



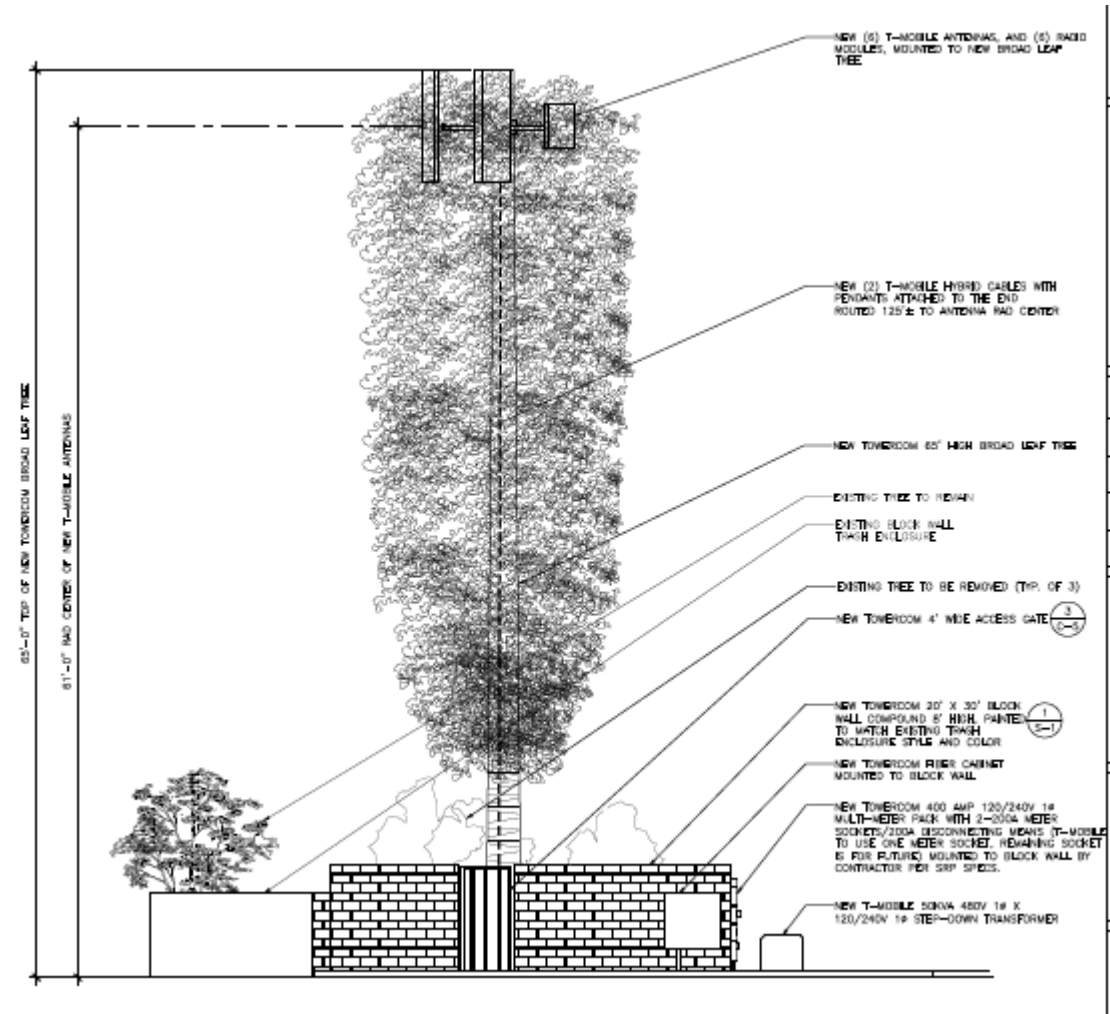
BOA22-00501

Request

- Special Use Permit

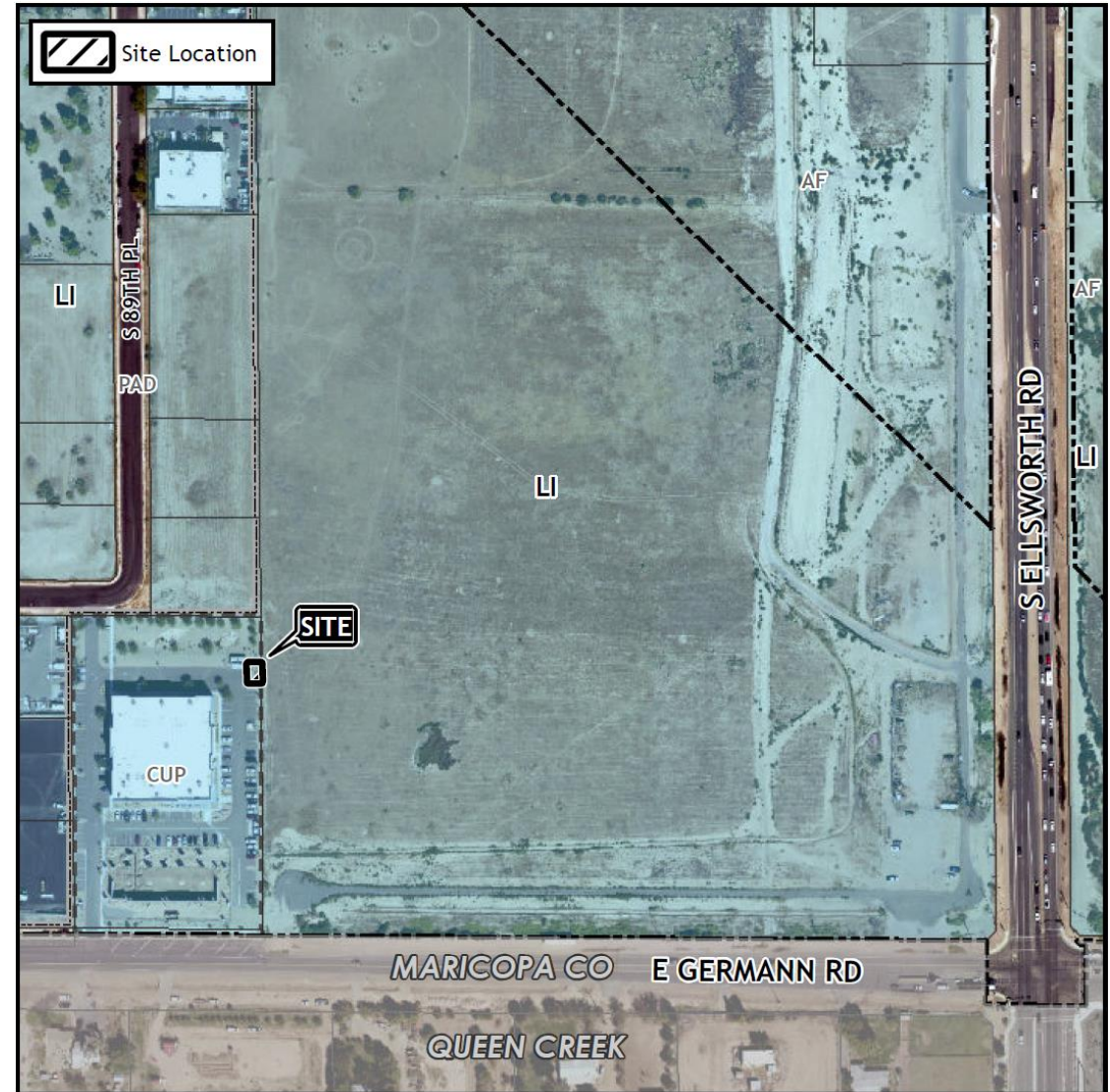
Purpose

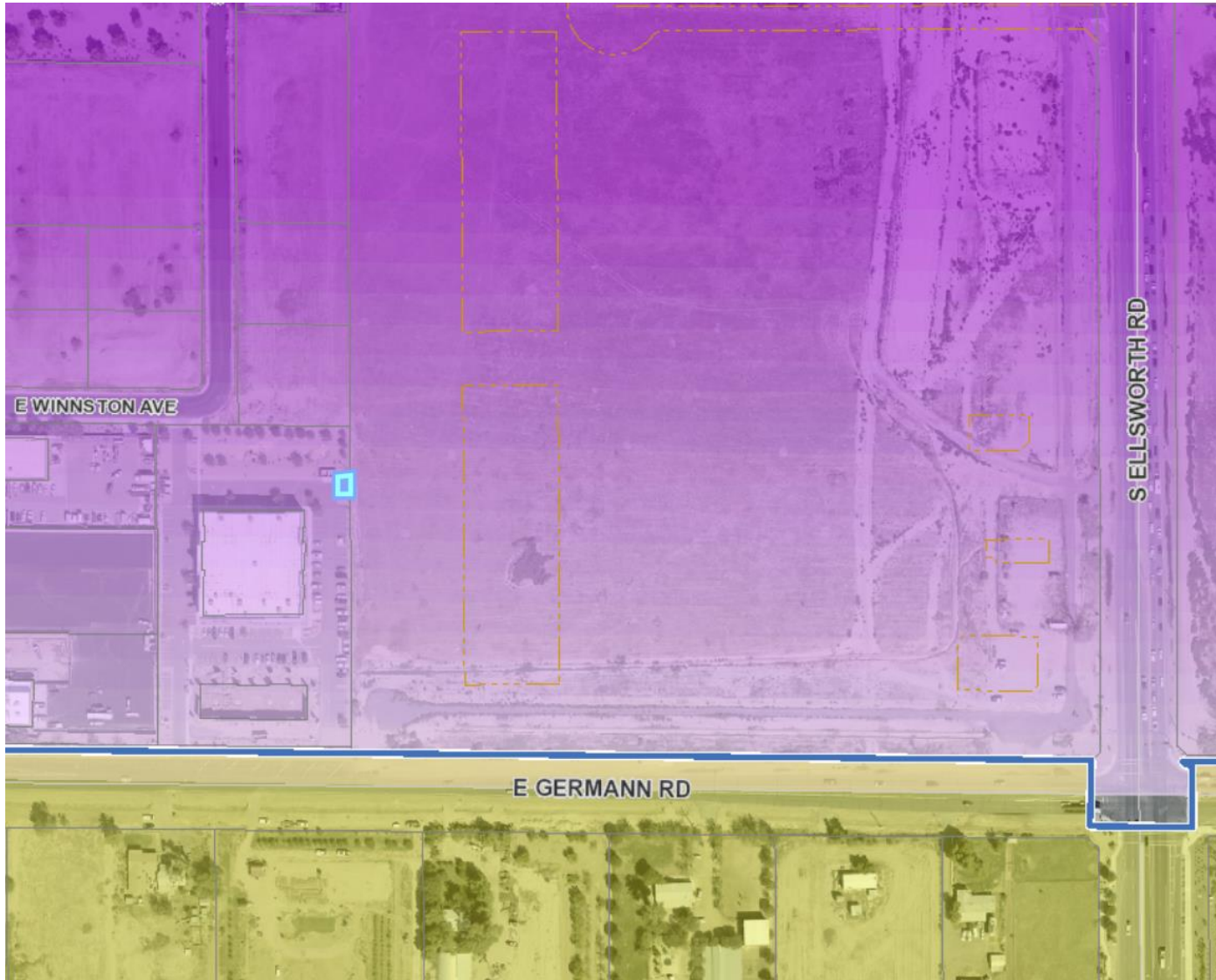
- To exceed the height limit in the LI-CUP zoning district to allow for the placement of an 65-foot Wireless Communication Facility



Location

- 8946 East Germann Road
- West of Ellsworth Road and north of Germann Road





General Plan

Employment

- Provide for a wide range of employment opportunities in high-quality settings.
- Proposed WCF will help expand coverage to those who live and work in the area by complying with the intent of the character area by providing service to nearby populations.

Zoning

- Light Industrial zoning with a Council Use Permit Overlay (LI-CUP)
- Telecommunications facilities an allowed use
- Base height limit is 40-feet
- Height increase permitted when meeting setback requirements from residential lots



Design

- 65-foot-tall Stealth Broadleaf Tree
- All equipment will be painted to match
- Antenna socks placed over each antenna to give illusion that antennas are covered in leaves

