



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

Preliminary Report

December 24, 2015

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Tucson, AZ 85712

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**SUBJECT: SE-15-78 Verizon – Craycroft Boulevard
Public Hearing: December 17, 2015**

Dear Mr. Brixius,

Pursuant to the City of Tucson Unified Development Code and the Zoning Examiner's Rules of Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case SE-15-79 Verizon – West Speedway Boulevard. At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report (complete with background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) to the Mayor and Council shall be filed with the City Manager. A copy of that report can be obtained from either the Planning and Development Services Department (791-5550) or the City Clerk.

If you or any party believes that the Zoning Examiner's recommendation is based on errors of procedure or fact, a written request to the Zoning Examiner for review and reconsideration may be made within 14 days of the conclusion of the public hearing.

The public hearing held by the Zoning Examiner shall constitute the public hearing by the Mayor and Council. However, any person may request a new public hearing before the Mayor and Council. A request for a new public hearing must be filed in writing with the City Clerk within 14 days of the close of the Zoning Examiner's public hearing.

SUMMARY OF FINDINGS

This is a request by Adam Brixius of Pinnacle Consulting, on behalf of Verizon Wireless, for approval of a wireless communication facility (WCF). The special exception site is located approximately 170 feet south of the Rillito River multi-use path and 520 feet west of the Craycroft Road. The preliminary development plan (PDP) proposes a wireless communication tower with twelve antenna panels concealed within an artificial pine tree (monopine), 70 feet in height. The facility will be placed within an approximately 852 square foot lease area in the southwestern portion of the 2.72 acre site.

The special exception site is currently developed as a single-family residence with multiple buildings in the SR low density residential zone. To the east across Craycroft Road are residential lots in the SR low density residential zones, to the south is an educational use developed in the SR low density residential zone, to the west is an educational use developed in the SR low density residential zone, and to the north is a recreational use in the SR low density residential zone. The nearest single-family residential zoned and developed land is located to the east, approximately 740 feet away.

Vehicular access to the wireless communications facility is through an existing curb cut from Craycroft Road. The access easement to Craycroft Road shall be recorded and sequence number provided prior to, or at, permit submittal stage. According to the Major Streets and Routes Plan, Craycroft Road is designated as an arterial street south of the Rillito River and a scenic arterial north of the Rillito River. The Pima Association of Governments estimates that the proposed development will not generate additional measurable vehicle trips per day.

Land use policy direction for this area is provided by *Plan Tucson*. The rezoning site is located within an existing neighborhood as identified on the Future Growth Scenario Map of *Plan Tucson*. Existing neighborhoods are characterized in *Plan Tucson* as largely built-out residential neighborhoods and commercial districts in which minimal new development or redevelopment is expected in the next few decades. The goal is to maintain the character of these neighborhoods while accommodating some new development and encouraging reinvestment, services, and amenities that contribute to further 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 proposed monopine will include four antennas per sector with three sectors for a total of twelve antennas. The monopine will be set back approximately 520 feet from Craycroft Road, approximately 170 feet from the Rillito River Park, and approximately 34 feet from the property line of the Castlehill Country Day

School. A monopine was chosen because of the presence of several Aleppo pine trees within relatively close proximity to the site.

The monopine will be visible from the surrounding educational uses and residential developments, as well as from adjacent streets. The proposed stealth monopine provides concealment and reduces the visible impacts to the area. The nearest residence is east of the site in the SR low density residential zone, approximately 740 feet from the proposed location of the monopine. There are some desert trees, pine trees, and desert shrubs in the general area. These trees allow the monopine to blend in when viewed from a distance. Any existing on-site palm tree, native tree, or landscape planting disturbed during the monopine or ground equipment installation should be replaced to enhance stealthing provided by the monopine design. Additionally, new pavement or roof materials shall also be in accordance with the UDC and heat island mitigation.

The applicant proposes to place the monopine and ground equipment in an 852 square foot lease area in the southwest portion of the parcel, which is currently a parking area. Ground equipment will be housed inside a 21'4" x 40' equipment shelter located on a concrete slab. The ground equipment shelter will be painted and textured to match existing buildings or surrounding architectural style. Required additional vegetative screening will 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 monopine at this location, the following standards are recommended:

- The monopine shall not exceed seventy (70) feet in height;
- The pole shall be covered with cladding (bark) from the top to bottom of pole, and painted to resemble a live pine;
- The monopine shall include at least three (3) branches per foot with antenna socks;
- Replacement of lost/damaged branches to be completed within ten working days of observation and branches and socks shall be colored to match live pines as closely as possible;
- All cables shall be run inside the pole, with no foot pegs 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 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.

