

Board of Adjustment



Staff Report

CASE NUMBER: BA15-005 (PLN2015-00037)
STAFF PLANNER: Angelica Guevara
LOCATION/ADDRESS: 2768 North Mesa Drive
OWNER: Arizona Department of Transportation
APPLICANT: Nancy Smith for Verizon Wireless

REQUEST: *Requesting a Special Use Permit to allow a wireless communication facility to exceed the standard maximum height allowed in the RS-43 zoning district.*

SUMMARY OF APPLICANT'S REQUEST

Requesting a Special Use Permit (SUP) to allow a wireless communication facility to exceed the maximum height allowed in the RS-43 zoning district. The applicant is proposing the construction of a 65-foot tall monopine (measured to the top of the branches) located on land owned by the Arizona Department of Transportation on the north side of the Loop 202 Freeway, west of Mesa Drive.

STAFF RECOMMENDATION

Staff recommends approval of case BA15-005 with the following conditions:

1. *Compliance with the site plans and elevations dated January 27, 2015, except as modified by the following conditions:*
2. *The wireless communication facility shall utilize a monopine design with a maximum height of sixty-five feet (65') to the top of the branch/leaf canopy and forty-feet (40') and fifty-five (55') feet to the RAD center of the antenna arrays.*
3. *The stealth design of the wireless communication facility shall conform to the following standards:*
 - (a) *Provide (3) branches per linear foot of tree height.*
 - (b) *Provide curved antenna branches to better conceal antenna panels.*
 - (c) *Paint all mounting hardware, RHH's, and other equipment to blend with the color of the pine needles and branches.*
 - (d) *Provide bark color and texture along the entire length of the pole(s) to match the bark of a natural pine tree. This shall include multiple colors to better simulate the bark of a tree.*
 - (e) *Antenna socks with pine needles and branches to match the pine tree foliage.*
 - (f) *The faux pine branches shall start at 15' from the ground level. (This height may be adjusted depending on the overall tree height to ensure it is proportional.)*
 - (g) *The faux pine branch density shall not be reduced near the antenna arrays.*
 - (h) *The faux pine needles shall extend past the antennas a minimum of 12". The pine branches and needles shall taper towards the top of the pine tree canopy to provide a more natural form as presented in the photo simulations.*
4. *The antenna arrays shall not extend more than 30" from the pole.*
5. *The 30' x 40' lease area containing the equipment shelter and generator shall be screened by a 12' tall masonry wall with solid metal gate. CMU wall and gate are to be painted to blend with adjacent walls and architecture.*
6. *The operator of the monopine shall respond to and complete all identified maintenance and repair of the facility within 30-days of receiving written notice of the problem.*
7. *Provide a permanent, weather-proof identification sign, approximately 16-inches by 32-inches in size on the gate of the fence identifying the facility operator(s), operator's address, and 24-hour telephone*

- number for reaching the operator or an agent authorized to provide 24/7 response to emergency situations.*
- 8. Maintenance of the facility shall conform to the requirements of Zoning Ordinance Section 11-35-5.1.*
 - 9. No later than 90 days from the date the use is discontinued or the cessation of operations, the owner of the abandoned tower or the owner of the property on which the facilities are sited shall remove all equipment and improvements associated with the use and shall restore the site to its original condition as shown on the plans submitted with the original approved application. The owner or his agent shall provide written verification of the removal of the wireless communications facility within 30 days of the date the removal is completed.*
 - 10. Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.*

SITE CONTEXT

CASE SITE:	ADOT pump station – zoned RS-43
NORTH:	Vacant land at the base of the Salt River – Not located within Mesa City Limits
EAST:	(across Mesa Drive) ADOT owned undeveloped land – zoned RS-43
SOUTH:	(across Loop 202 Freeway) residential and agricultural uses – zoned AG and RS-43
WEST:	Allied Concrete Materials – Not located within Mesa City Limits

STAFF ANALYSIS

The requested Special Use Permit (SUP) would allow the placement of 65-foot high monopine on ADOT land located on the north side of the Loop 202 Freeway on the west side of Mesa Drive next to an existing ADOT pump station.

The proposed wireless communication facility (WCF) is being proposed to address “both capacity deficiencies and a gap in coverage.” Approval of a SUP for this monopine requires finding that the wireless communication facility is compatible with and not detrimental to surrounding properties and is consistent with the General Plan and other recognized plans and policies approved by the City Council.

Wireless communication facilities that exceed the maximum height permitted, are an allowed use in the RS-43 Zoning District subject to granting of a Special Use Permit. In addition, the Zoning Ordinance includes location, design, and operation requirements.

Location Preferences: The Zoning Ordinance provides a ranked listing of preferred locations for new wireless communication facilities. Top preference is given to placement on existing non-residential structures, such as buildings or utility facilities located more than 300 feet from residential zones; followed by co-location on existing wireless communication facilities. When such locations are not available, locations within industrial zones are preferred, followed by stealth applications in commercial zones, then stealth applications in residential zones.

The applicant evaluated existing verticality within the search radius, and has determined that there are no structures that can be used to address the specific coverage gap. Staff has completed an informal review of verticality and zoning in the area, and concurs with the applicant’s assessment.

Design Preferences: The Zoning Ordinance provides a ranked listing of preferred design approaches for new

wireless communication facilities. Top preference is given architecturally integrated building mounted antennas, such as steeples, chimneys, and cupolas, followed by building mounted antennas concealed by faux-structures, then antennas directly mounted to building and visible, but artistically integrated into the structure. When building mounted locations are not available, freestanding structure designs such as sculptures and clock towers are preferred, followed by freestanding stealth trees, then freestanding monopoles.

The proposed method of camouflaging the tower is a freestanding monopine with a height of 40' and 55' RAD center of the antennas (with an overall height of 65' feet). A monopine was chosen by the applicant as the best method to provide camouflaging of the two antennas arrays and 3' diameter dish that is proposed.

Location of Facilities: within commercial districts the Zoning Ordinance allows new freestanding antenna structures within 1,000 feet of another freestanding facility, provided a stealth camouflaged design is used.

Staff has scaled the distance to other existing towers in the area and this facility will be located more than 1,000 feet from other facilities.

Height of Facilities: Consistent with the Zoning Ordinance requirements, ground-mounted equipment will be screened by a CMU wall painted to match surrounding development.

The applicant's request proposes a 12' tall CMU wall to surround the equipment shelter and emergency generator.

Required Separation and Setbacks: Alternative antenna structures, such as a monopine, must be setback from residential uses a distance equal to the height of the structure plus one foot and setback from streets a distance equal to the height of the structure plus one foot.

The proposed WCF is located 350 feet from all property lines.

Design Standards: The Zoning Ordinance provides standards to ensure antennas, antenna support structures, and related equipment are located, designed, and screened to blend with the existing natural or built surroundings. Specific to the use of a monopine design, these standards help ensure that faux-trees actually camouflage the wireless facility by requiring that antennas and antenna support structures not extend beyond the outside edge of the faux-leaves or branches.

Staff has concerns that the two antenna arrays will not be sufficiently camouflaged by the faux-pine branches and needles since each antenna sector will have an overall width of 12'. The specific distance from the pole has not been provided. Staff has recommended conditions of approval requiring 3 branches per lineal foot of tree trunk to help. In addition, the applicant's narrative indicates pine needle socks will be provided on each antenna. An additional condition of approval requiring the faux pine needles extend past the antennas a minimum of 12" is provided. The pine branches and needles shall also taper towards the top of the pine tree canopy to provide a more natural form as presented in the photo simulations. Staff has added these conditions of approval in order to achieve a more convincing tree.

Required Landscaping: The Zoning Ordinance requires wireless communication sites to include a landscape buffer of plant materials that effectively screens views of the base of support structures and equipment

facilities from adjacent residential properties, public right-of-way, path, or trail. The standard buffer requirement is a continuous landscape strip with a minimum radius of 4 feet around the perimeter of the installation. The Ordinance also allows for planting "trees similar in appearance to the stealth design of the telecommunications facility...to mitigate the visual impact of the facility."

The site plan does not provide any landscape material around the screen wall. Due to the WCF and associated equipment location at the rear of the commercial center staff feels the landscape would not benefit anyone and has not required any additional landscape.

RECOMMENDED FINDINGS

1. There are no existing structures within the search area that can be used to co-locate a WCF to address the specific coverage gap.
2. The applicant is proposing a freestanding monopine with antennas set at a height of 40-feet and 55-feet to the RAD center of the antennas (65-feet to top of the pine needle branches).
3. The proposed facility is located at the rear of a commercial center.
4. The monopine design is the option provided by the applicant to camouflage the two proposed antenna arrays and 3' diameter dish.
5. The nearest WCF is located over 1,000 feet away from the site.
6. The equipment shelter and generator will be screened by a twelve-foot (12') tall CMU wall finished to match the adjacent building.
7. The proposed WCF is 350-feet from all property lines and street meeting the required separation and setbacks.
8. The antennas and dish will be sufficiently camouflaged by the pine needle branches.
9. The pine needle branches will extend 12" past the antennas.
10. Each antenna sector will have an overall width of twelve-feet (12') wide and could be up to 30" from the pole.

