



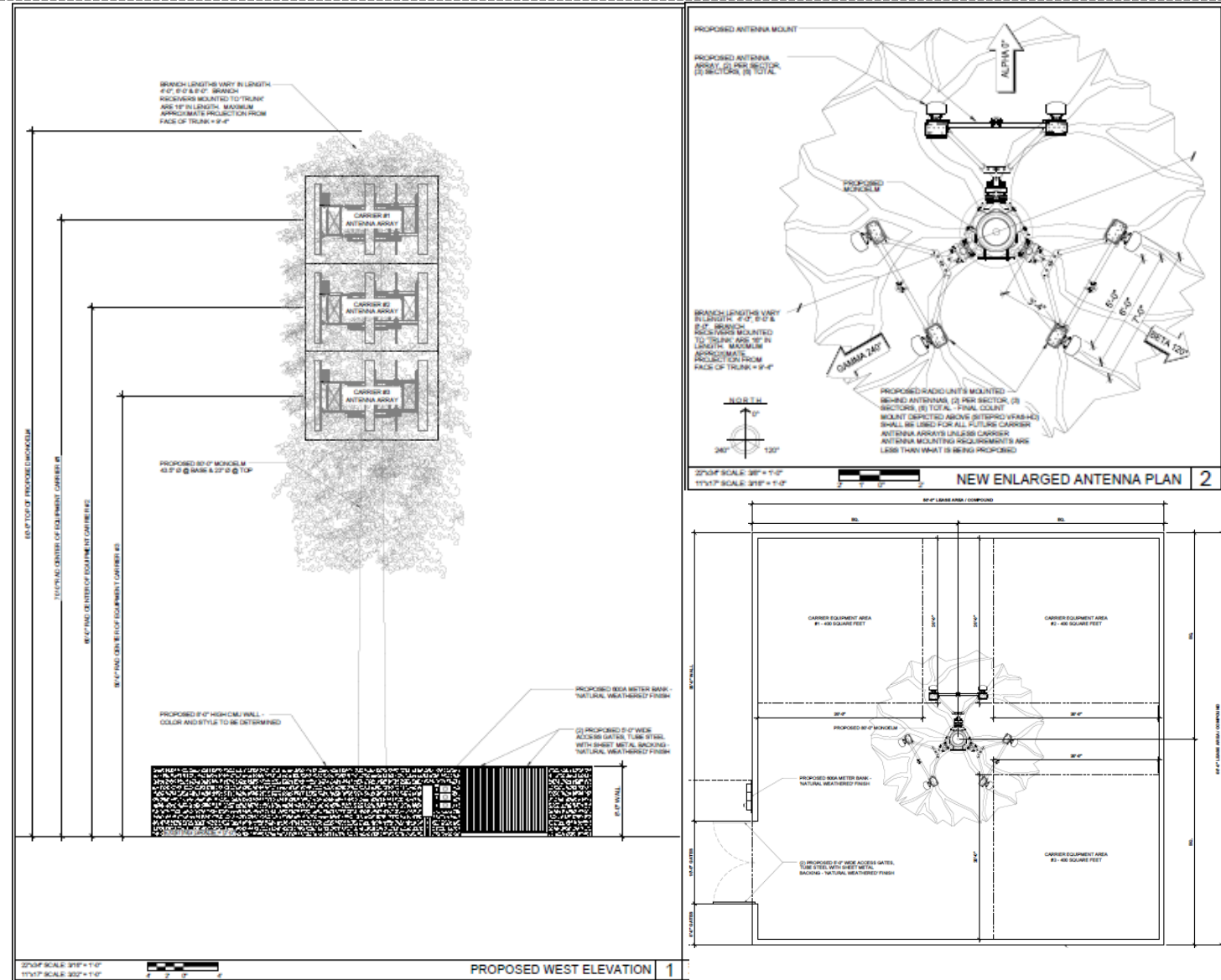
BOA20-00806

Request

- Special Use Permit

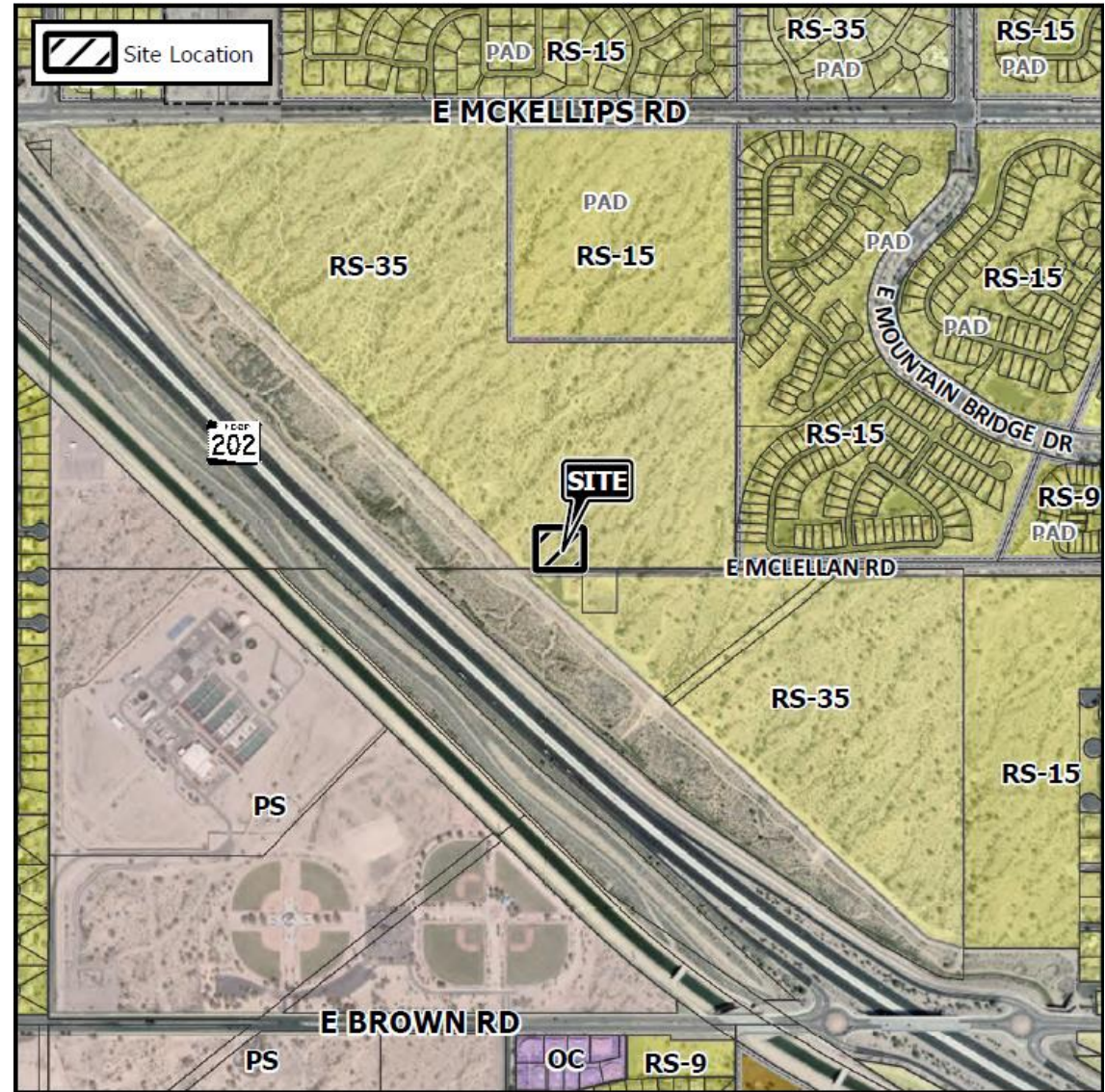
Purpose

- To exceed the height limit in the RS-35 zoning district to allow for the placement of an 80-foot Wireless Communication Facility



Location

- North of the future McLellan Road alignment.
- BLM leased land
 - Future Red Mountain Park Expansion Area