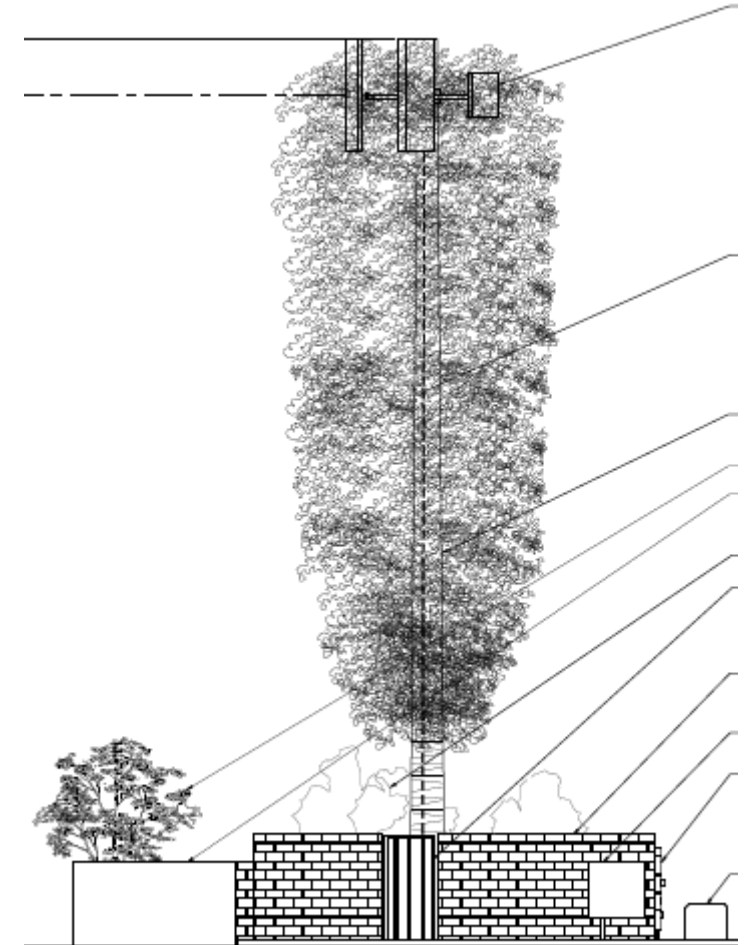
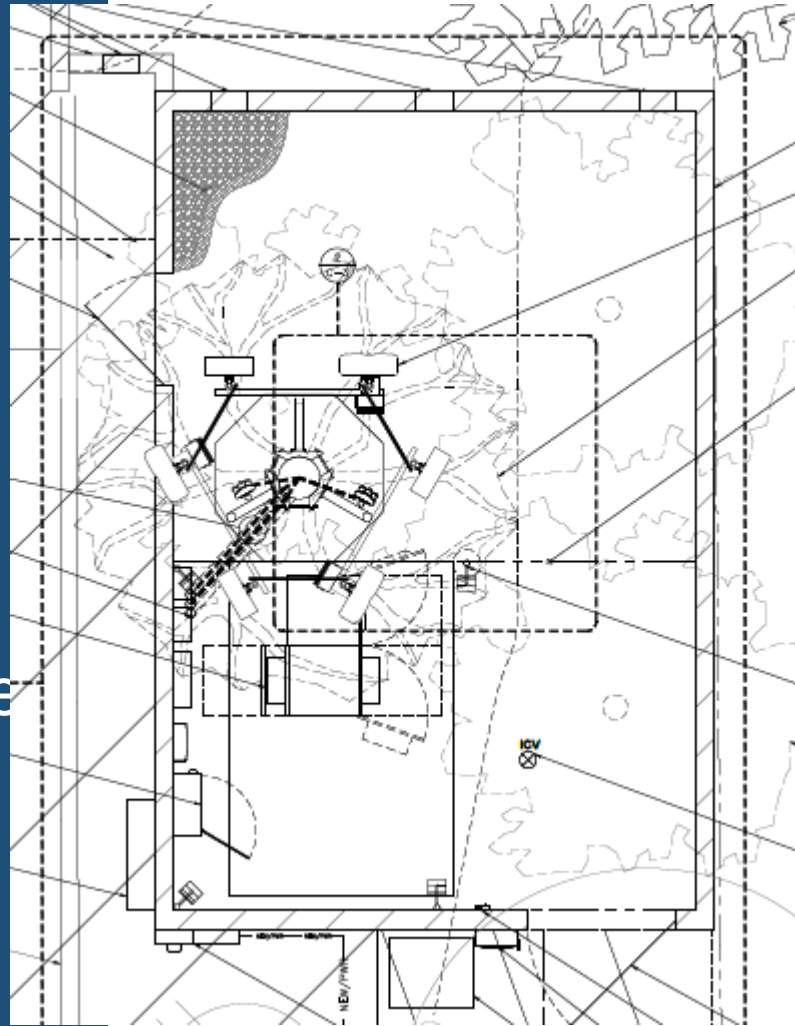


