



Board of Adjustment



BOA23-00200



Request

- Special Use Permit

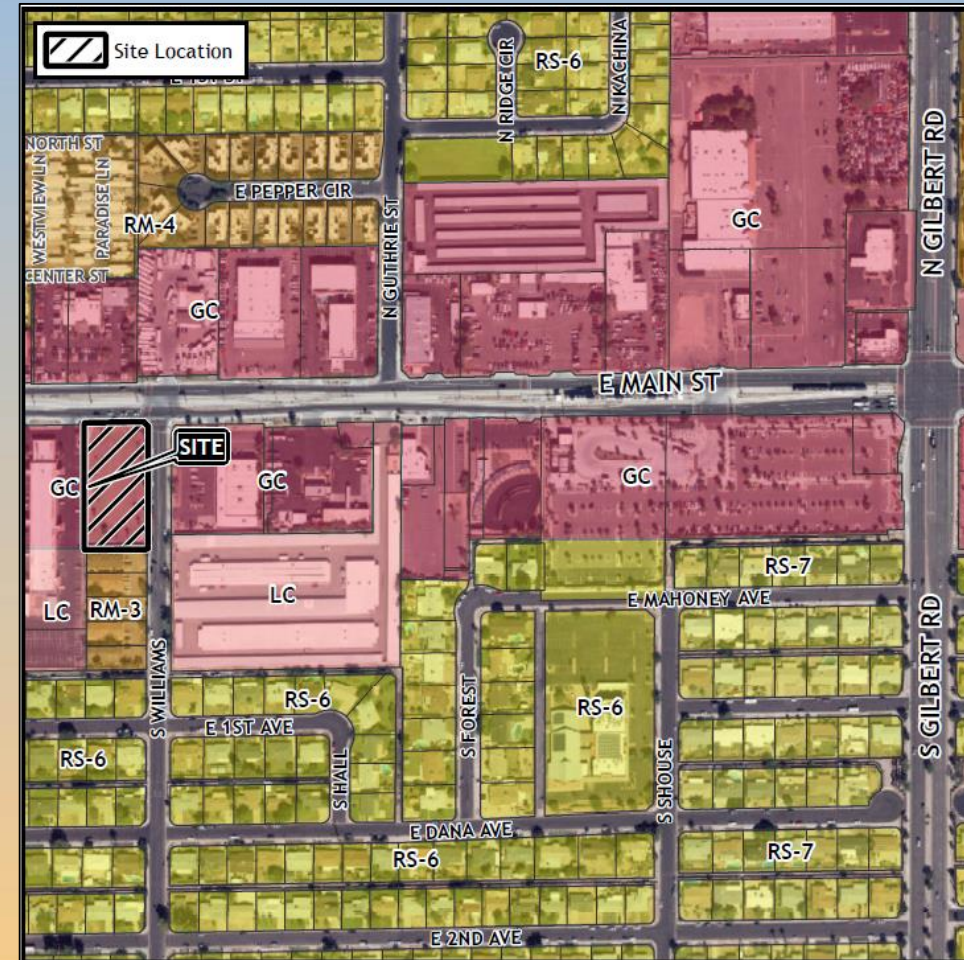
To allow a wireless communication facility to exceed the maximum height and encroach into the required setback in a GC zoning district.





Location

- Within the 1600 block of East Main Street
- Within the 0 block of South Williams.
- West of South Gilbert Road
- South of East Main Street





General Plan

Neighborhood/Transit Corridor

- Safe places for people to live and enjoy the surrounding community.
- Wide range of housing options and associated non-residential uses.
- mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops

