



Board of Adjustment



BOA23-00197



Request

- Special Use Permit to allow a wireless communication facility to exceed the maximum height in the DR-2 zoning district.





Location

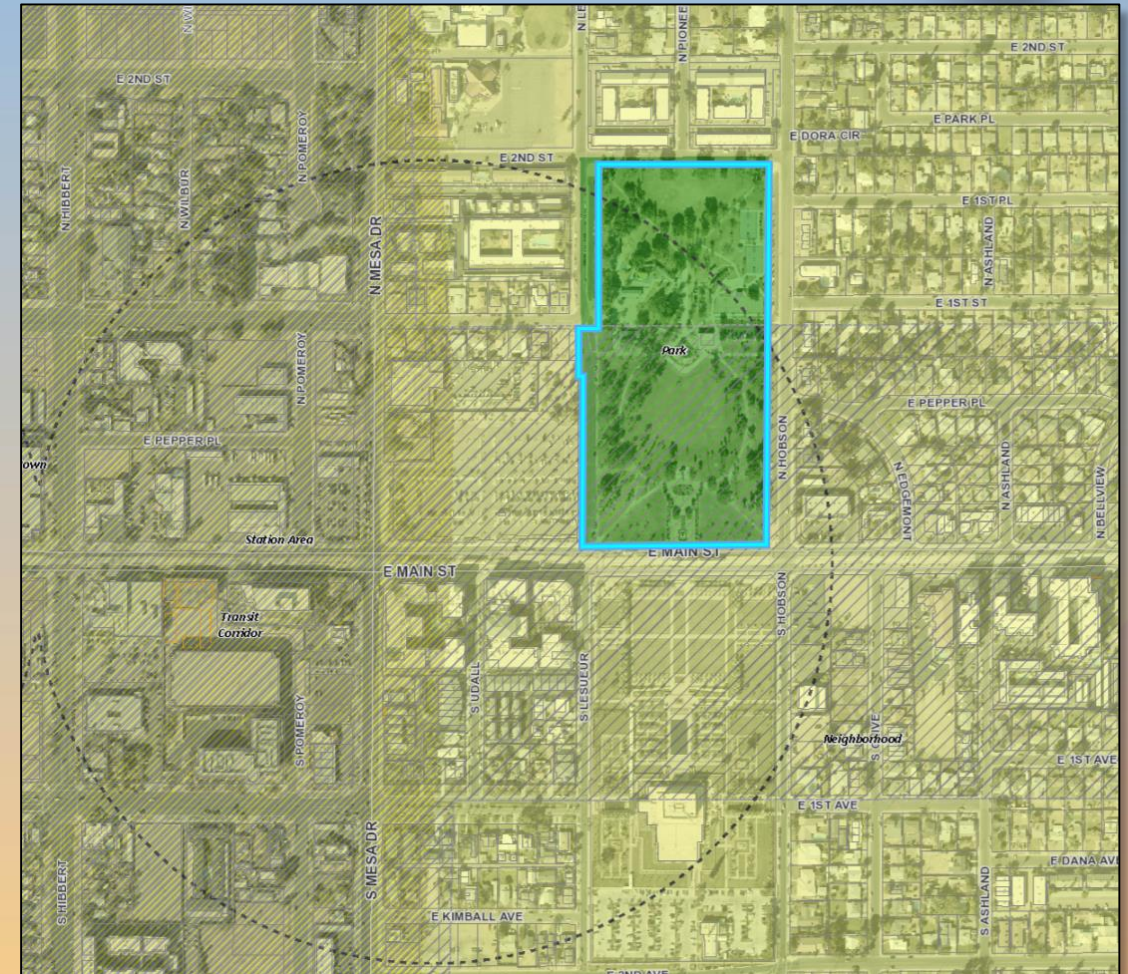
- Within the 500 block of east Main Street
- Within the 0 to 200 blocks on North Lesueur
- Within the 500 block of East 2nd Street
- Within the 0 to 200 blocks of North Hobson
- Located east of North Mesa Drive
- Located North of East Main Street.





