



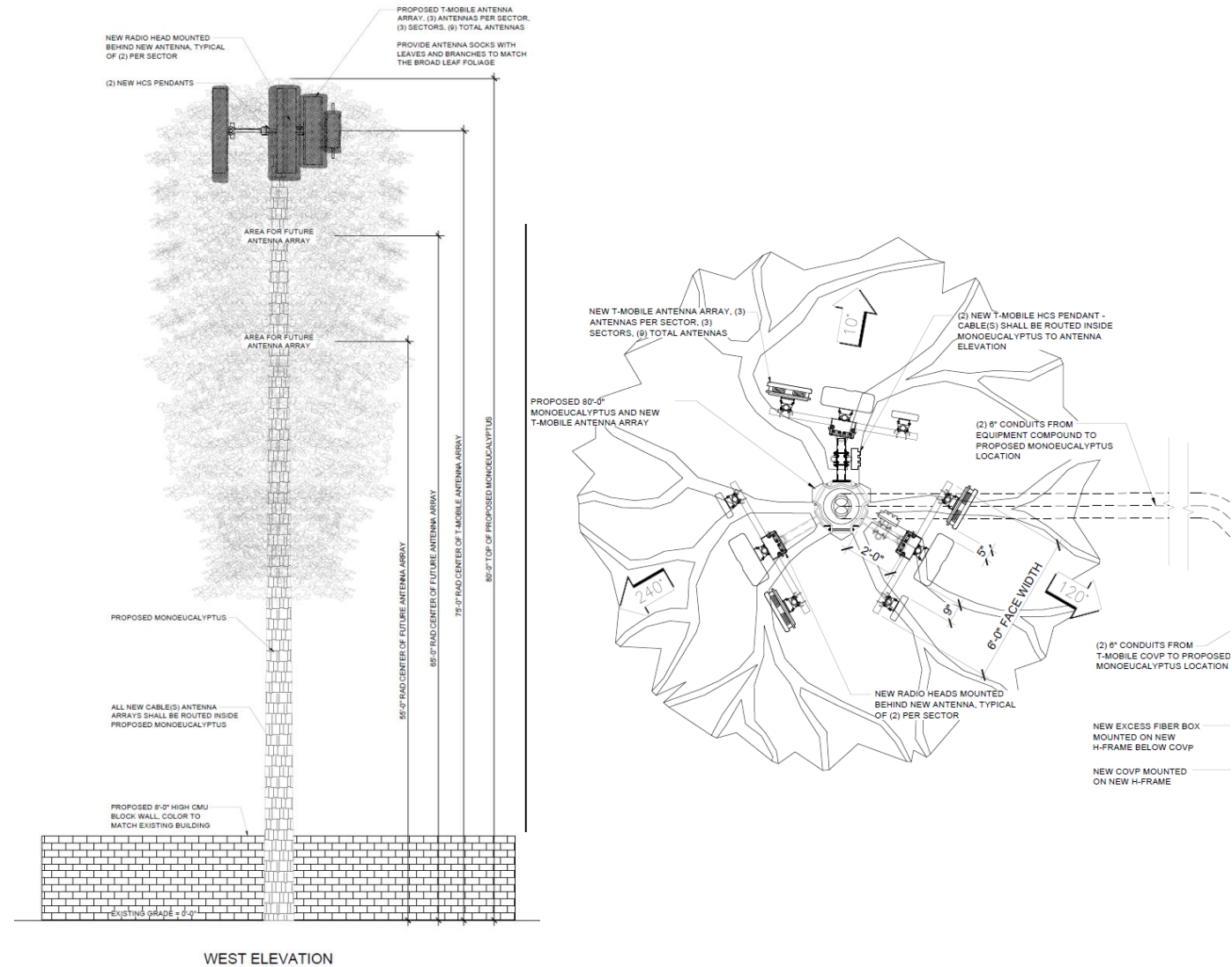
BOA21-00686

Request

- Special Use Permit

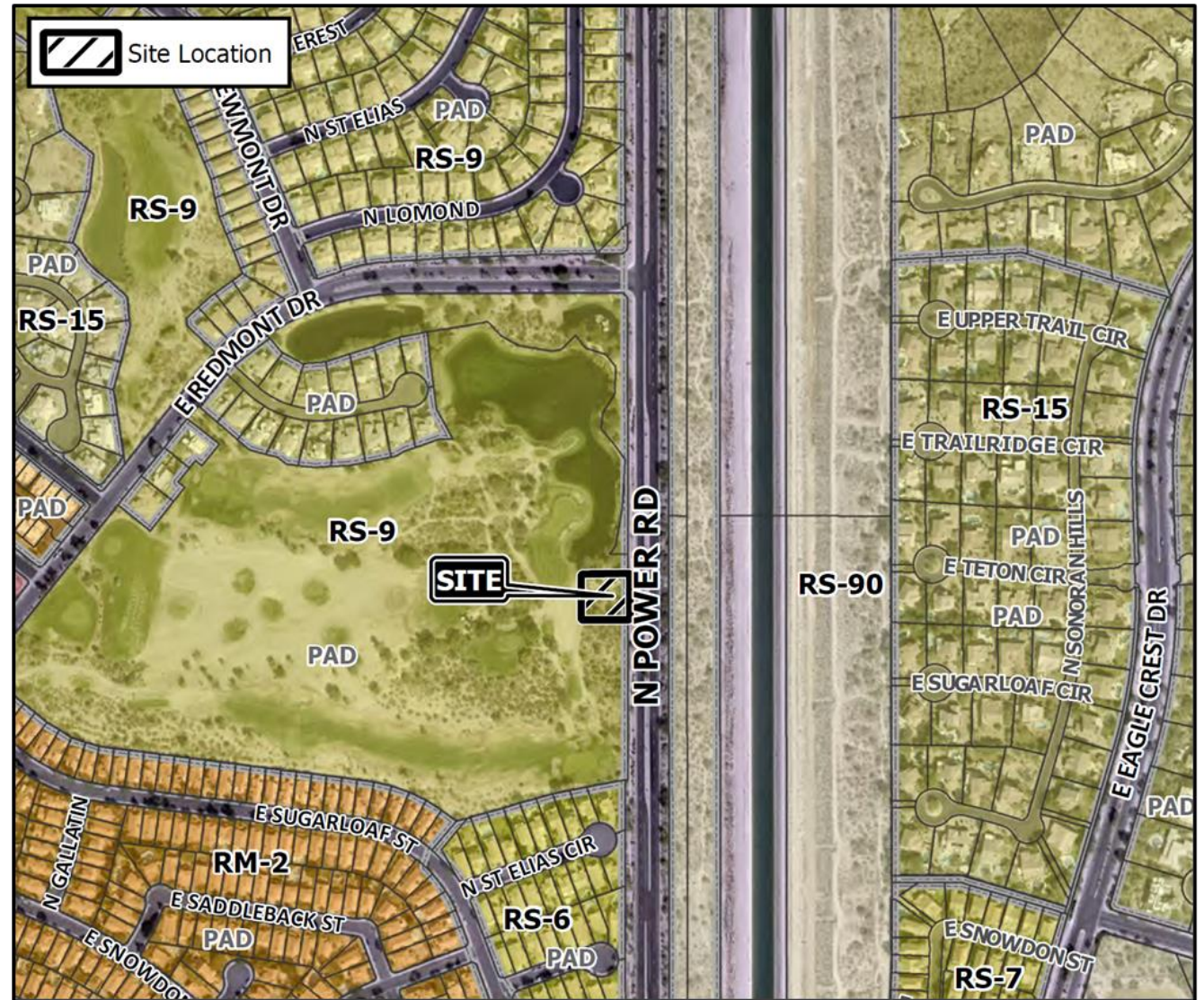
Purpose

- To exceed the height limit in the RS-9-PAD zoning district to allow for the placement of an 80-foot Wireless Communication Facility