Transit Adjacent - Residential area within the Central Main Street Area

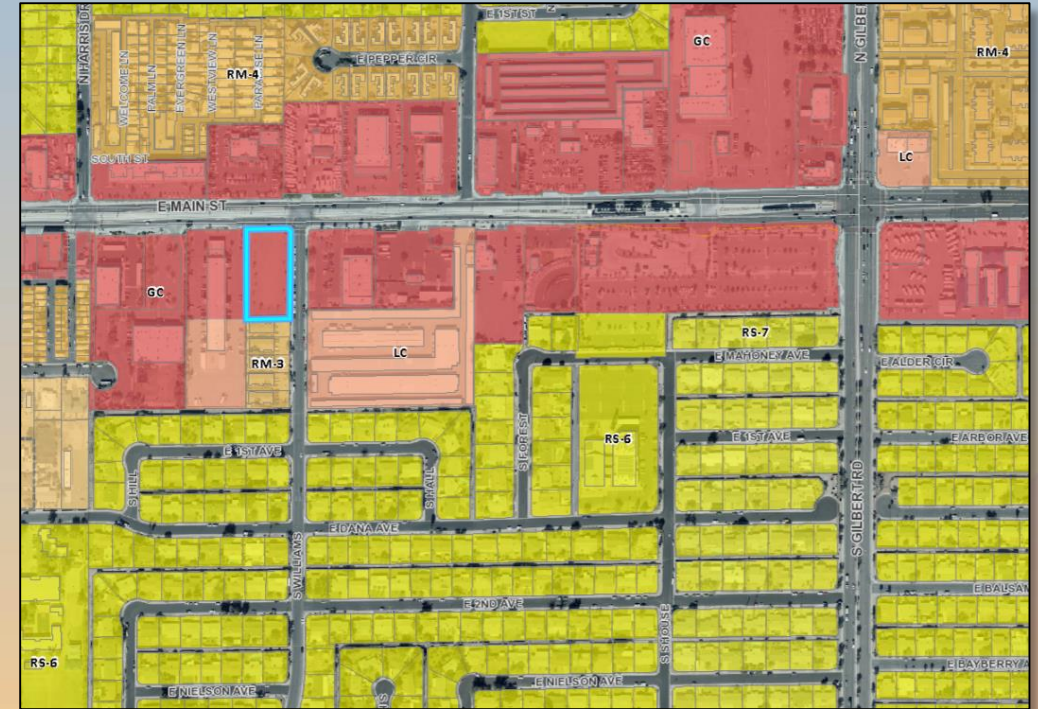




Zoning

General Commercial (GC)

- Wireless Communication Facilities are permitted in GC.
- Proposed height and setback encroachment