Neighborhood/Transit Corridor/Station Area/Park

- ## Transit Adjacent - Village area within the Central Main Street Area

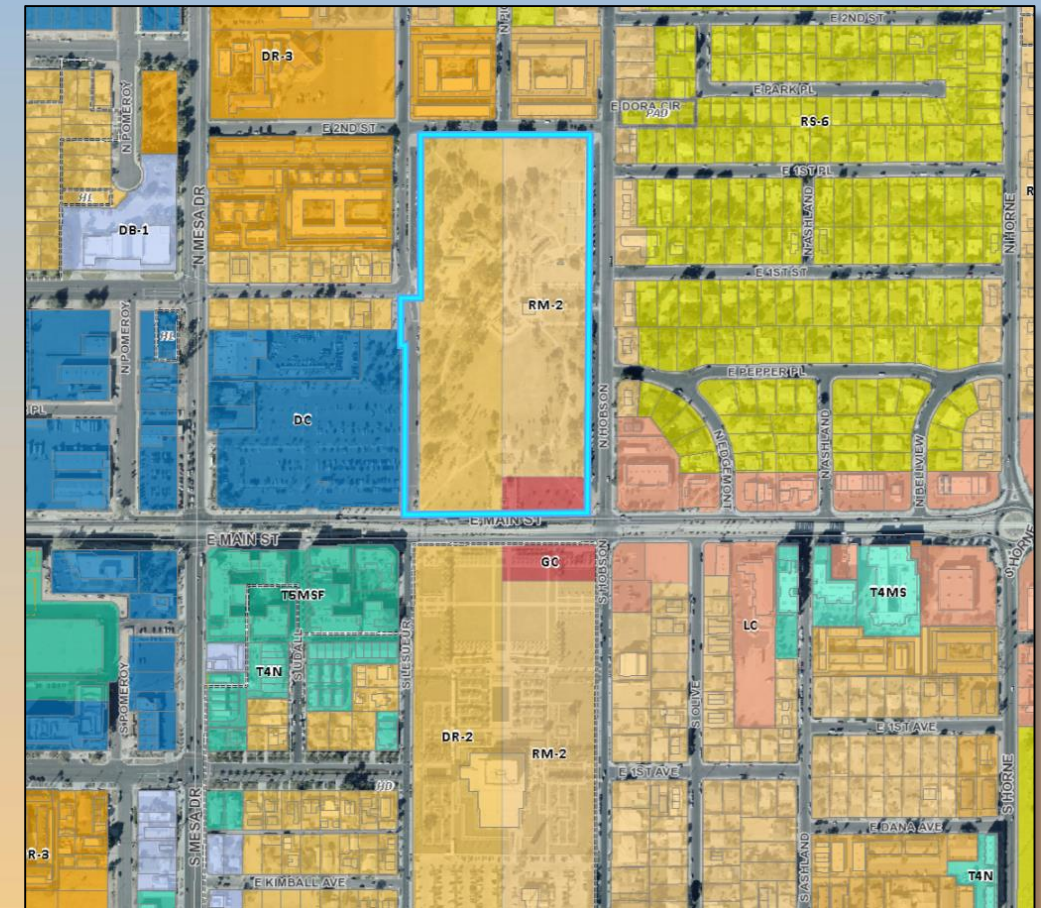




Zoning

Downtown Residence 2 (DR-2)

- Wireless Communication Facilities are permitted in DR-2.
- Proposed height above the maximum height limit requires