ORDINANCE REQUIREMENTS:

See Appendix "A" for:

Zoning Ordinance, Section 11-35-5 – Location, Design, and Operation Requirements

Zoning Ordinance, Section 11-70-5 – Special Use Permit:

Project Narrative

PHO Cluff Lane

2768 N. Mesa Dr.
Mesa, AZ 85201
APN: 136-15-014C

Verizon Wireless is proposing to construct a 65' Monopine (does not exceed a height of 70-feet per zoning code requirements) that will be more than 350' from each adjacent property line, which in a residential use district is more than a distance equal to the twice the height of the structure and Alternative antenna structures are required to be setback from residential uses a distance equal to the height of the structure plus one (1)-foot. The proposed site will also meet the following design guidelines:

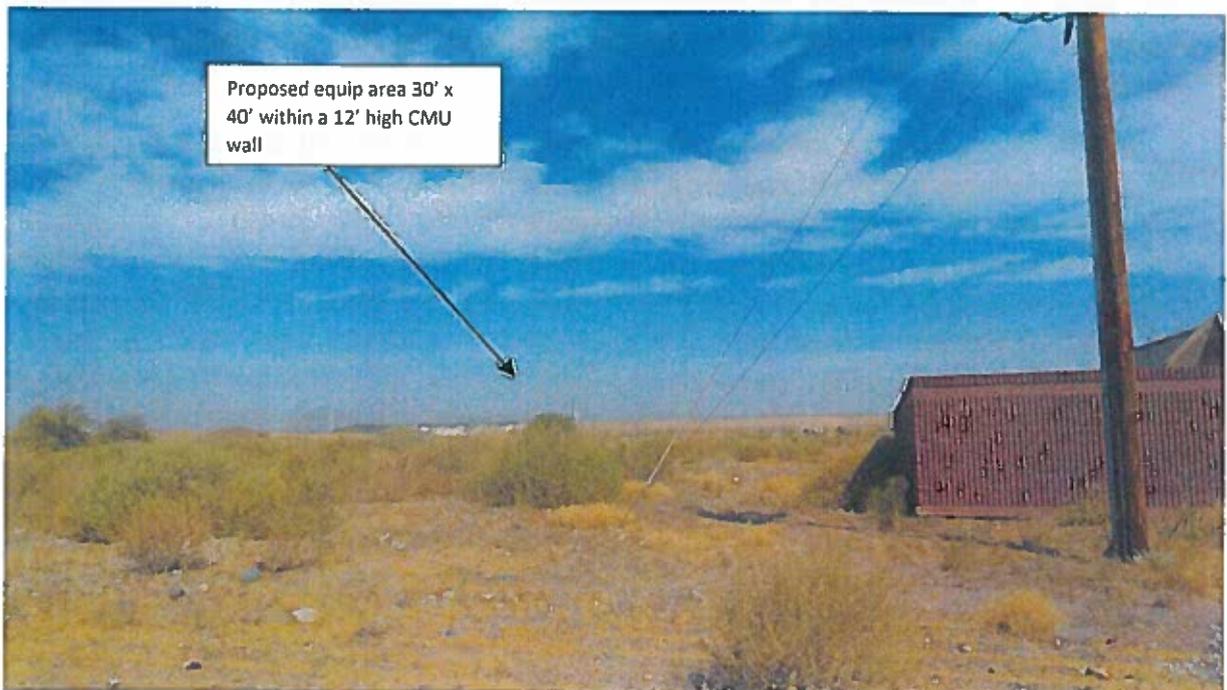
- The tower will be anatomically correct; techniques have been used to camouflage, screen, or otherwise minimize the visual impact of the facility to the extent feasible, and will NOT be located within 1,000 feet of another freestanding facility.
- The pole structure will be built of steel and fiberglass artificial bark cladding. The faux bark will start at the base of the pole and continue to the height of the first tree branch attachment.
- The antennas will be screened from view with faux socks that are designed with pine needles on them to blend in with the tree branches. All Antennas and associated mounts will be painted to match and blend in with the pole structure.
- All cables will be concealed within the pole structure.
- The antennae array shall NOT have antenna mounts that extend beyond the outside edge of the materials used to provide the stealth or camouflage design.
- There will be no vegetation removed from the site except within the proposed equipment facility.
- The equipment building will be screened from view by a new 12' tall CMU masonry perimeter wall, painted to match, providing decorative texture, color and design in a manner compatible with the adjacent existing ADOT pump house CMU wall.
- The building design shall be no taller than one (1) story or 15 feet in height with elevations designed and constructed in a manner compatible with the surrounding area; the equipment shelter will be 12' high and hidden by the new 12' high CMU wall.
- A permanent, weather-proof identification sign, approximately 16 inches by 32 inches in size, will be placed on the gate of the fence surrounding the facility. The sign will identify the facility operator, provide the operator's address, and specify a 24-hour telephone number for reaching the operator or an agent authorized to provide 24/7 response to emergency situations.
- Backup generators shall only be operated during periods of power outages or for testing. Any testing of the backup generators should occur during daylight hours.
- For the protection of emergency response personnel, each telecommunications facility shall have an on-site emergency "kill switch" to de-energize all RF-related circuitry and

- components at the site. For collocation facilities, a single “kill switch” shall be installed that will de-energize all carriers at the facility in the event of an emergency.
- Sound Mitigation will not be an issue with the A/C units as the noise emitted from them when in operation will be less than what is emitted from the ADOT pump station and less than the noise of the traffic on the Loop 202 highway directly south of the site.

Below are pictures of the proposed lease area and site location:

PHOTOS FROM SITE

Looking North



Looking West



Looking South



Looking East

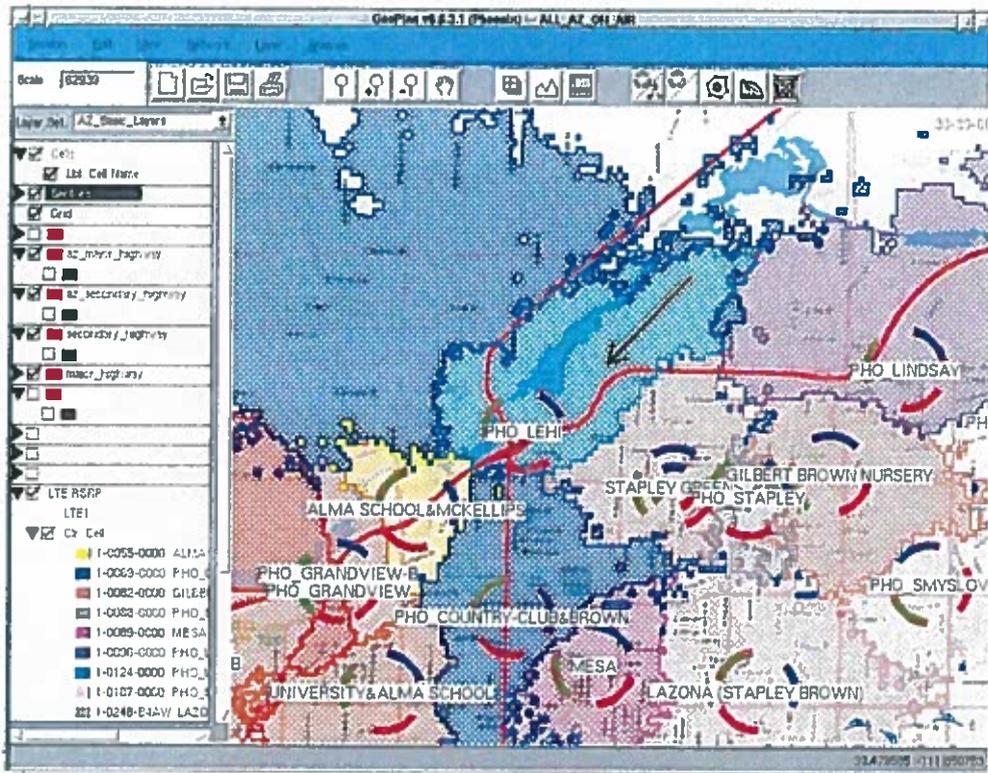


This site will meet the required Radio Frequency (RF) objectives and the zoning stipulations and found this property would best fit the needs of the Verizon engineers and the only one that fit all of the zoning stipulations. The RF expectations are to offload PHO Lehi Alpha and Lindsay Gamma, VOLTE coverage improvements, coverage in the area of Mesa Dr. and Loop 202.