Location

- 3940 North Power Road
- North of Thomas Road
on the west side of
Power Road





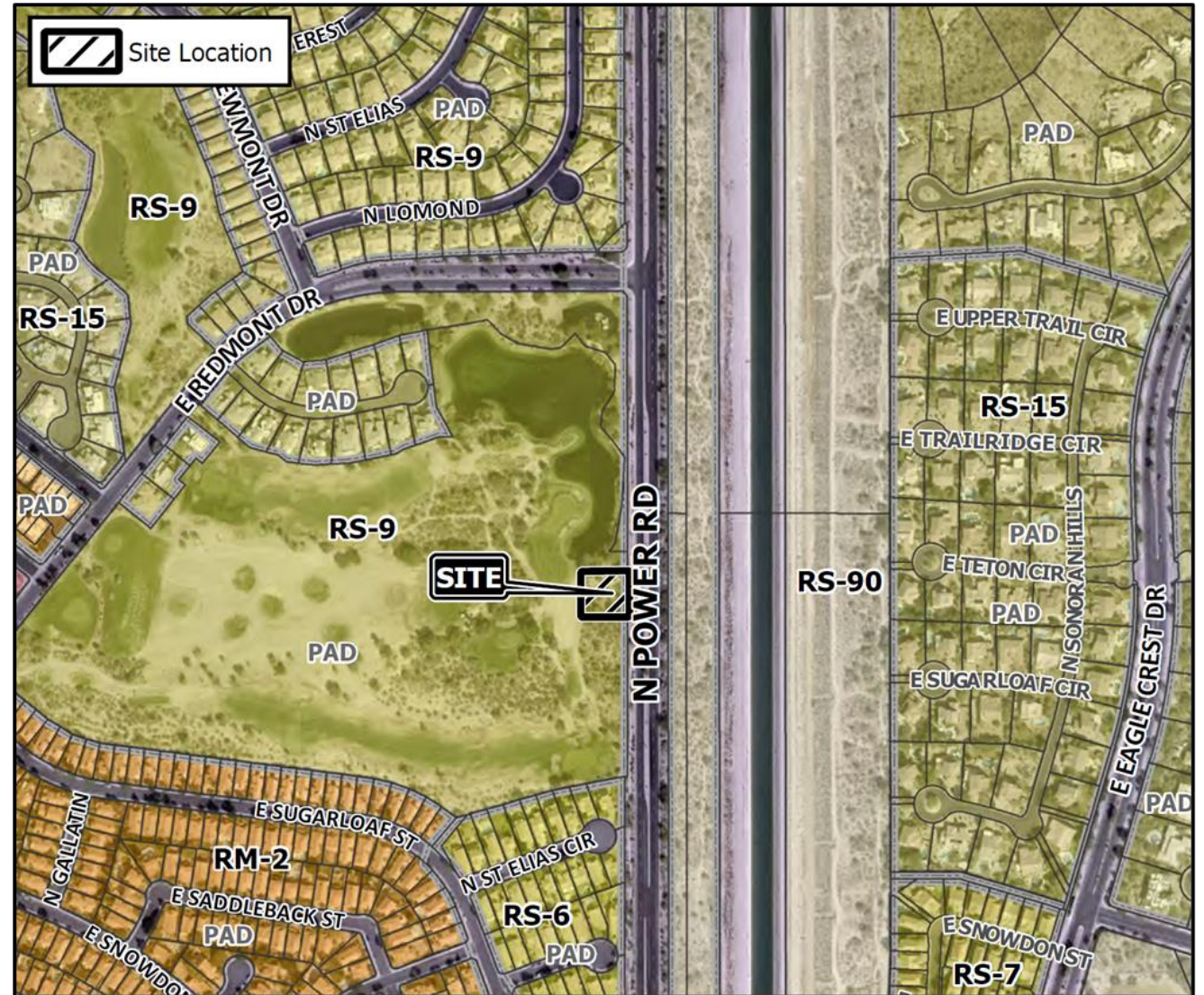
General Plan

Neighborhood

- Provide safe places for people to live and enjoy their surrounding community, provide opportunities for people to gain a sense of place and feel connected to the larger community.