Site Photo

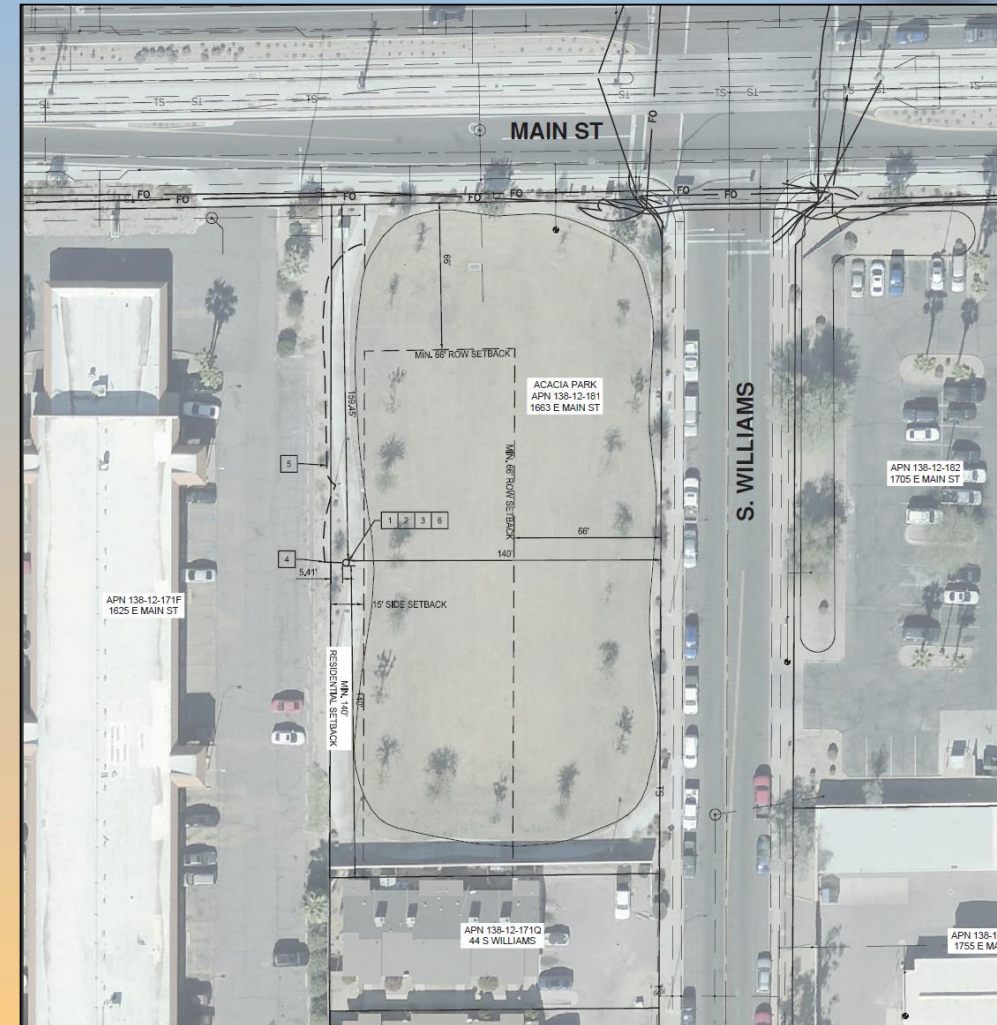


Looking west towards the site from Williams



Site Plan

- Required Minimum Setbacks:
 - Internal side: 15 ft.
- Max Encroachment into Setback:
 - Minimum Internal Side: 5 ft
- Tower will have no support equipment other than a mounted cabinet and will not require screening





