

PZ-18-00111-02

Antenna support structure

Conditional Use Permit

Neil Gullickson

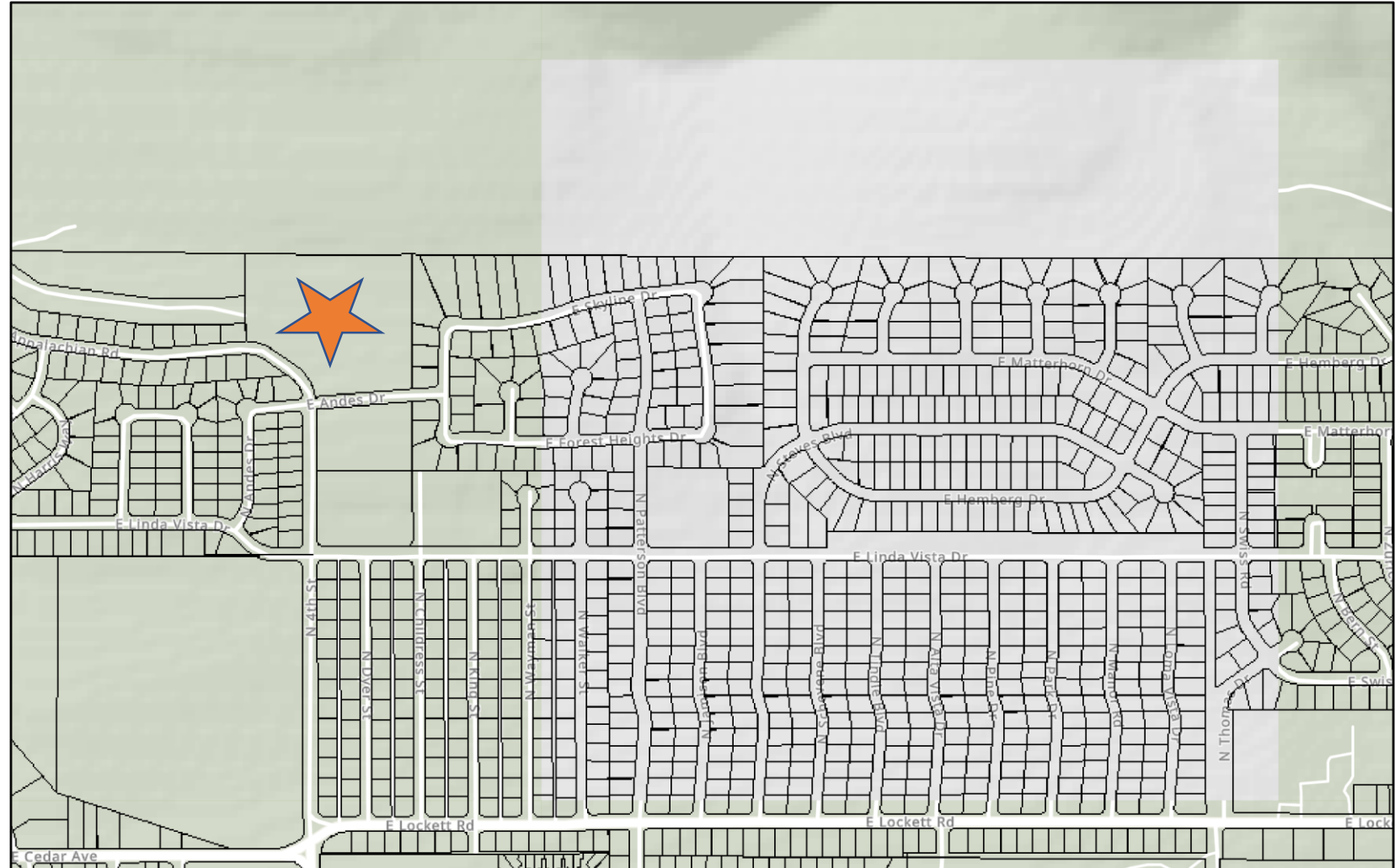
Planning Development Manager





Verizon Antenna Support Structure-CUP

- 3600 N. 4th Street
- APN: 109-06-002
- 9.31 acres
- Single-family Residential (R1) zone