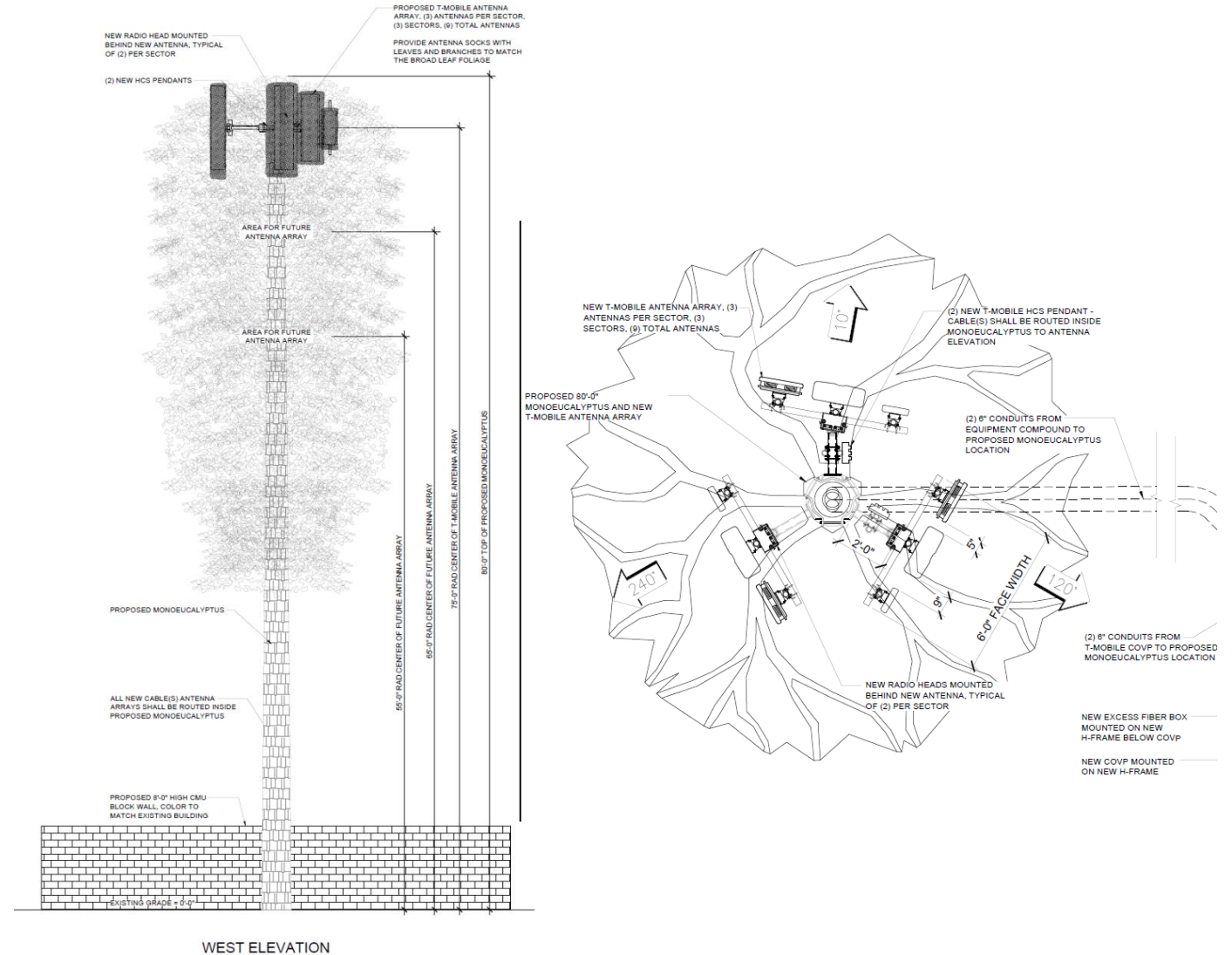
Zoning

- Single Residence 9 - Planned Area Development (RS-9 PAD)
- Telecommunications facilities an allowed use
- Base height limit is 30-feet
- Height increase permitted when meeting setback requirements from residential lots



Design

- 80-foot tall Monoeucalyptus
- Colors chosen to blend in with the existing desert plants in area



