2015 Hearing

TO: Linus Kafka
Zoning Examiner

FROM: Jim Mazzocco, Interim Director
Planning & Development Services

SUBJECT: SPECIAL EXCEPTION LAND USE
PLANNING & AND DEVELOPMENT SERVICES REPORT
SE-15-75 T-Mobile – Speedway Boulevard, C-1 Zone (Ward 2)

Issue – This is a request by Heather Chadwick of Reliant Land Services, on behalf of T-Mobile, for approval of a wireless communication facility (WCF). The special exception site is located approximately 106 feet north of Speedway Boulevard and 370 feet east of Harrison Road (see Case Location Map). The preliminary development plan (PDP) proposes a wireless communication tower with eight antenna panels concealed within an artificial palm tree (monopalm), 50 feet in height. The facility will be placed within an approximately 400 square foot lease area in the eastern portion of the 2.64 acre site.

A communications use of this type in the C-1 zone 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: Vacant

Surrounding Zones and Land Uses:

North: Zoned C-1; single-family residential
South: Zoned R-1; single-family residential
East: Zoned C-1 & R-1; single-family residential and commercial
West: Zoned C-1; commercial

Zoning Descriptions

C-1: This zone provides for low-intensity, commercial and other uses that are compatible with adjacent residential uses. Residential and other related uses shall be permitted.

Previous Cases on the Property: none

Related Cases:

SE-15-30 T-Mobile – Tanque Verde Road, C-1 Zone – This was a request for approval of a wireless communication facility concealed within an artificial palm tree, 50 feet in height and associated equipment as a special exception land use in the C-1 zone. The special exception site is located approximately 410 feet west of Bear Canyon Road ROW and 585 feet north of Tanque Verde Road ROW. On August 27, 2015, the Zoning Examiner approved the special exception.

Applicant’s Request – The applicant requests special exception approval for the placement of a 50-foot high cellular communications monopole disguised as a palm tree with associated equipment in the eastern portion of a currently undeveloped parcel.

Planning Considerations – Land use policy direction for this area is provided by the *Pantano East Area Plan (PEAP)* and *Plan Tucson*. The rezoning site is located within a neighborhood center as identified on the Future Growth Scenario Map of *Plan Tucson*. Neighborhood centers feature a mix of small businesses surrounded by housing and accessed internally and from nearby neighborhoods by pedestrian and bike friendly streets and by transit. 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.

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.

The special exception site is zoned C-1 commercial and is currently undeveloped. To the east is a commercial use in the C-1 commercial zone and single-family residential uses in the R-1

residential zone, to the south across Speedway Boulevard are single family residential uses developed in the R-1 residential zone, to the west are commercial uses developed in the C-1 commercial zone, and to the north are single-family residential uses in the C-1 commercial zone. The nearest single-family residential zoned and developed land is located directly to the east, approximately 228 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 an eight (8) foot tall masonry wall. A proposed cabinet will be located on a concrete pad. A five foot wide access easement for the WCF site will be provided from Speedway Boulevard. The nearest residential unit is located approximately 160 feet to the north of the proposed WCF site.

Land Use Compatibility – The proposed monopalm will include two antennas per sector with four sectors for a total of eight 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 Speedway Boulevard by approximately 106 feet to the north and from Harrison Road 370 feet to the east. A monopalm was chosen because of the presence of palm trees to the east 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 vegetation surrounding the lease area to help visually buffer the WCF from adjacent residential. The nearest residence is north of the site in the C-1 commercial zone, approximately 160 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 400 square foot lease area in the eastern portion of the parcel, which is currently undeveloped. Ground equipment will be housed inside a 20' x 20' equipment shelter located on a concrete slab. Staff recommends the eight (8) foot tall masonry wall be painted and textured to match existing nearby development or surrounding architectural style. Staff also recommends additional vegetative screening, including two small live palms, to surround masonry wall to further mitigate its visual impact.

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 50 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 from Speedway Boulevard. The access easement to Speedway Boulevard shall be recorded and sequence number provided prior to, or at, permit submittal stage. According to the *Major Streets and Routes Plan*, Speedway Boulevard and Harrison Road are designated as arterial streets.

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.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 palm tree (a stealth monopalm).

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

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

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

The structure is located approximately 228 feet from the nearest residentially zoned property and approximately 1900 feet from the nearest office zoned property.