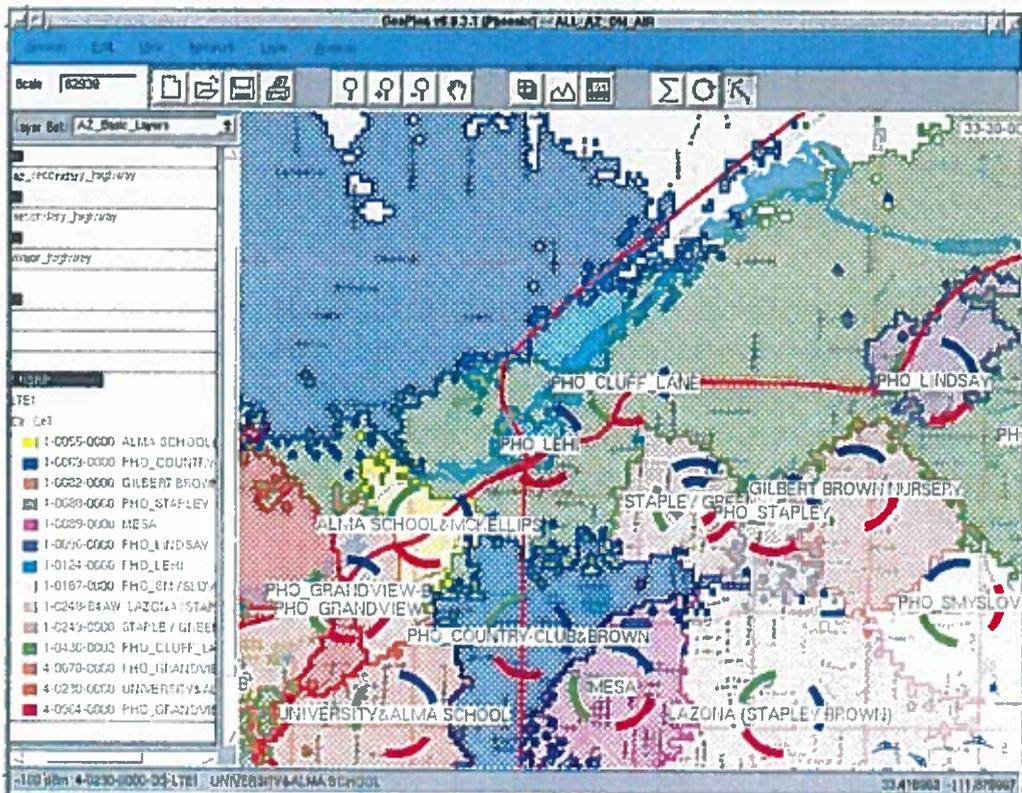


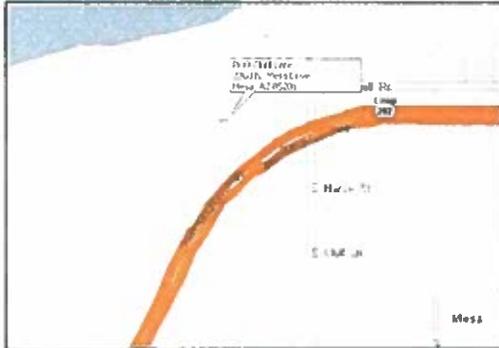
The purpose of the proposed WCF is in response to the changes in technology to Verizon's wireless services and its commitment to providing better service throughout the area, to existing and potential customers. There is a drop in coverage and data capabilities in the area. These changes in requirements are the reason additional sites are necessary to meet coverage objectives. Below are coverage maps demonstrating how this WCF will service the surrounding area and fill.

RF Propagation map; Current gap in coverage:



RF Propagation Map; Coverage with proposed Cell site in place:



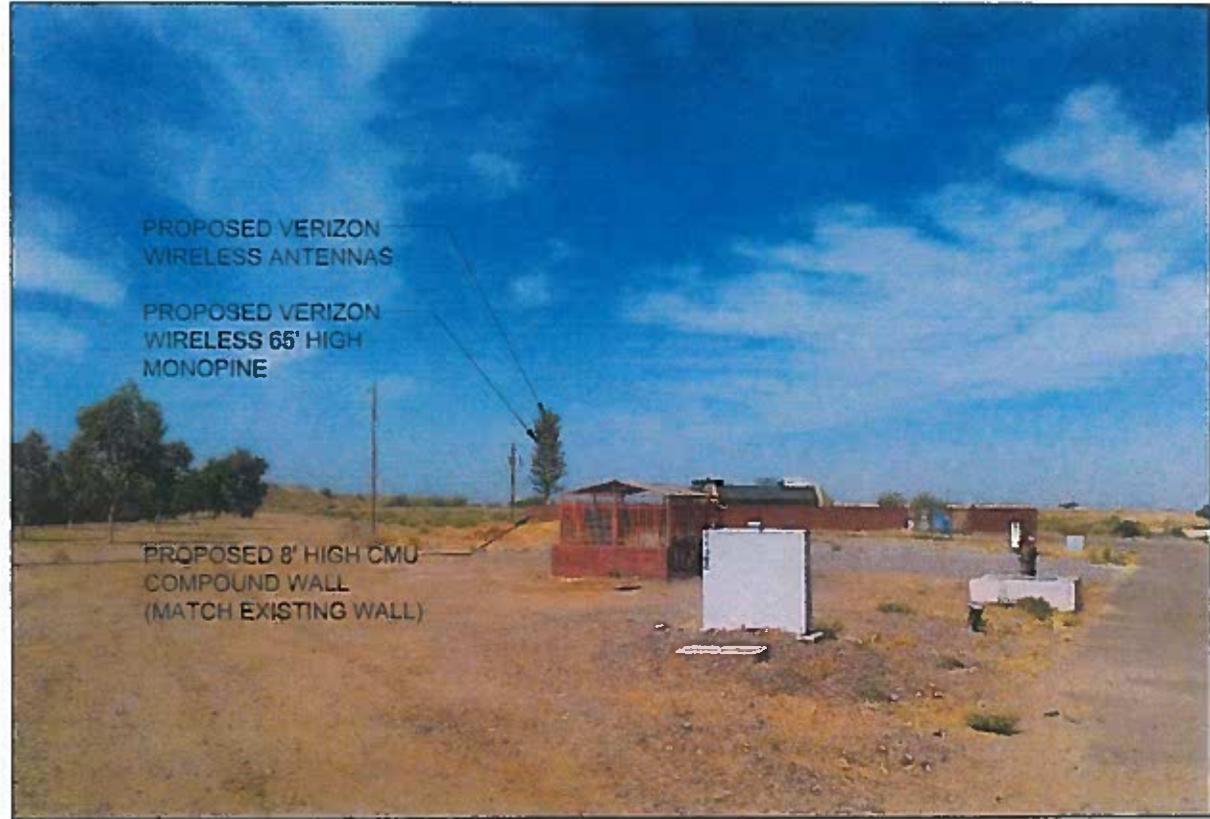


Site Location



Before

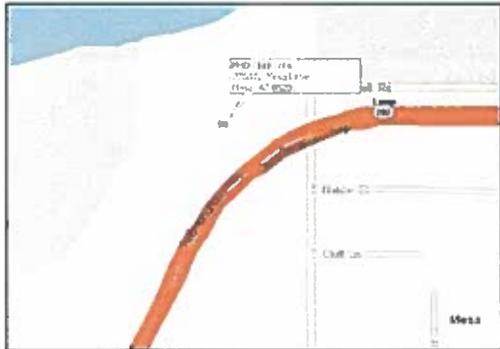
LOOKING SOUTHWEST



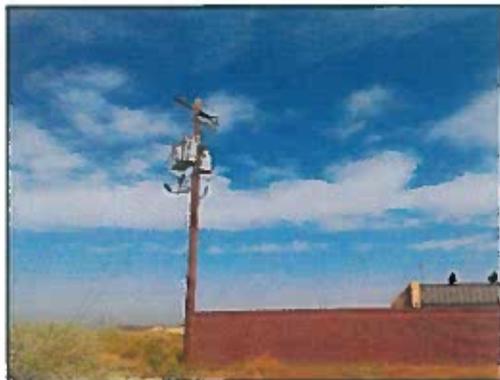
After

SITE NAME: PHO CLUFF LANE
SITE ADDRESS: 2768 N. Mesa Drive
Mesa, AZ 85201

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of site

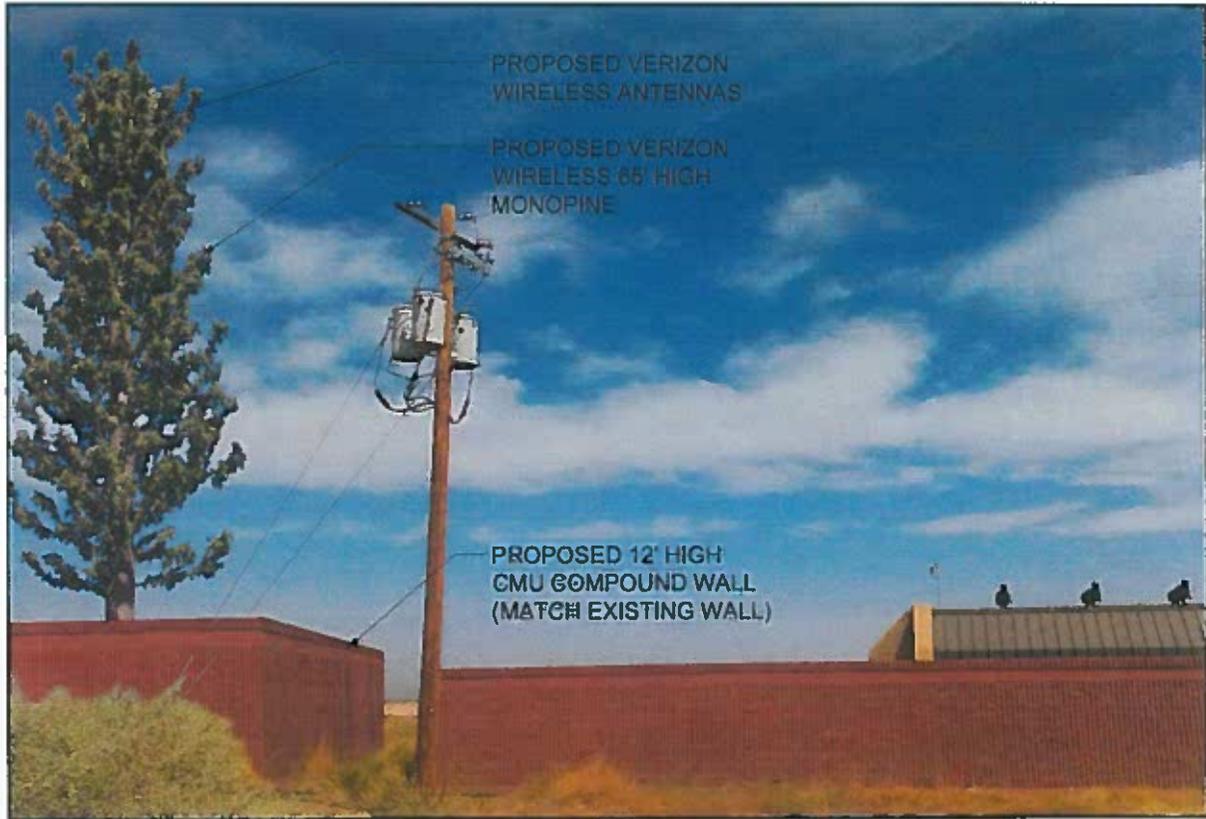


Site Location



Before

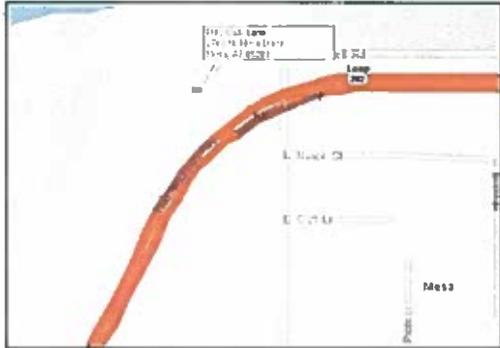
LOOKING SOUTHWEST



After

SITE NAME: PHO CLIFF LANE
SITE ADDRESS: 2768 N. Mesa Drive
Mesa, AZ 85201

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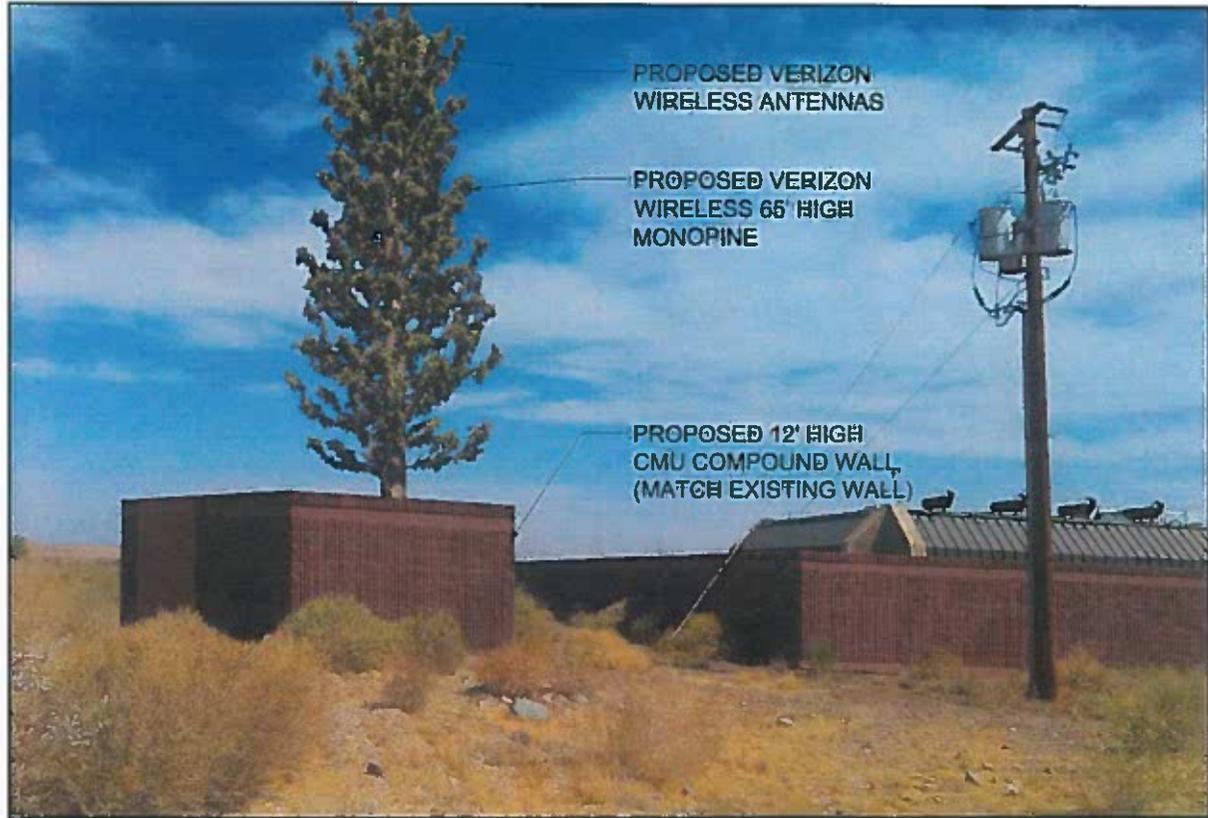


Site Location



Before

LOOKING NORTHEAST



After

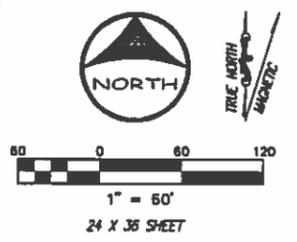
PROPOSED VERIZON WIRELESS ANTENNAS

PROPOSED VERIZON WIRELESS 65' HIGH MONOPINE

PROPOSED 12' HIGH CMU COMPOUND WALL (MATCH EXISTING WALL)

SITE NAME: PHO CLUFF LANE
SITE ADDRESS: 2768 N. Mesa Drive
Mesa, AZ 85201

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of site



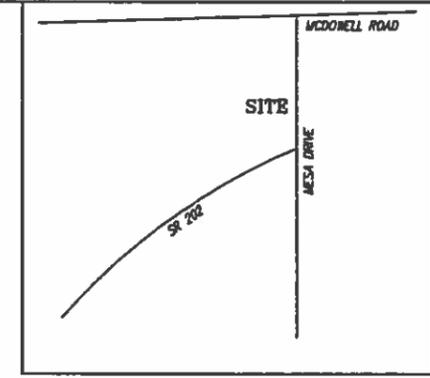
- UTILITY POLE
- BACKFLOW PREVENTOR
- FIRE HYDRANT
- WATER VALVE
- ELECTRIC BOX/METER
- WATER METER
- IRRIGATION VALVE
- IRRIGATION VAULT
- ELECTRIC VAULT
- OVERHEAD ELECTRIC

LINE TABLE			
LINE	LENGTH	BEARING	
L1	30.00	S56°47'37\"W	
L2	40.00	N33°12'23\"W	
L3	30.00	N56°47'37\"E	
L4	40.00	S33°12'23\"E	
L5	26.51	S88°14'28\"W	
L6	73.25	S33°12'23\"E	
L7	33.00	S88°58'32\"E	

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	253.31	647.33	22°35'53\"
C2	328.83	1220.62	15°26'07\"
C3	26.81	20.00	76°49'04\"

TURN BY TURN DRIVING DIRECTIONS

126 W GEMINI DR, TEMPE, AZ 85283-2888
 START OUT GOING EAST ON W GEMINI DR TOWARD S MAPLE AVE.
 1) TURN RIGHT ONTO S MAPLE AVE.
 2) TURN LEFT ONTO W GUADALUPE RD.
 3) TURN LEFT ONTO S PRICE RD.
 4) MERGE ONTO AZ-101 N LOOP 101 N/PRICE FWY N.
 5) MERGE ONTO AZ-202 LOOP E/LOOP 202 WA EXT 51.
 6) TAKE THE MCKELLIPS RD EXT, EXT 12.
 7) TURN RIGHT ONTO W MCKELLIPS RD.
 8) TURN LEFT ONTO N MESA DR. 1 MI.
 2768 N MESA DR IS ON THE LEFT.



verizon wireless
 VERIZON WIRELESS
 SERVICES 126 W GEMINI DRIVE
 TEMPE, AZ 85283

PROJECT INFORMATION:

SITE NAME
 PHO CLUFF LANE
 SITE ID:

2768 NORTH MESA DRIVE
 MESA, AZ 85201
 MARICOPA COUNTY

Rev.	Date	Description	By
1	08/15/14	SURVEY	JW
2	8/26/14	ADD ACCESS EAS	JW

PARENT SITE INFORMATION

OWNER: ARIZONA DEPARTMENT OF TRANSPORTATION
 SITE ADDRESS: 2768 NORTH MESA DRIVE
 MESA, ARIZONA 85201

APN: 136-15-014C
 ZONING: RS-43

SURVEYORS NOTES

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.

THE LESSOR'S LEGAL DESCRIPTION AND RECORD BOUNDARY ARE SHOWN HEREON FOR REFERENCE ONLY. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE LESSOR'S PROPERTY.

THE NUMERIC SCALES SHOWN HEREON ARE VALID ONLY FOR 'D' SIZED DRAWINGS: 22"x34" OR 24"x36". REFER TO THE GRAPHIC SCALES FOR ALL OTHER DRAWING SIZES.

PARENT PROPERTY DESCRIPTION

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION THREE (3), TOWNSHIP ONE (1) NORTH, RANGE FIVE (5) EAST AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION THREE (3), TOWNSHIP ONE (1) NORTH, RANGE FIVE (5) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 32 RODS; AND

EXCEPT BEGINNING AT A POINT 132 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 5 EAST, RUNNING THENCE NORTH 178 FEET; THENCE WEST 245 FEET; THENCE SOUTH 178 FEET; THENCE EAST 245 FEET TO THE POINT OF BEGINNING; AND EXCEPT THE SOUTH 15 FEET FOR ROADS; AND

ALSO EXCEPTING THE FOLLOWING DESCRIBED PARCEL BEGINNING AT A POINT 46 FEET NORTH OF THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 5 EAST; THENCE RUNNING NORTH 120 FEET; THENCE WEST 305 FEET; THENCE SOUTH 298 FEET; THENCE EAST 60 FEET; THENCE NORTH 178 FEET; THENCE EAST 245 FEET TO THE POINT OF BEGINNING.