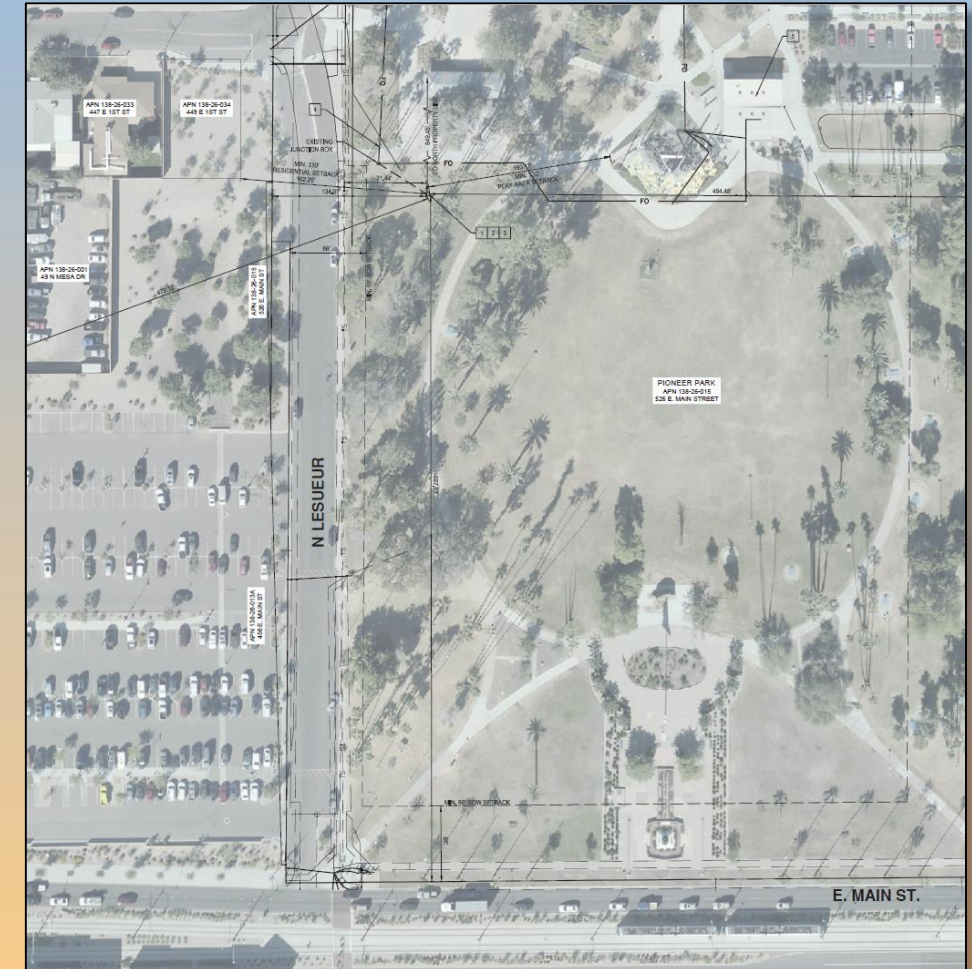
Site Photo



Looking east towards the site



- Tower will have support equipment located in a nearby enclosed building and will not require screening