Elevation



Eas

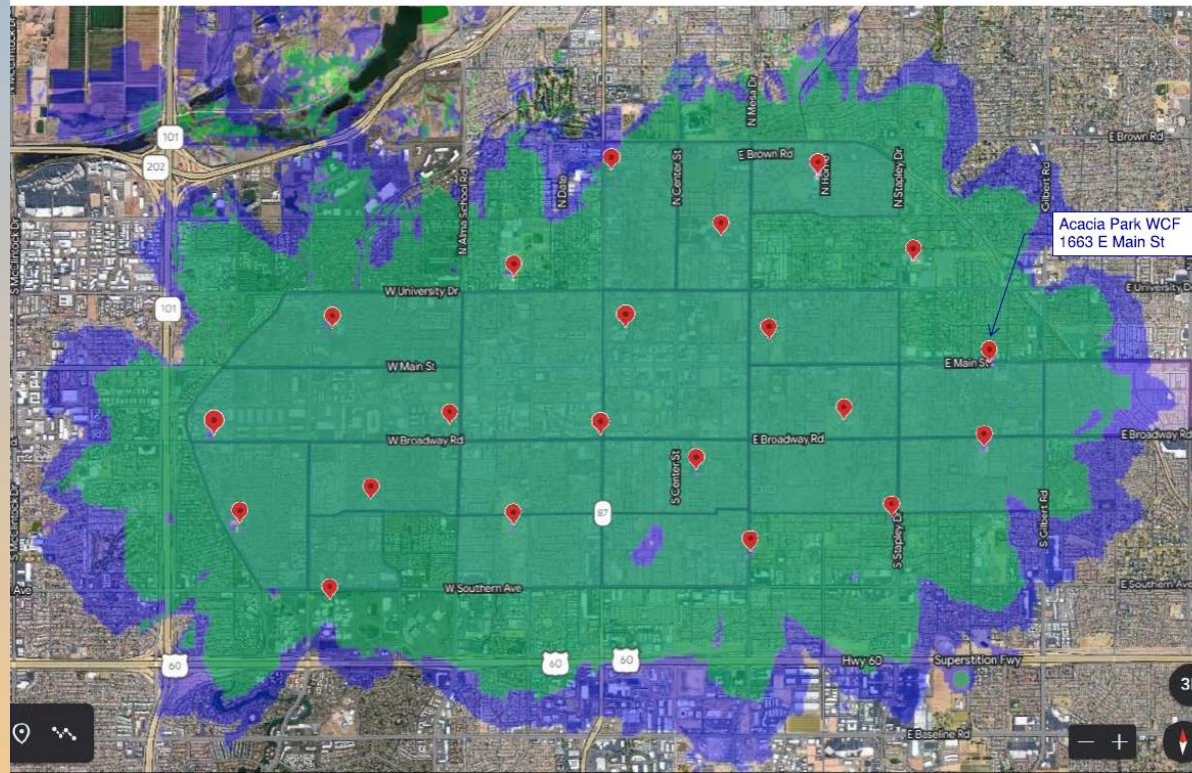


Mounted cabinet



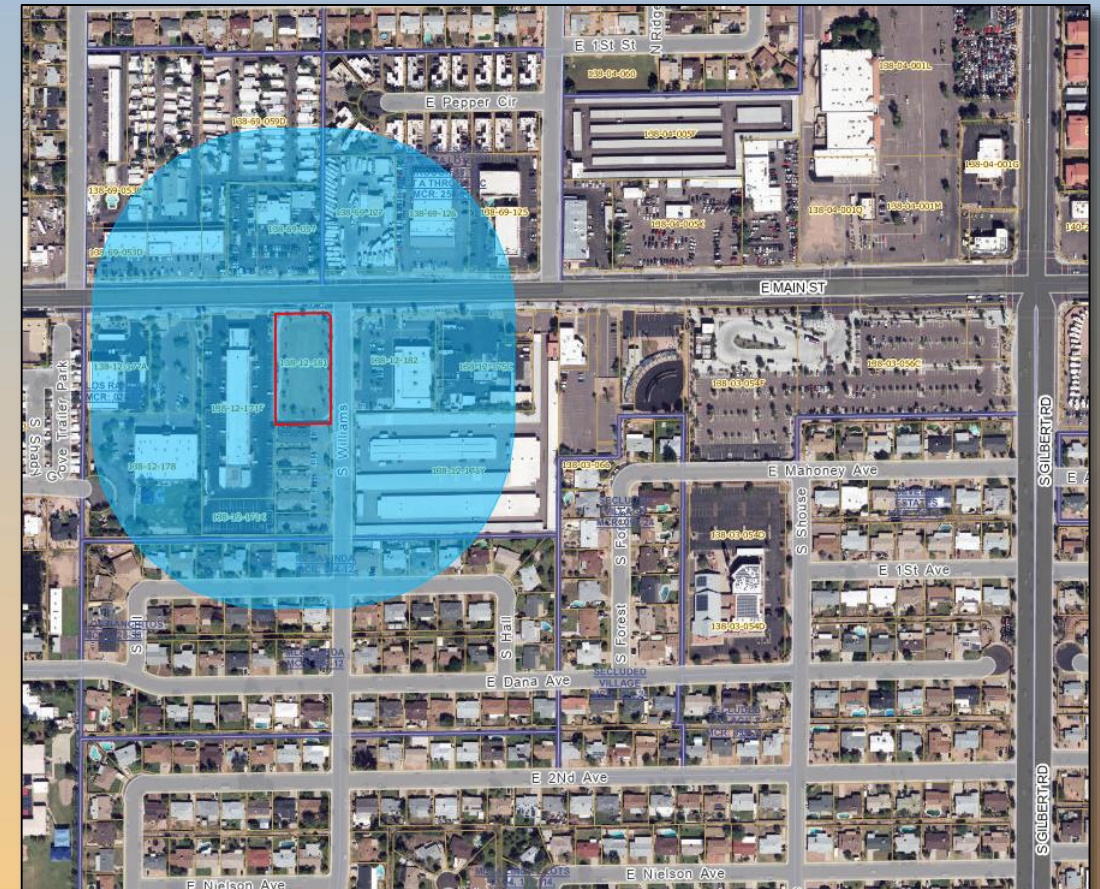
Coverage Map

CBRS Mesa System Coverage Map





Citizen Participation





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
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- ✓ Complies with Section 11-35-6E for Approval of a WCF

Staff recommend Approval with Conditions



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