The applicant's proposal requires approval as a Mayor and Council Special Exception and must meet the Use-Specific Standards of UDC Sections 4.9.13.O and 4.9.4.I.2, .3, and .7. The Mayor and Council may forward the request to the Design Review Board for design review and recommendation.

4.9.4.I.7

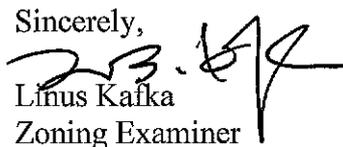
- (1) The tower or antennas are not permitted by other provisions of this Section.
- (2) New towers require a minimum separation of one mile from any existing tower, regardless of ownership, unless documentation establishes that no practical alternative exists.
- (3) All appropriate measures shall be taken to conceal or disguise the tower and antenna from external view.
- (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.
- (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.

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 monopine, that will limit the visual impact of the facility. Subject to compliance with the attached preliminary conditions, approval of the requested special exception is appropriate.

RECOMMENDATION

The Zoning Examiner recommends approval of the Special Exception request.

Sincerely,

 Linus Kafka
 Zoning Examiner

ATTACHMENTS:

Case Location Map
Rezoning Case Map
cc: City of Tucson Mayor and Council

PROCEDURAL

1. A site plan in substantial compliance with the preliminary development plan dated October 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. 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

7. The wireless communication monopine, including attachments such as antenna panels and branches, shall not exceed seventy (70) 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 pole shall be covered with cladding (bark) where ever the pole is visible, and painted to resemble a live pine.
10. The wireless communication monopine shall include at least three (3) branches per foot with antenna socks.
11. Replacement of lost/damaged branches to be completed within ten working days of observation and branches shall be colored to match live branches as closely as possible.

12. All cables shall be run inside the pole, with no foot pegs other visible appurtenances.
13. All wire ports shall be concealed behind the antennas and all equipment shall be mounted behind the antenna panels.
14. Antenna standoff from the pole shall not exceed thirty-nine (39) inches as long as branches are placed to extend beyond, above, between, and below antennas and appurtenances as to maximize the stealth design.
15. Ground equipment to be located within lease area and to be screened by 8-foot masonry wall painted in neutral desert colors or to match surrounding existing buildings, as depicted on the preliminary development plan dated October 14, 2015.
16. Panel antenna dimensions shall not exceed ninety-nine (99) inches in length, eighteen (18) inches in width, and eight (8) inches in depth.
17. All walls visible from a public right-of-way and/or adjacent to existing residential development are to be graffiti-resistant.
18. Six-(6) inch wide fence block or greater shall be used for perimeter walls. Graffiti shall be removed from walls within seventy-two hours of discovery or notification.
19. The screen wall and any paintable distribution system equipment shall be painted to match 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.
20. There shall be no exterior wiring, visible footpegs, portals, cabling or cable shrouds, or other unnatural appearing features on the monopole.
21. 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.
22. Plans for future carriers must be approved through the special exception process.
23. Access easement shall be recorded and sequence number provided prior to, or at, permit submittal stage.

24. Pads for the generator, tank, or equipment shelter shall be elevated to one (1) foot above 100-year flood elevation or two (2) feet above existing grade.
25. Building structures shall include roofing material certified by Cool Roof Rating Council or Energy Star rated per the Environmental Protection Agency, solar panels are an acceptable alternative.
26. If paving is to be replaced or new, provide light colored vehicular paving materials, such as concrete or cool paving coating over asphaltic surfaces. Porous paving or porous pavers would also be an acceptable alternative.
27. If mature trees cannot be preserved in place and need to be removed, they must be replaced with acceptable trees and vegetation, in accordance with the UDC and heat island mitigation.



CRAYCROFT ROAD

SE-15-78 Verizon - Craycroft Road

2014 Aerial

0 50 100 200 Feet
1 inch = 200 feet