AND

ALSO EXCEPTING THE WEST 6 ACRES OF THE HEREBY ABOVE DESCRIBED PROPERTIES EVIDENCED BY INSTRUMENT RECORDED IN DOCKET 10784, PAGE 321, OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, AS DESCRIBED BELOW:

THE WEST 6 ACRES OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 32 RODS THEREOF.

BENCHMARK

GDAC 64580-1
 HAND 88 ELEVATION = 1231.17'
 PROVIDED BY MCDOT.

BASIS OF BEARING

NAD 83

LEASE AREA DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 5 EAST GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 3 BEARS THE FOLLOWING 2 COURSES:

- 1) SOUTH 88° 58' 52" EAST 533.85 TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER;
- 2) ALONG SAID EAST LINE NORTH 00° 01' 18" EAST 366.60 FEET TO SAID NORTHEAST CORNER;

THENCE FROM SAID POINT OF BEGINNING SOUTH 56° 47' 37" WEST 30 FEET; THENCE NORTH 33° 12' 23" WEST 40 FEET; THENCE NORTH 56° 47' 37" EAST 30 FEET; THENCE SOUTH 33° 12' 23" EAST 40 FEET TO THE POINT OF BEGINNING, CONTAINING 1,200 SQUARE FEET MORE OR LESS.

ACCESS EASEMENT DESCRIPTION

AN EASEMENT FOR ACCESS 20 FEET IN WIDTH SITUATED ACROSS PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 5 EAST GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, THE CENTERLINE OF WHICH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

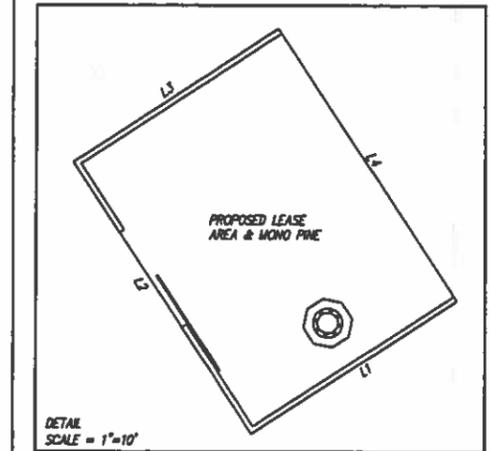
BEGINNING AT A POINT FROM ON THE WEST RIGHT OF WAY LINE OF MESA DRIVE WHICH THE NORTHEAST CORNER OF SAID SECTION 3 BEARS THE FOLLOWING 2 COURSES:

- 1) SOUTH 88° 58' 52" EAST 33 TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER;
- 2) ALONG SAID EAST LINE NORTH 00° 01' 18" EAST 87.75 FEET TO SAID NORTHEAST CORNER;

THENCE FROM SAID POINT OF BEGINNING SOUTH 88° 14' 28" WEST 26.51 FEET TO THE POINT OF A 647.33 FOOT RADIUS NON-TANGENT CURVE CONCAVE NORTHWEST FROM WHICH ITS CENTER BEARS NORTH 57° 28' 41" WEST; THENCE SOUTHWEST ALONG SAID CURVE 253.31 FEET THROUGH A CENTRAL ANGLE OF 22° 35' 53" TO THE POINT OF A 1220.62 FOOT RADIUS NON-TANGENT CURVE CONCAVE NORTHWEST FROM WHICH ITS CENTER BEARS NORTH 35° 27' 34" WEST; THENCE SOUTHWEST ALONG SAID CURVE 328.83 FEET THROUGH A CENTRAL ANGLE OF 15° 26' 07"; THENCE ALONG A 20 FOOT RADIUS CURVE TO THE RIGHT 26.81 FEET THROUGH A CENTRAL ANGLE OF 76° 49' 04"; THENCE NORTH 33° 12' 23" WEST 73.25 FEET TO THE POINT OF ENDING, SIDELINES TO BE EXTENDED OR SHORTENED TO TERMINATE AT SAID RIGHT OF WAY LINE AND AT RIGHT ANGLES TO SAID POINT OF ENDING.

FLOOD MAP INFORMATION

COMMUNITY NUMBER:	PANEL NUMBER:	SUFFIX:	DATE OF FIRM (REVISION DATE):	FIRM ZONE:
040037	2255 OF 4425	L	OCT. 16, 2013	X



POSITION OF GEODETIC COORDINATES

MONO 22
 LATITUDE 33° 27' 56.1" NORTH
 LONGITUDE 111° 49' 24.6" WEST

MONO 81
 LATITUDE 33° 27' 56.2" NORTH
 LONGITUDE 111° 49' 27.1" WEST

GROUND ELEVATION (AMSL) 1229' (NAVD88)

136-15-014C
 ZONED RS-43

136-03-001C
 ZONED RU-43

136-15-013A
 136-15-013B
 136-15-014D
 ZONED RS-43

PLANS PREPARED BY:

CENTERLINE
 Advancing Wireless Networks

16360 TABLE MOUNTAIN PARKWAY
 Golden, CO 80403
 303-993-3293
 WWW.CENTERLINESOLUTIONS.COM

LICENSE NO:

EXPIRES 08/30/2014

DRAWN BY: CHK BY: APV BY:

JMW JMW JMW

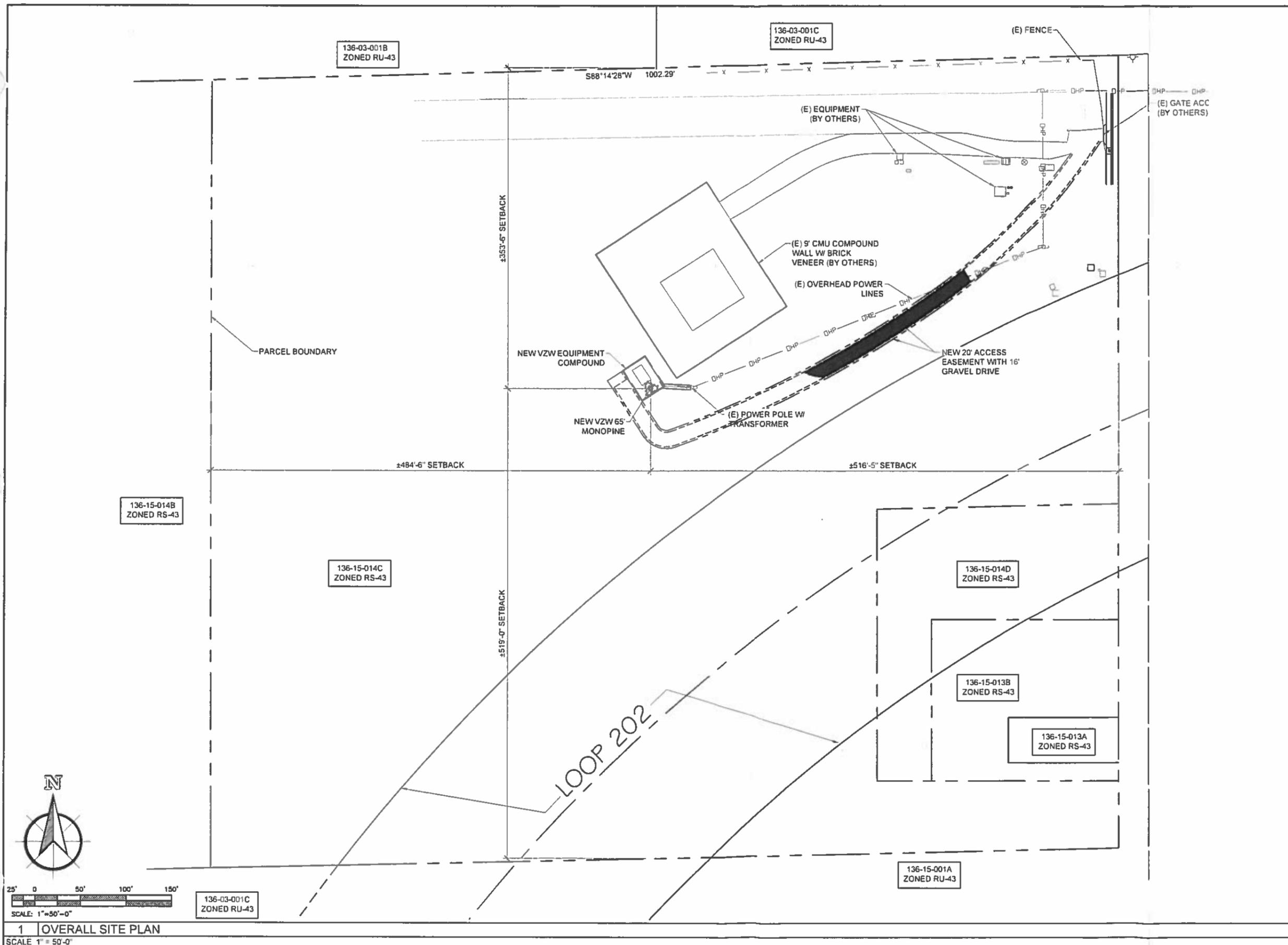
Sheet Title:

OVERALL SITE SURVEY

Sheet Number:

LS1

**SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.



PROJECT INFORMATION
 SITE NAME
PHO CLUFF LANE
 PROJECT NUMBER:
20141066187
 2768 N. MESA DRIVE
 MESA, AZ 85201
 MARICOPA COUNTY

Rev	Date	Description	By
1	8/26/14	90% ZONING	SL
2	01/27/15	100% ZONING	DM

PLANS PREPARED BY:

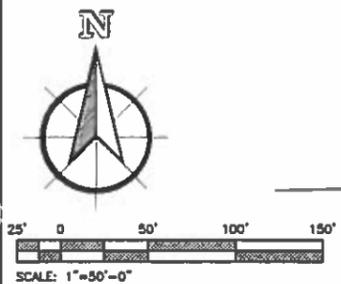
CENTERLINE
 Advancing Wireless Networks
 4636 E ELWOOD ST. SUITE 7
 PHOENIX AZ 85040
 602-892-5025
 WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:

DRAWN BY: **KMF** CHK BY: **SL** APV BY: **KS**

Sheet Title:
OVERALL SITE PLAN

Sheet Number:
A1



1 OVERALL SITE PLAN
 SCALE 1" = 50'-0"



PROJECT INFORMATION:

SITE NAME
PHO CLUFF LANE

PROJECT NUMBER:
20141066187
2768 N. MESA DRIVE
MESA, AZ 85201
MARICOPA COUNTY

Rev	Date	Description	By
1	8/26/14	90% ZONING	SL
2	01/27/15	100% ZONING	DM

PLANS PREPARED BY:

CENTERLINE SOLUTIONS
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4636 E ELWOOD ST. SUITE 7
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LICENSURE NO:

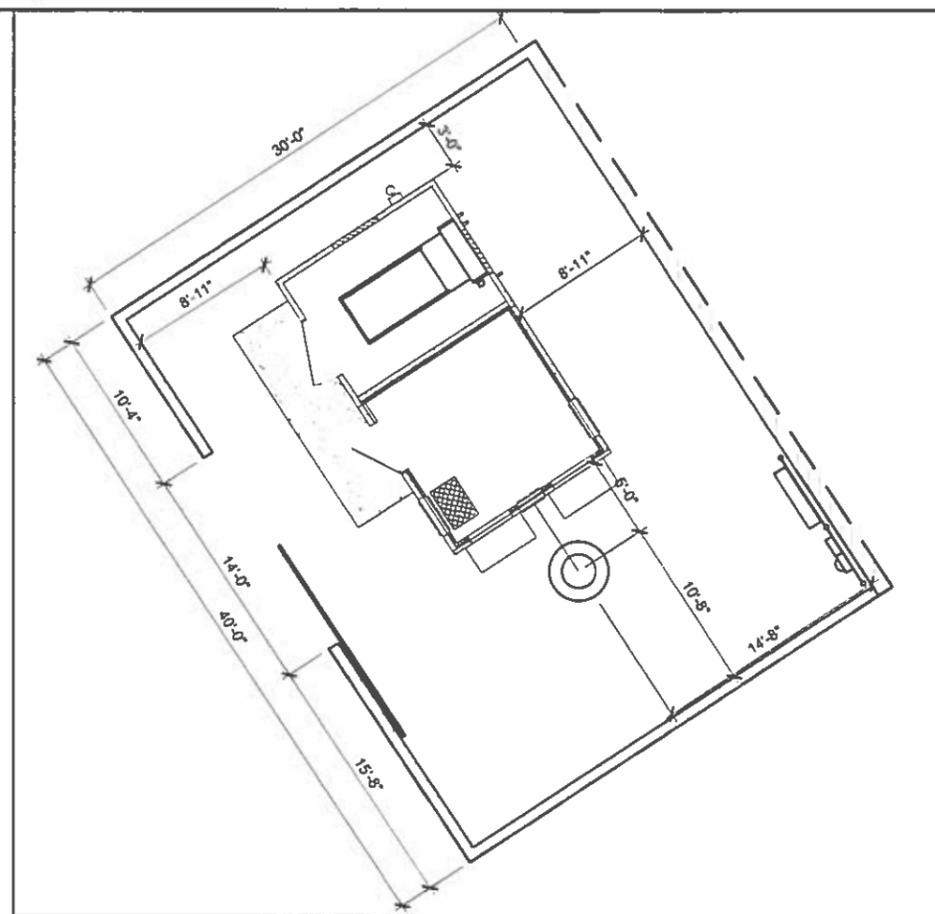
DRAWN BY:	CHK BY:	APV BY:
KMF	SL	KS

Sheet Title:

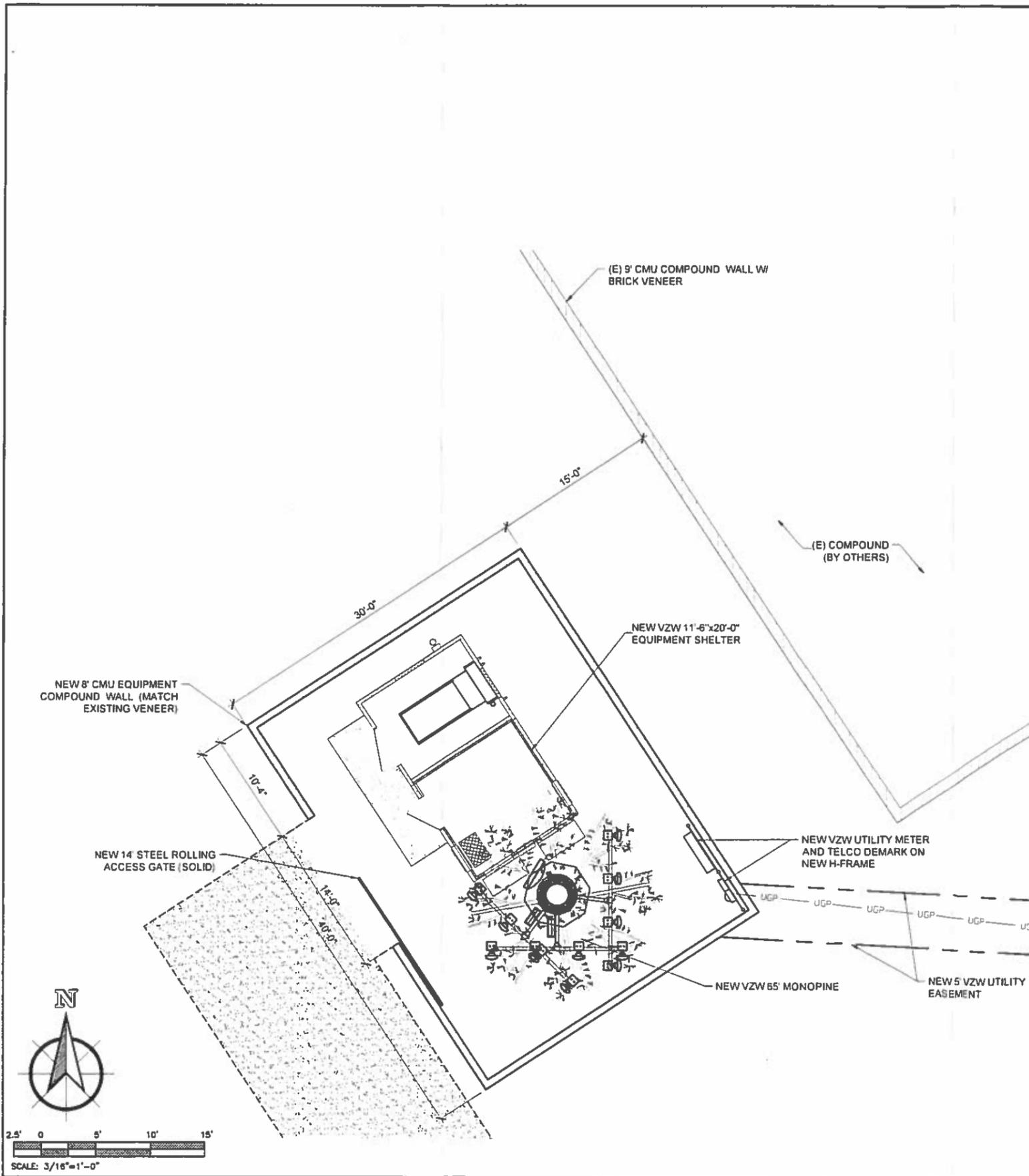
DETAILED SITE PLAN

Sheet Number:

A2



2 | DETAIL SITE PLAN (DIMENSIONS)
SCALE 3/16" = 1'-0"



1 | DETAILED SITE PLAN
SCALE 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

PROJECT INFORMATION:

SITE NAME
PHO CLUFF LANE

PROJECT NUMBER:
20141066187

2768 N. MESA DRIVE
 MESA, AZ 85201
 MARICOPA COUNTY

Rev	Date	Description	By
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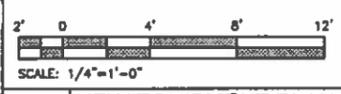
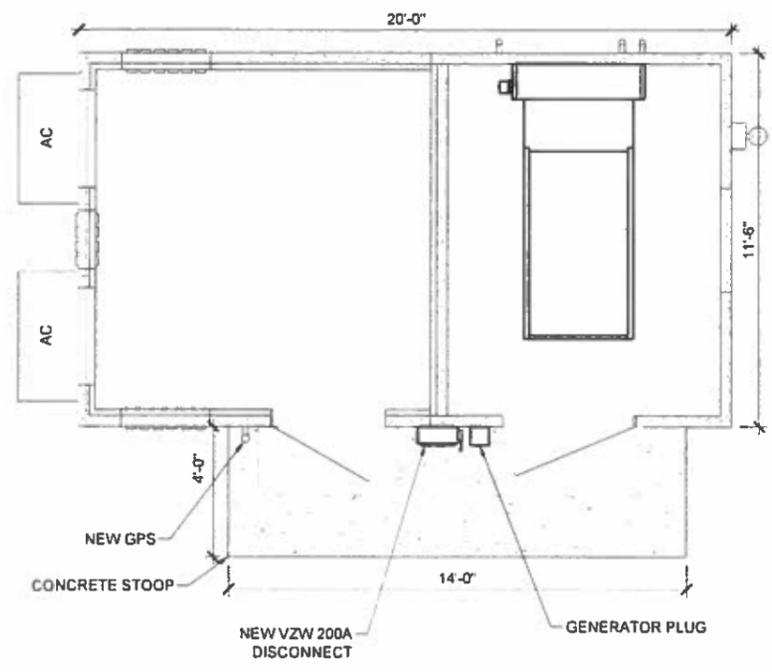
DRAWN BY:	CHK BY:	APV BY:
KMF	SL	KS