Photosimulation

Existing View



Proposed View



Looking
North

Photosimulation

Existing View



Proposed View



Looking
South

Photosimulation

Existing View



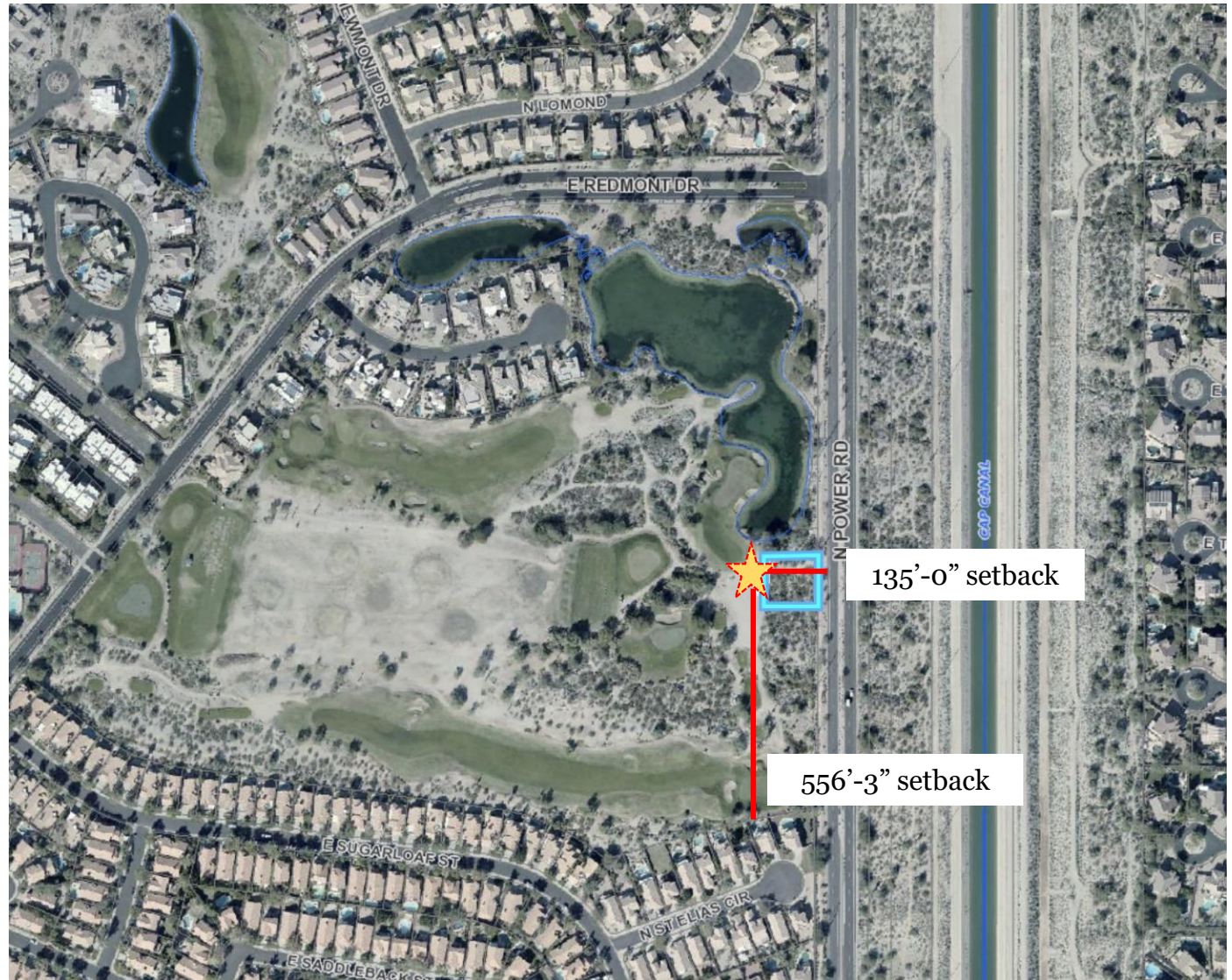
Proposed View



Looking
north
from the
residential
view

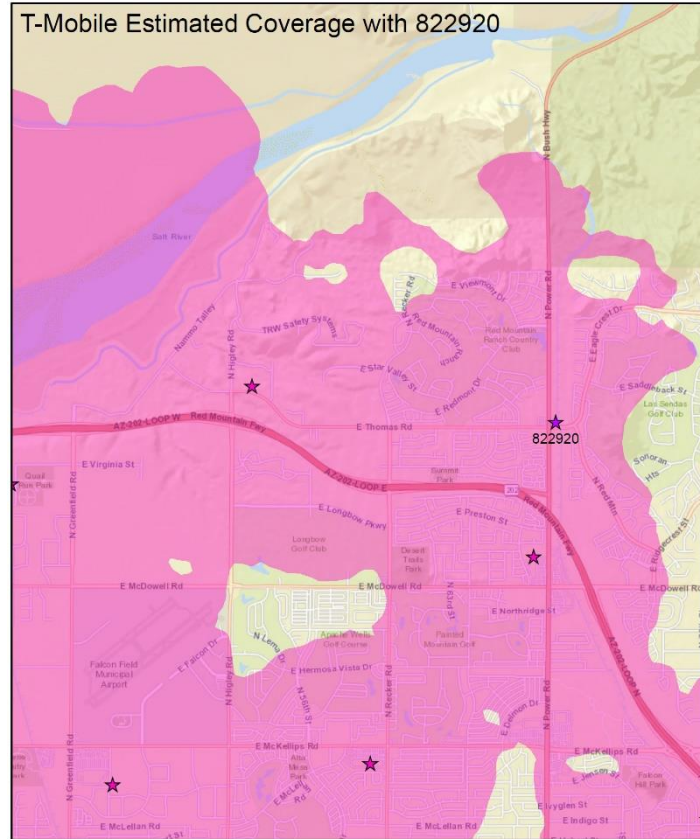
Separation

- More than 1,000 feet from an existing WCF
- Setback from residential required to be the height of the pole + 1-foot
 - The tower will be over 500 feet from residential
- Setback from ROW over 100 feet

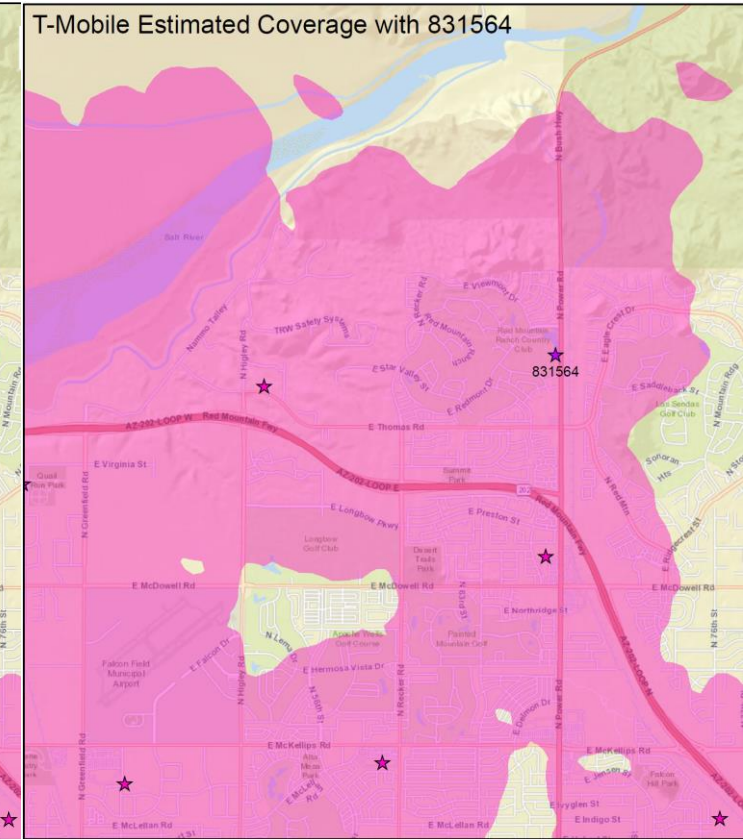


Location & Coverage

- Replacing an existing monopole (822920) south of the site, just north of Thomas Road
- New site (831564) to the north will improve coverage in the surrounding area



Old Coverage



New Coverage

Approval Criteria

Section 11-70-5(E) SUP Criteria

✓	#1 Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
✓	#2 Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
✓	#3 Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
✓	#4 Adequate public services, public facilities and public infrastructure are available.

Summary

Findings

- Complies with the 2040 Mesa General Plan
- Meets the approval criteria listed in Section 11-70-5(E) for a SUP
- Complies with Section 11-35-5 Location, Design, and Operation requirements

Staff Recommendation

Approval with Conditions