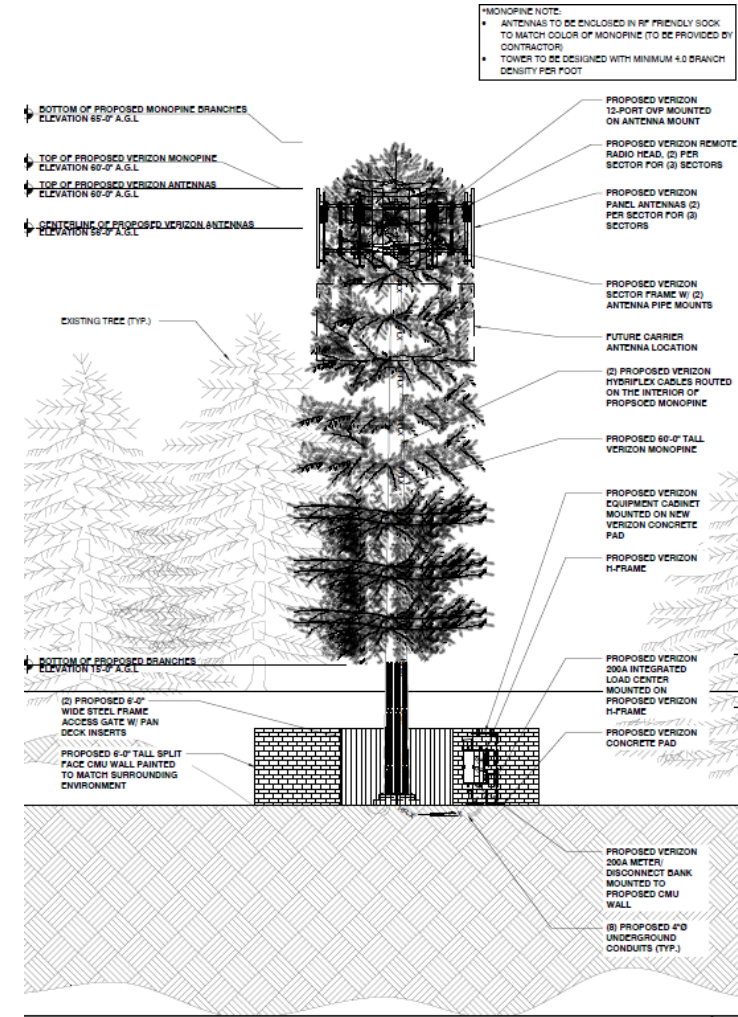


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Proposed structure.

- 60-feet tall
 - 900 sq. ft. enclosure
 - 6-foot tall screen wall
 - 6-antennas
 - Camouflage to exceed code requirement
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- ❖ Telecommunications Facilities: 10-40.60.320
 - ❖ Disfavored site
 - ❖ Sonic site is not capable of providing service





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Findings

1. The conditional use is consistent with the objectives of the Zoning Code and the purpose of the specific zone.
 - Antenna-supporting Structures are allowed uses in the R1 zoning district with the approval of a CUP.
 - Provides service to residential uses in the area.
 - Minimized visual impacts.



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Findings

2. The conditional use will not be detrimental to public health, safety, or welfare.

- Must be operated in compliance with this permit
- No anticipated noise, smoke, odor, dust, vibration, or illumination
- No known hazard of explosion, contamination, fire, or flood
- No unusual volume or character of traffic



Findings

3. Characteristics are reasonably compatible with uses permitted in surrounding area per the following:

- Access, Traffic, and Circulation
- Landscaping and Screening
- Adequacy of Site
- Impact on Public Utilities
- Noise, Light, Visual, and other Pollutants
- Signage and Outdoor Lighting
- Style and Siting of Structure and Relationship to Surrounding Neighborhood
- Dedication and Development of Streets
- Impacts on Resources



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Access, Traffic, and Circulation

- Access to the site is provided via North 4th Street to the Church's parking lot
- Unstaffed site; maintenance traffic



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Adequacy of Site

- No proposed changes to existing site
- Site is +900 sq. ft, .2% of entire site (9.31 ac.)

Noise, Light, Visual, and other Pollutants

- Proposed support structure is not anticipated to generate significant noise, light (maintenance only) or other pollutants.
- Code identifies minimum camouflage requirements in effort to ensure minimal visual impacts. Proposal exceeds requirement.



Style and Siting of Structure and Relationship to Surrounding Neighborhood

- Proposal sited to minimize visual impacts to the neighborhood; separation and screening

Landscaping and Screening

- Landscaping provide along south side of enclosure, additional LS waived.
- 6-foot tall Block walls provide screening



Impact on Public Utilities

- No utility (sewer, water) or trash service requested
- Minimal new impervious surfaces proposed

Signage and Outdoor Lighting

- Any new signage will require a Sign Permit and must comply with current code
- Any new outdoor lighting will require an Outdoor Lighting Permit and must comply with current code



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Dedication and Development of Streets

- No further right-of-way dedications are anticipated

Impacts on Resources

- No impacts to historical, prehistoric, or natural resources are anticipated at this site; based on the scope of work, a Cultural Resource Study was not required.



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Public Contacts

- Public notices mailed to property owners within 300 feet of subject parcel property lines
- Ad published in Arizona Daily Sun on Saturday December 22, 2018
- Property was posted.
- Staff received written and several phone calls from residents seeking additional information.



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Recommendation

In accordance with the findings, staff recommends the Planning and Zoning Commission approve Conditional Use Permit PZ-18-00111-02 with the following conditions:

- The development complies with all the IDS site plan approval comments, dated November 19, 2018.
- The tower and site are developed in substantial conformance to the site plan, elevations and technical documents approved by the Planning and Zoning Commission.