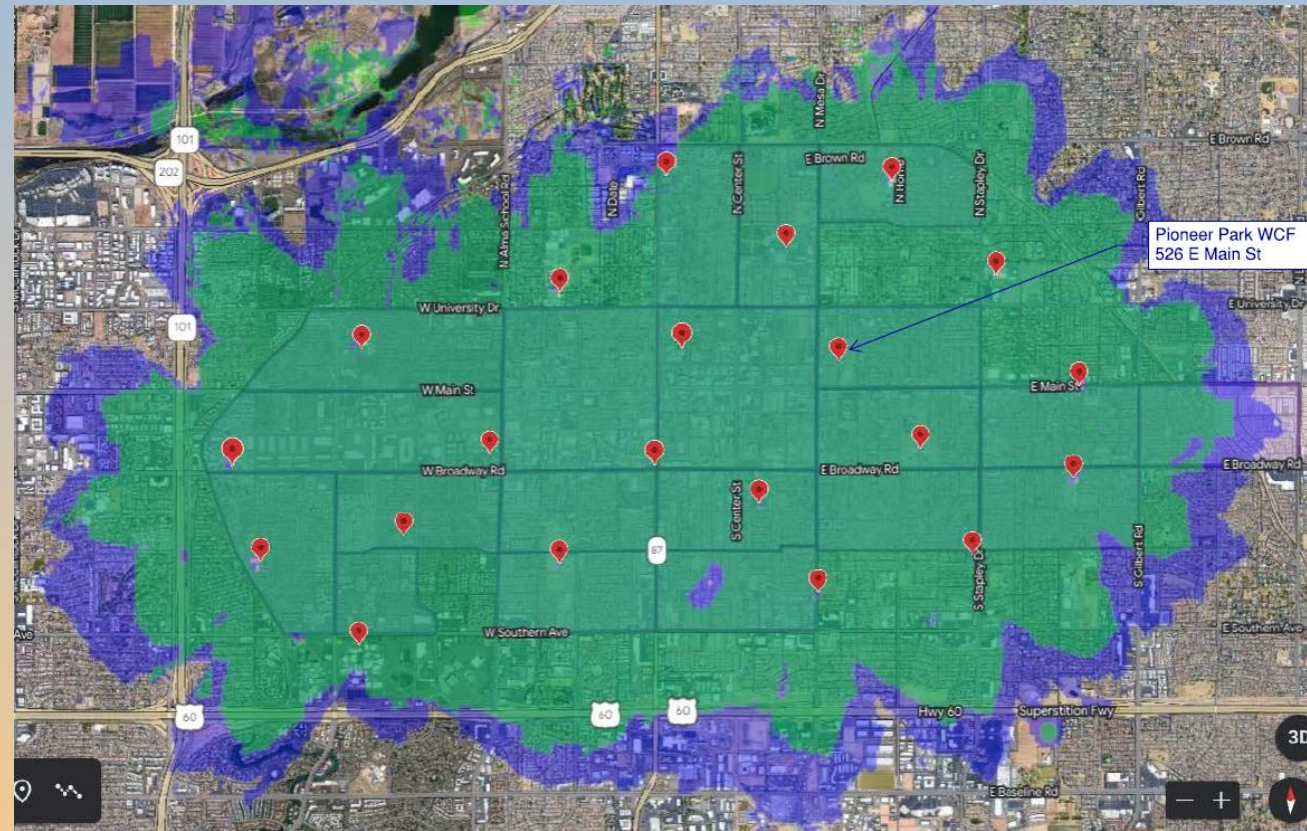
Elevation



West



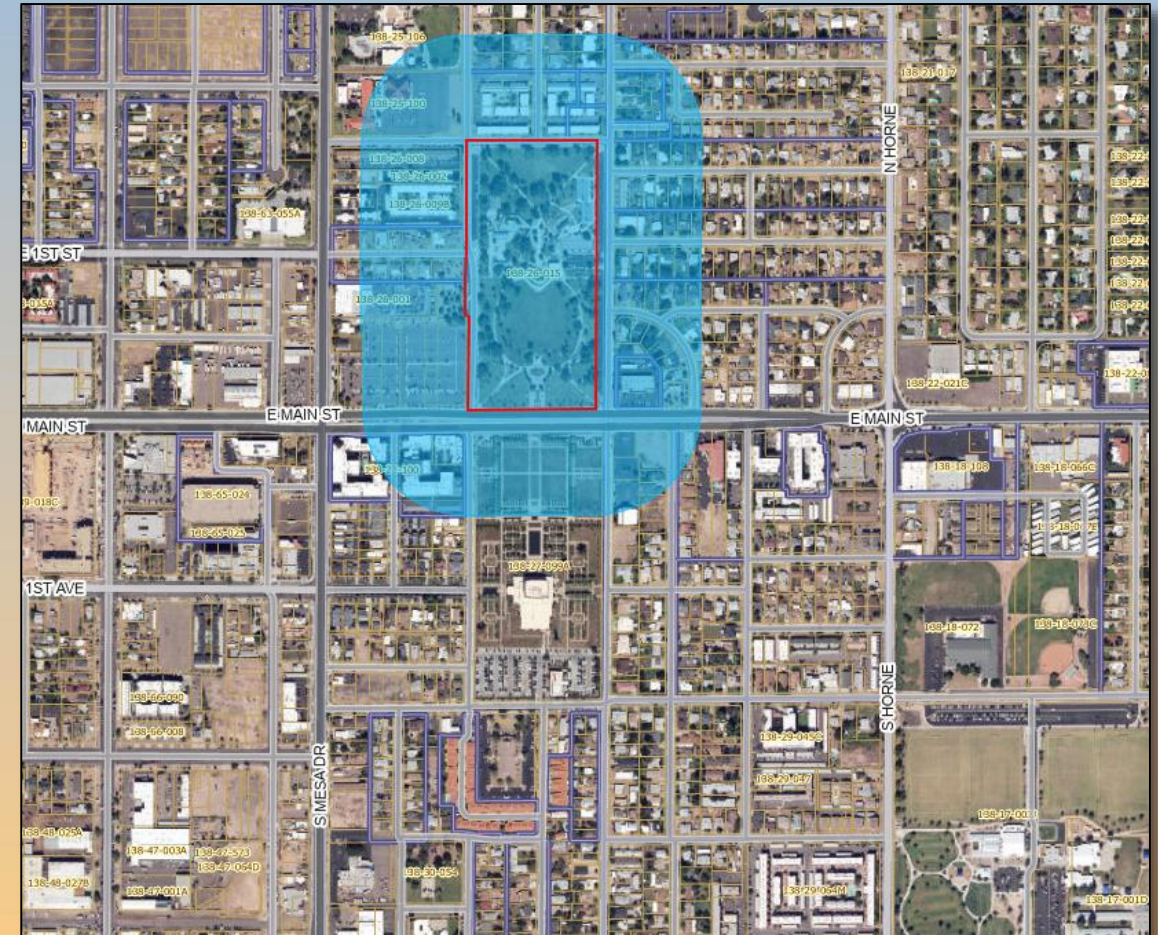
Coverage Map





Citizen Participation

- Notified property owners within 500 ft.
- Staff did receive one call in opposition for this site.





Section 11-70-5 SUP Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ 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;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the criteria in Section 11-70-5 for a Special Use Permit
- ✓ Complies with Section 11-35-6E for Approval of a WCF

Staff recommend Approval with Conditions



Board of Adjustment