General Plan

Neighborhood

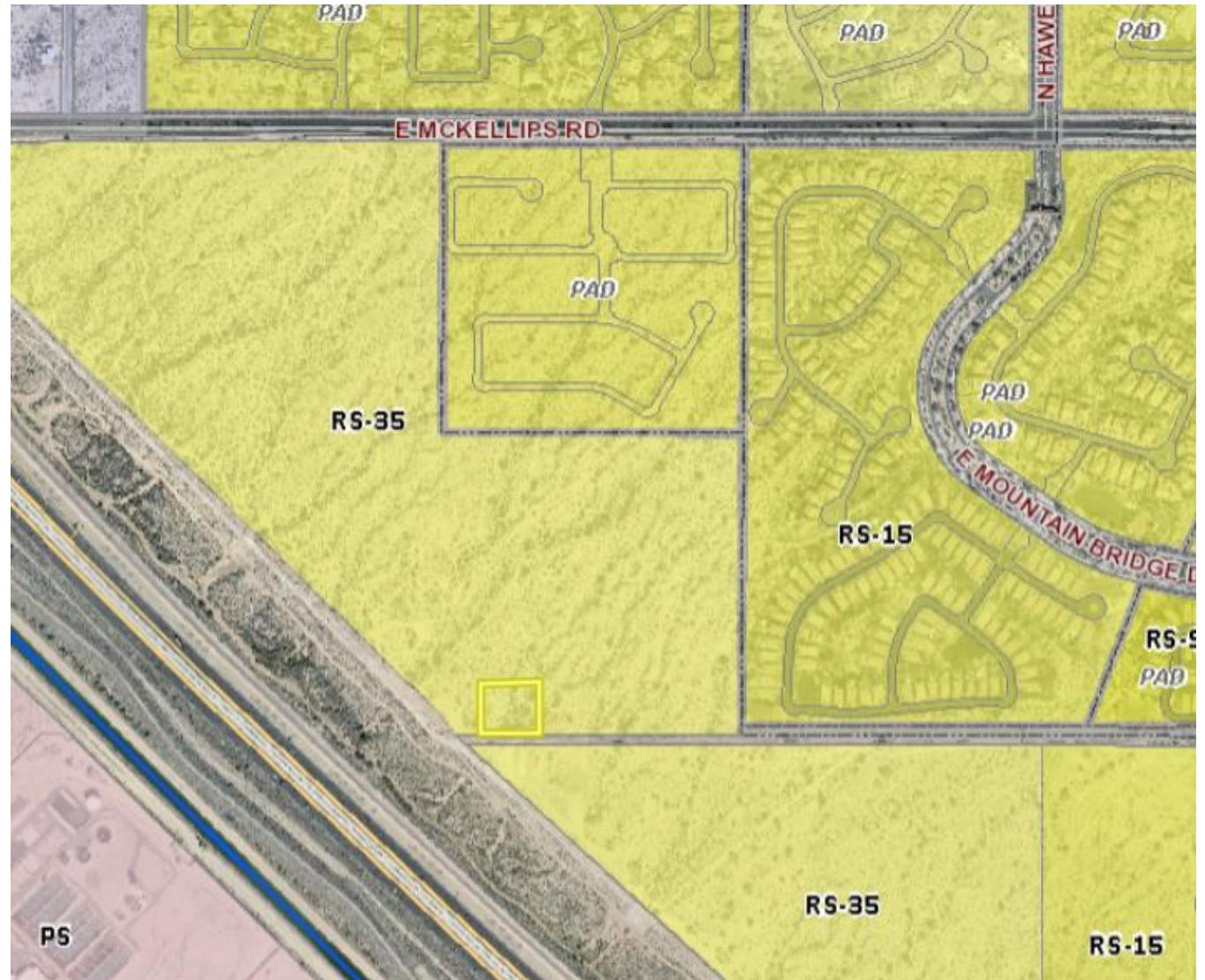
- Provide safe places for people to live and enjoy their surrounding community, provide opportunities for people to gain a sense of place and feel connected to the larger community.

Desert Uplands Sub-area

- Created to help preserve and maintain the natural character and aesthetic of the Sonoran Desert.