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

The proposal is for an artificial palm of fifty (50) feet in height. Staff's recommendation is that the overall height of the monopalm be no more than fifty (50) 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

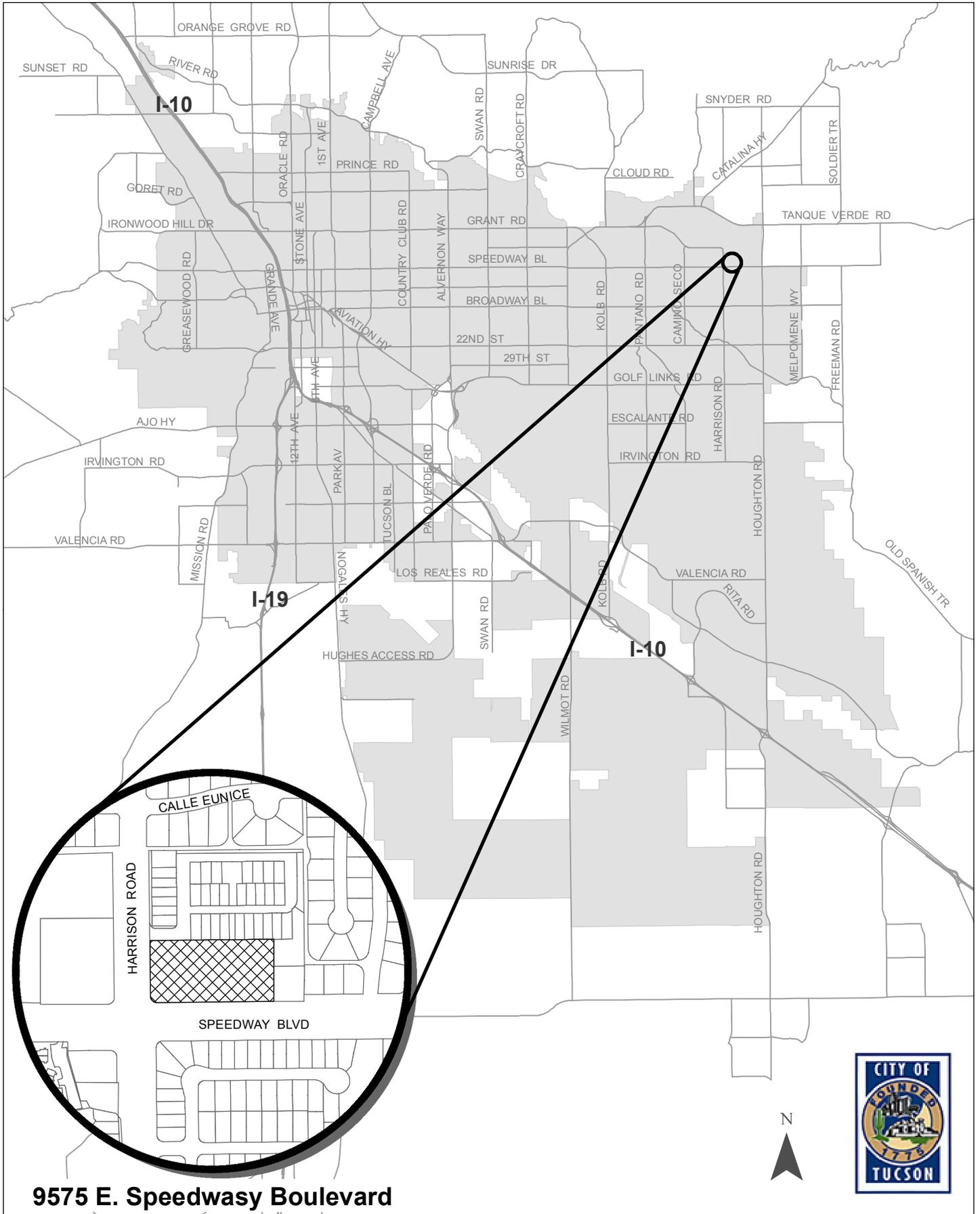
1. A site plan in substantial compliance with the preliminary development plan dated October 2, 2015, is to be submitted and approved in accordance with *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment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