Photo Simulation

Before



After



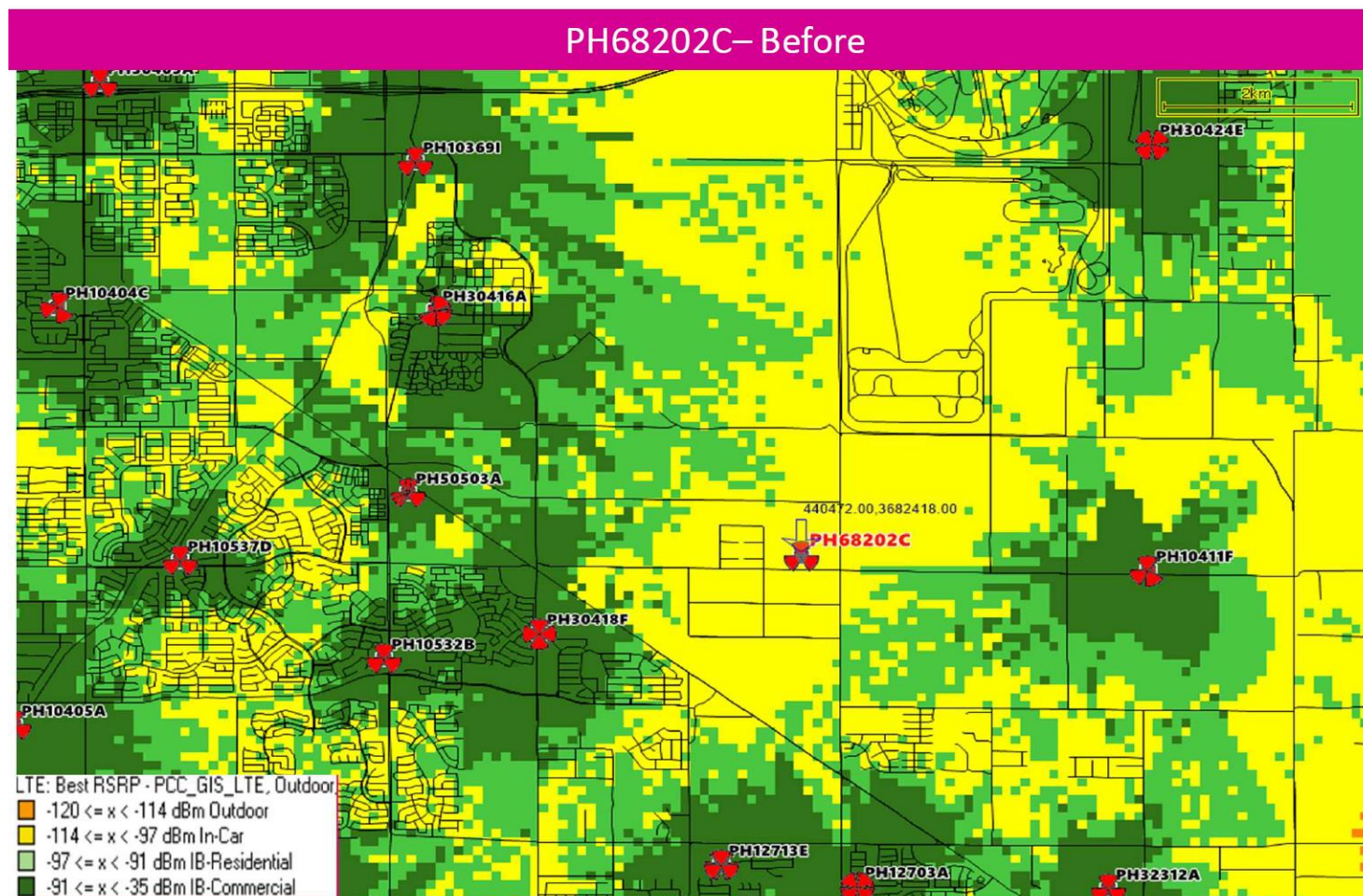
Looking
North

Separation

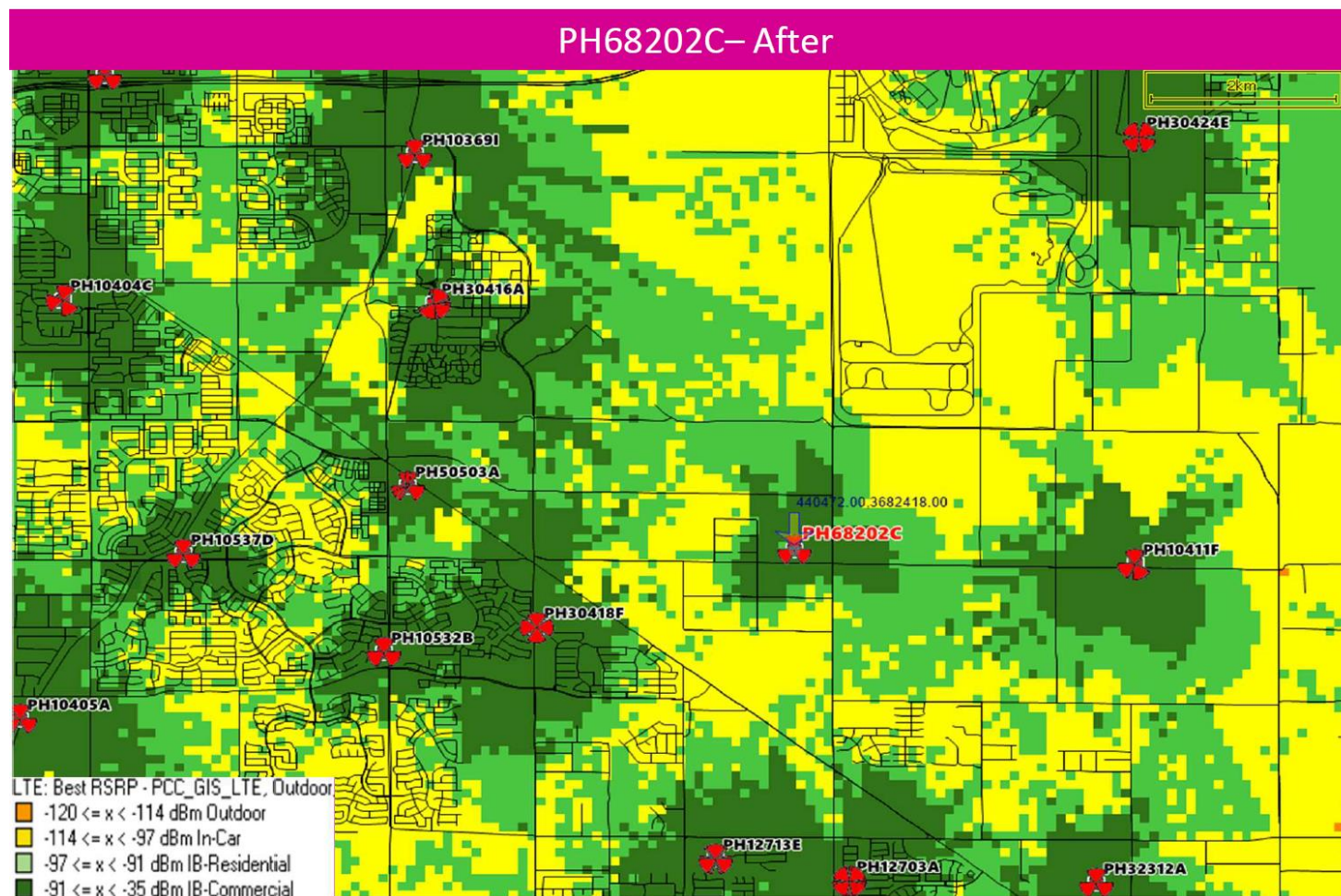
- More than 1,000 feet from an existing WCF
- Setback from residential required to be the height of the pole + 1-foot
 - The tower will be over 430± feet from residential
- Setback from ROW over 100 feet



Coverage Map



Coverage Map



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



BOA22-00501