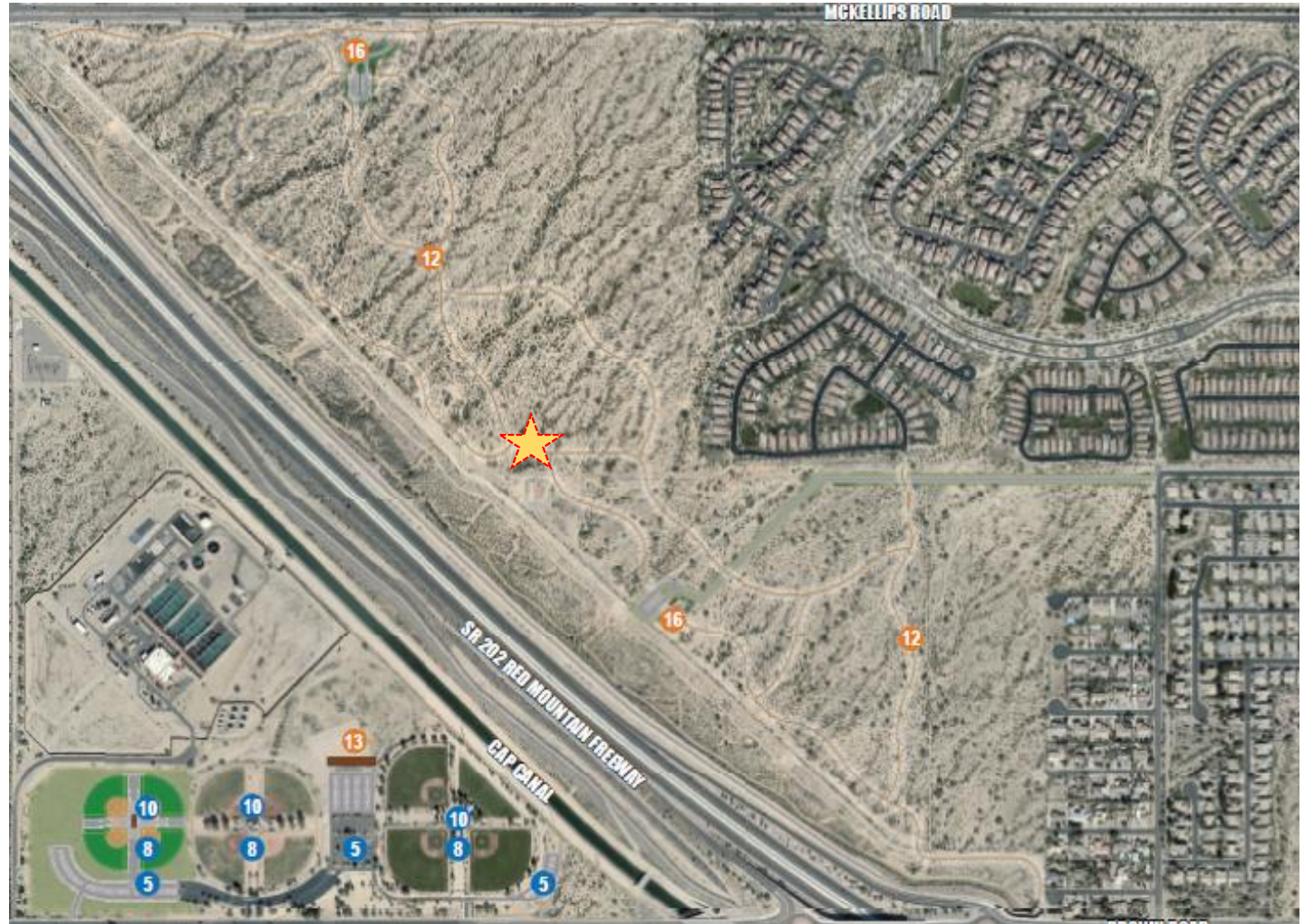
Zoning

- Single Residence 35 (RS-35)
- Height limit is 30'
 - Monoelm will be 80'
- Permitted when meeting setback requirements from residential lots



Location

- Replacing an existing monopole west of the site, across the 202
- BLM/Future Red Mountain Park Expansion
 - Parks approved the WCF last November



Design

• Monoelm

- Desert Uplands
 - Requires stealth design
 - Requires design to meet planting guidelines for area
 - Does not comply with Desert Uplands Planting
- Alternative stealth designs were not possible
- Colors chosen to blend with existing desert plants in area



Rendering

Existing North View



Proposed North View #2



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

- A. The proposed wireless communication facility would be located in the Desert Uplands Sub-area at a site zoned RS-35.
- B. The land is owned by the Bureau of Land Management and leased to the City for Red Mountain Park.
- C. The proposed tower design is a monoelm, which is considered a stealth design.
- D. The proposed wireless communication facility will replace an existing facility nearby once the existing facilities lease has terminated.
- E. The proposed wireless communication facility will be screened by an eight-foot (8') CMU wall.
- F. The proposed facility will be over 1,000 feet from the nearest residential use and 81 feet from the future McClellan Road right-of-way line, meeting the separation and setback requirements per MZO Section 11-35-5(E).
- G. The monoelm design does not meet the planting guidelines within the Desert Uplands Sub-area, however, the applicant has worked with staff on the monoelm design to best blend in with the site and context.
- H. The proposed wireless communication facility meets all other applicable requirements of MZO 11-35-5, Location, Design and Operation Requirements; and 11-35-6, Review and Approval Procedures.
- I. The location, size, design and operating characteristics of the proposed project are consistent with the purposes of the RS-35 district and conform with the General Plan.
- J. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City.
- K. There are adequate public services, public facilities and public infrastructure available to serve the proposed project.

Staff Recommendation

Approval with Conditions