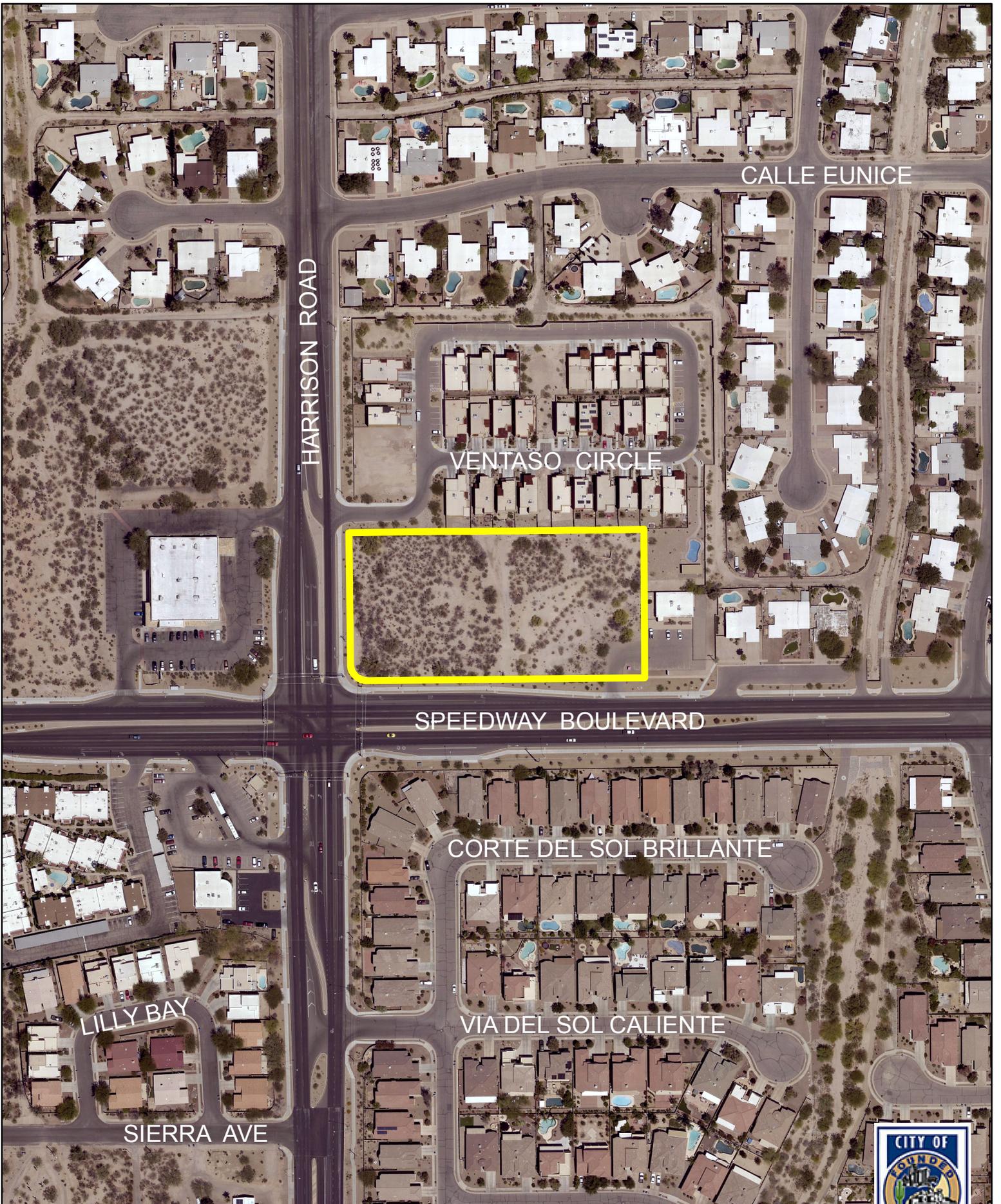
LAND USE COMPATABILITY / CONCEALMENT MEASURES

7. The wireless communication monopalm, including attachments such as antenna panels and palm fronds, shall not exceed fifty (50) feet in height from grade elevation.
8. A maximum of eight (8) 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. T-Mobile 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 October 2, 2015.
18. Panel antenna dimensions shall not exceed ninety-nine (99) inches in length, eighteen (18) inches in width, and eight (8) inches in depth.
19. All walls visible from a public right-of-way and/or adjacent to existing residential development are to be graffiti-resistant.
20. Graffiti shall be removed from walls within seventy-two (72) hours of discovery or notification.
21. 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.
22. There shall be no exterior wiring, visible footpegs, portals, cabling or cable shrouds, or other unnatural appearing features on the monopole.
23. 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.
24. Plans for future carriers must be approved through the special exception process.

SE-15-75 T-Mobile - Speedway Boulevard





HARRISON ROAD

CALLE EUNICE

VENTASO CIRCLE

SPEEDWAY BOULEVARD

CORTE DEL SOL BRILLANTE

LILLY BAY

SIERRA AVE

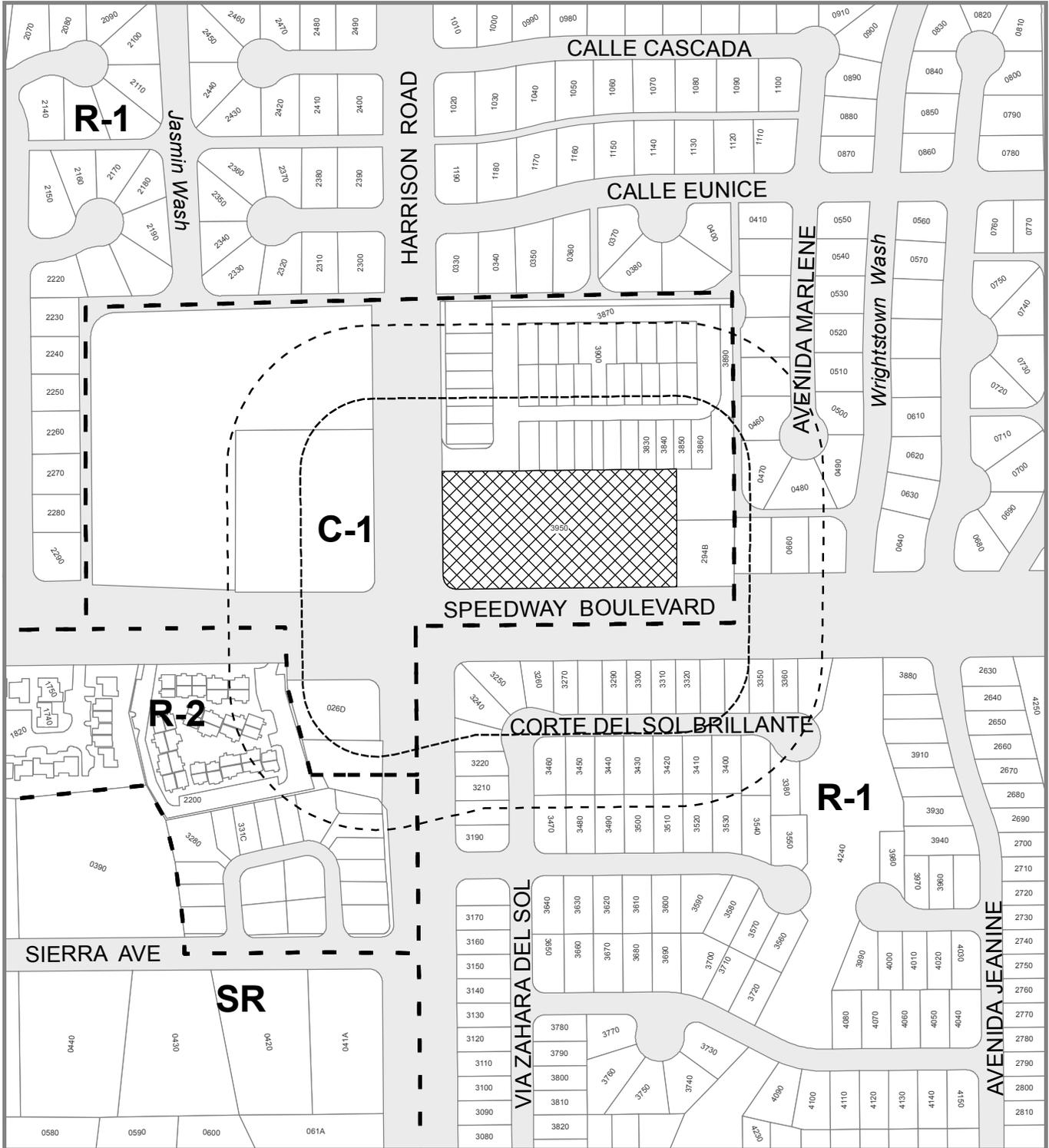
VIA DEL SOL CALIENTE

SE-15-75 T-Mobile - Speedway Boulevard
2014 Aerial

0 50 100 200
Feet
1 inch = 200 feet



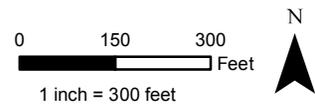
SE-015-75 T-Mobile - Speedway Boulevard Z.E. Special Exception



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



Address: 9575 E. Speedway Boulevard
 Base Maps: Sec.02 T.14 R.15
 Ward: 2



PUBLIC FACILITIES AND SERVICES REPORT FOR December 17, 2015
(as of November 19, 2015)

SE-15-75 T-Mobile – Speedway Boulevard, C-1 Zone

CITY AGENCIES

Planning & Development Services – Zoning Review: See attached comments dated 10/26/15.
Planning & Development Services – Community Planning: See attached comments dated 10/19/15.
Planning & Development Services – Engineering: See attached comments dated 10/26/15.
Planning & Development Services – Sign Code: See attached comments dated 10/19/15.
Office of Conservation & Sustainable Development: See attached comments dated 10/21/15.
Tucson Water: See attached comments dated 10/26/15.

No Objections Noted

Transportation – Engineering
Transportation – Traffic Engineering
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, December 2, 2015 at http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html



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 protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of ¾ of the Mayor and Council will be required to approve the rezoning ordinance.

**Case: SE-15-75 T-Mobile – Speedway Boulevard, Zone C-1
Ward 2**

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

SE-15-75

Expose this flap - Affix stamp and return



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

SE-15-75

IMPORTANT REZONING NOTICE ENCLOSED