Sheet Title:

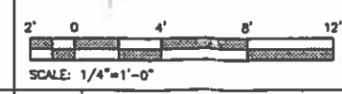
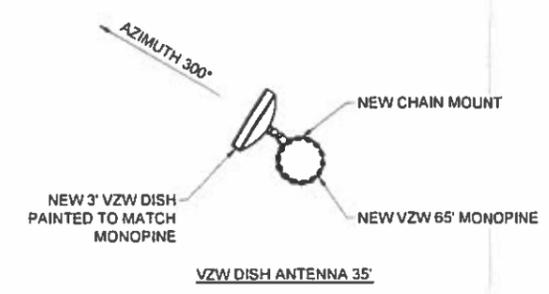
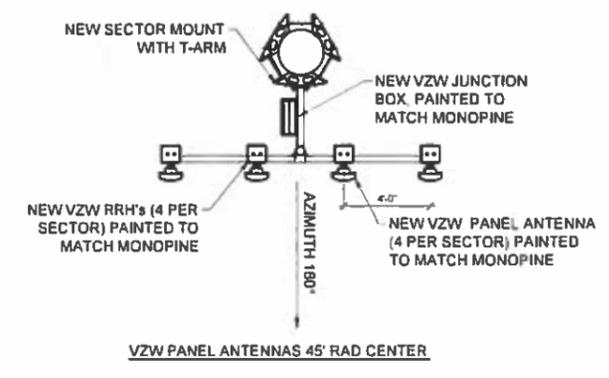
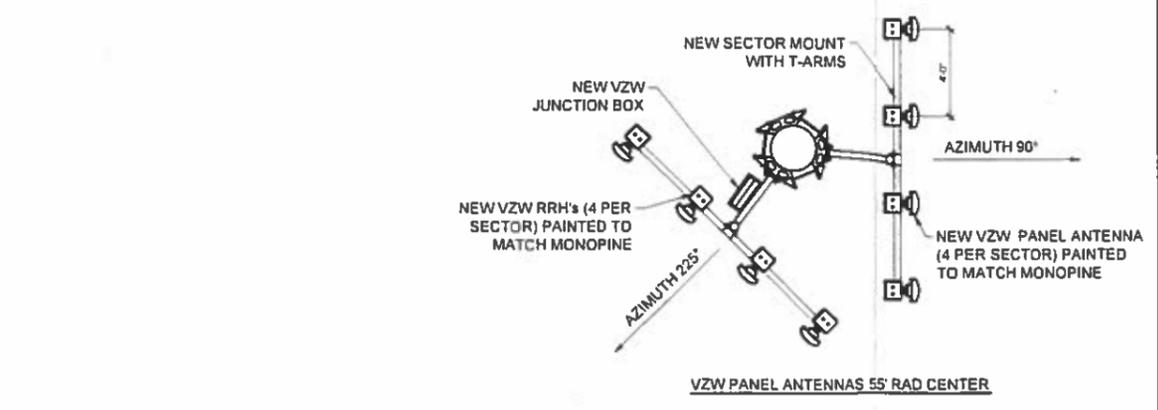
**NEW
 EQUIPMENT &
 ANTENNA LAYOUTS**

Sheet Number:

A3



1 NEW EQUIPMENT PLAN
 SCALE 1/4" = 1'-0"



2 NEW ANTENNA PLAN
 SCALE 1/4" = 1'-0"



PROJECT INFORMATION

SITE NAME
PHO CLUFF LANE

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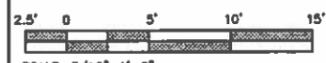
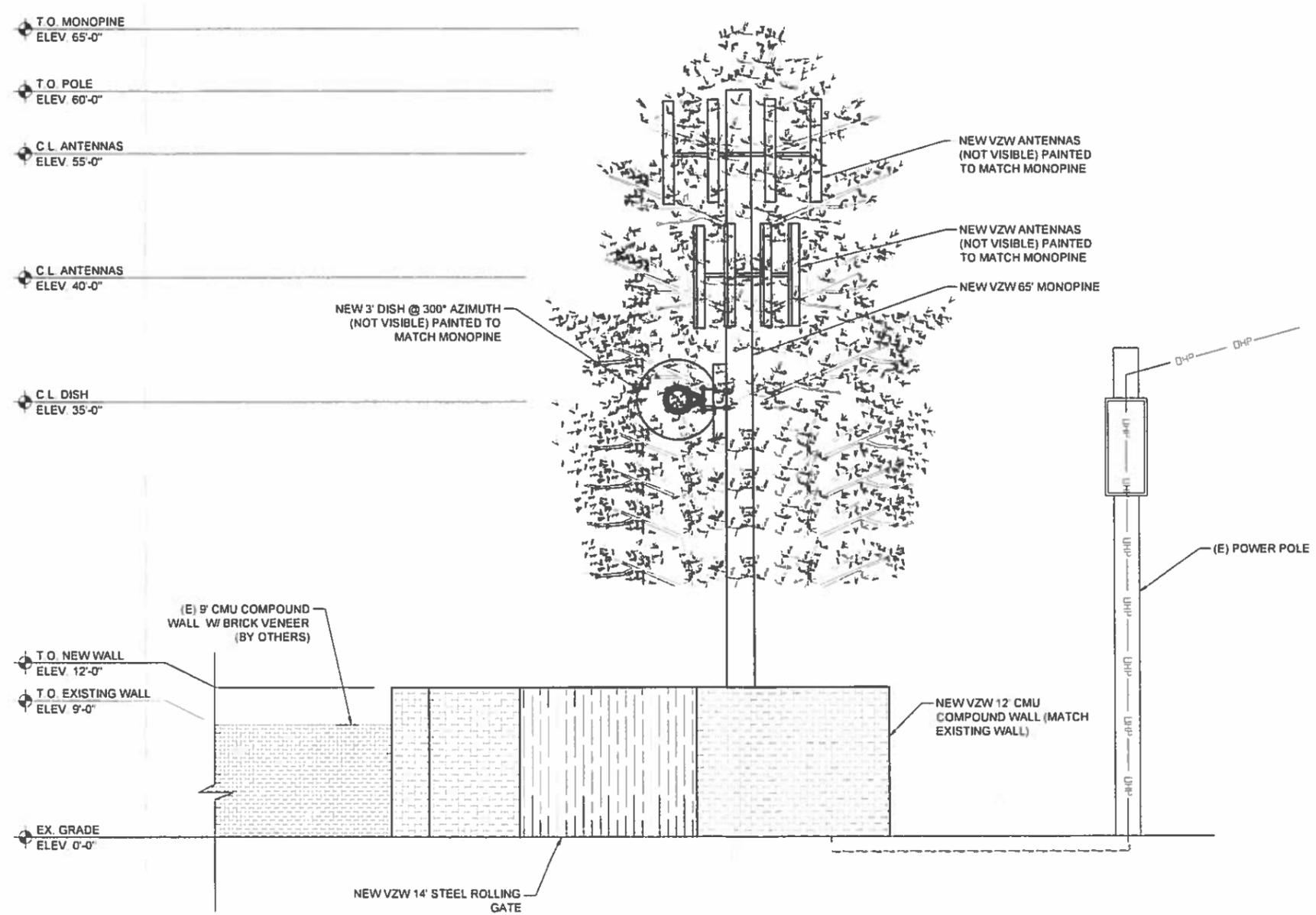
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KMF	SL	KS

Sheet Title:

WEST ELEVATION

Sheet Number:

A4.1



SCALE: 3/16" = 1'-0"

1 WEST ELEVATION

SCALE 3/16" = 1'-0"

PROJECT INFORMATION:

SITE NAME
 PHO CLUFF LANE

PROJECT NUMBER:
 20141066187
 2768 N. MESA DRIVE
 MESA, AZ 85201
 MARICOPA COUNTY

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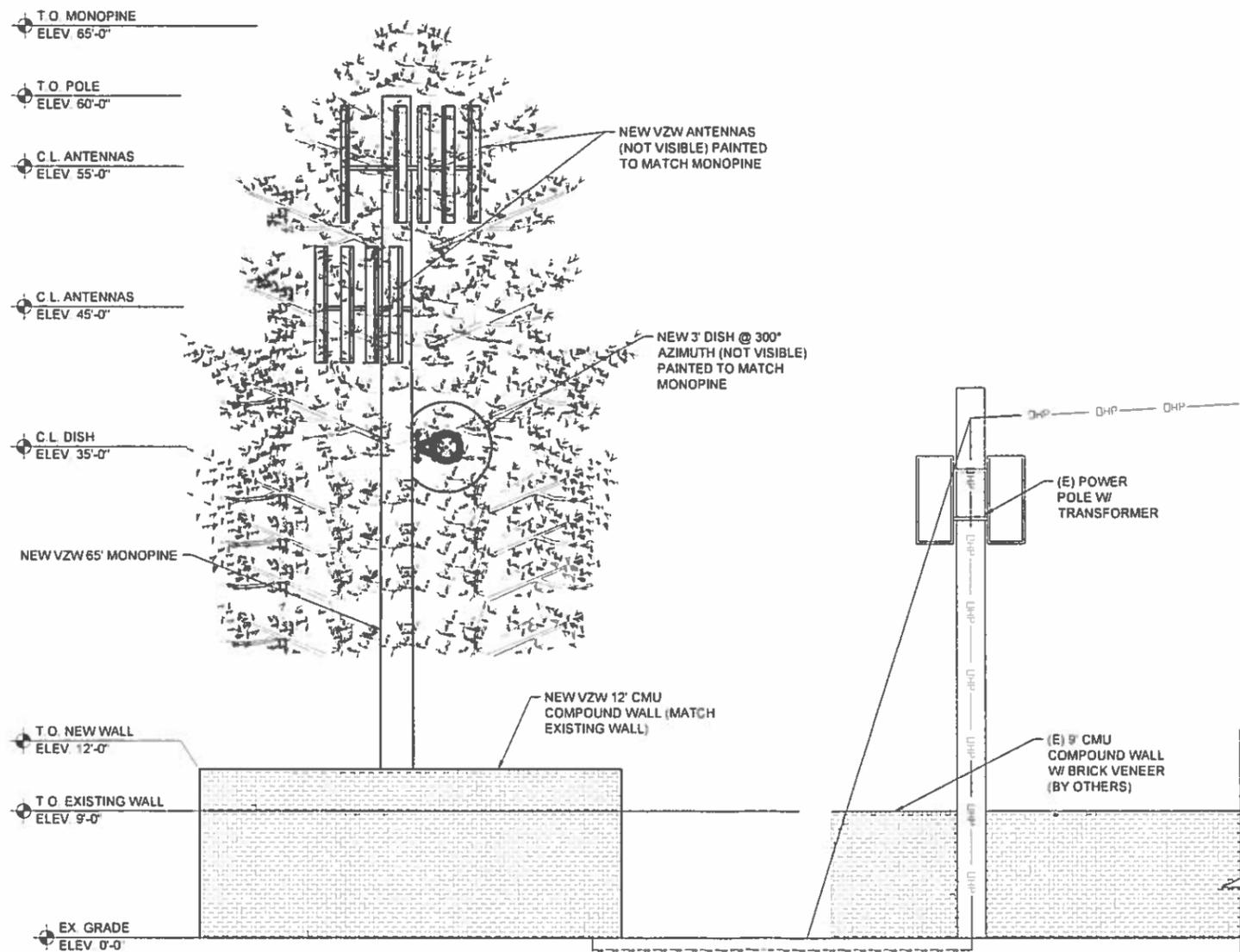
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KMF	SL	KS

Sheet Title:

**SOUTH
 ELEVATION**

Sheet Number:

A4.2



SCALE: 1/4" = 1'-0"
2 SOUTH ELEVATION
 SCALE 1/4" = 1'-0"

ORDINANCE REQUIREMENTS:

Appendix "A":

Zoning Ordinance, Section 11-35-5 – Location, Design, and Operation Requirements

The following requirements apply to all wireless communications facilities that are not exempt from regulation under this Chapter unless the decision-making authority approves a Special Use Permit pursuant to Chapter 70, Conditional Use Permits.

- A. *Location Preferences.* The preferred locations for wireless communication facilities are in the following order:
1. On existing non-residential structures such as buildings, communication towers, or utility facilities located more than 300 feet from a residential zone, without modification to the structures.
 2. On existing signal, power, light or similar kinds of permanent poles located more than 300 feet from a residential zone.
 3. Co-located with existing wireless telecommunication facilities that conform to the requirements of this Ordinance.
 4. Limited, General and Heavy Industrial Districts sites more than 300-feet from a residential zone.
 5. Camouflaged, stealth, or building-mounted facilities in Limited and General Commercial Districts or in Planned Employment Park Districts.
 6. Camouflaged, stealth or building-mounted facilities on non-residential structures, including monopoles, in any Agricultural or Residential District.
- B. *Design Preferences.* The preferred design approaches for new wireless communication facilities are in the following order:
1. Building or structure mounted antennas designed and sited to be completely concealed from view or not readily visible because of integration into design of non-residential buildings or structures erected and approved for use other than as wireless telecommunications support. Examples of antennas completely integrated into the structure include existing parapet replacements, bell towers, steeples, clock towers and cupolas.
 2. Building or structure mounted antennas set back from roof edge, concealed and not visible from the public right-of way or from surrounding residential properties or minor faux-structural alterations. Examples include faux penthouses and parapet additions.
 3. Building or structure mounted antennas below roof-line (façade mount, pole mount) visible from public right-of-way but artistically integrated into the existing structure and painted to match existing structure.
 4. Freestanding camouflaged structures visible from public right-of-way and from surrounding residential properties. Examples include steeples, sculptures and clock towers.
 5. Building or structure mounted antennas above the roof-line visible from public right-of-way or from surrounding residential properties behind frequency-transparent panels.
 6. Freestanding stealth tree, such as monopalm.
 7. Freestanding monopoles or other antenna towers.
- C. *Location of Facilities.* Wireless telecommunication facilities shall be located where the existing topography, vegetation, buildings or other structures provide the greatest amount of screening and in compliance with the following requirements.
1. No new facility shall be sited on or above a ridgeline.
 2. Within Residential and Mixed Use Districts, no new freestanding antenna structure, including towers, lattice towers, and monopoles, shall be located within 1,000 feet of another freestanding facility unless mounting on a building or co-location on an existing pole or tower is not feasible and techniques have been used to camouflage, screen, or otherwise minimize the visual impact of the facility to the extent feasible.

3. Within Commercial and Employment Districts, new freestanding antenna structures, including towers, lattice towers, and monopoles, may be located within 1,000 feet of another freestanding facility, provided a stealth or camouflaged design is used.
 4. Ground-mounted wireless telecommunication facilities shall be located in close proximity to existing above-ground utilities, such as permanent electrical towers, light poles, trees of comparable heights, and in areas where they will not detract from the appearance of the City.
 5. Facilities may only be located on a property zoned for a residential or agriculture use if the antennas, antenna structures, and all related equipment can be sited to comply with the setback and separation requirements of this Chapter. Exceptions of up to 30% of the setback and up to 75% of the separation requirements may be considered as part of a Special Use Permit request when the application includes stealth or camouflaged facilities.
- D. *Height of Facilities.* The height limitations for each zoning district applicable to buildings and structures shall apply to all towers and antennas that are not exempt from regulation except as provided in this Chapter. The height of building-mounted antennas shall include the height of that portion of the building on which the antenna is mounted. In determining the height of portable "crank-up" or similar towers whose height is adjustable, the height of the tower shall be the maximum height to which it is capable of being raised.
1. Roof-mounted or facade-mounted antennas proposed on an existing building, or on a tower, pole or other structure shall not extend or project more than 15 feet above the existing height of the building or structure.
 2. Antenna support equipment for stand-alone facilities (not attached to a building) shall be screened by a minimum 6-foot high masonry wall unless placed within a fully enclosed building. When placed in a building, the building design shall be no taller than one (1) story or 15 feet in height with elevations designed and constructed in a manner compatible with building designs typically found in the area.
 3. Antenna support equipment that is roof mounted shall meet the screening requirements specified in Section 11-30-9 of this Ordinance.
- E. *Required Separation and Setbacks.* Antenna structures and antennas that are not exempt from regulation under this Chapter shall be setback from property lines and separated from other antenna structures in compliance with the following requirements.
1. Antenna structures other than alternative antenna structures must be set back from any property in residential use a distance equal to the twice the height of the structure. Alternative antenna structures shall be setback from residential uses a distance equal to the height of the structure plus one (1)-foot.
 2. Antenna structures, including alternative antenna structures, must be set back from public right-of-way a distance equal to the height of the structure plus one foot.
 3. In Non-Residential Districts, all free-standing antenna structures, except for alternative tower structures, must be at least 1,000 feet from another free-standing antenna structure, unless appropriate camouflage or stealth techniques have been used to minimize the visual impact of the facility to the extent feasible and mounting on a building or co-location on an existing facility is not feasible.
 4. All wireless communications facilities and related equipment shall comply with the required building setbacks for the zoning district in which the facility is located. However, in no instance shall the facility (including antennae and equipment) be located closer than 5 feet to any property line. Exception: Antenna support equipment that is not placed within enclosed buildings provided the surrounding security wall complies with the maximum fence height requirements as found in Section 11-30-4, Fences and Freestanding Walls.

- F. **Design Standards.** Antennas, antenna support structures, and related equipment shall be located, designed and screened to blend with the existing natural or built surroundings and existing supporting structures.
1. Facilities that are not camouflage or stealth shall close mount all panel antennas.
 2. Stealth or camouflaged facilities shall not have antenna mounts that extend beyond the outside edge of the materials used to provide the stealth or camouflage design.
 3. When freestanding, non-stealth tower elements are used, antennas and support structures, where utilized, shall be monopole type.
 4. Monopole support structures shall not exceed 4 feet in diameter unless technical evidence is provided showing that a larger diameter is necessary to attain the proposed tower height and that the proposed tower height is necessary.
 5. Wireless telecommunications facility support structures and antennas shall be a non-glossy color and/or exterior finish so as to minimize visual impacts from surrounding properties. Example: galvanized steel for freestanding, non-stealth facilities; fiberglass artificial bark cladding for stealth tree-like facilities.
 6. All facilities shall be designed and located to minimize their visibility to the greatest extent feasible. All wireless telecommunications facilities proposed for locations where they would be readily visible from the public right-of-way or from the habitable living areas of residential units within 100 feet shall incorporate appropriate techniques to disguise the facility and/or blend into the surrounding environment, to the extent feasible. Facilities shall be compatible in scale and integrated architecturally with the design of surrounding buildings or the natural setting.
 7. No telecommunications antenna or ancillary support equipment shall be located within a front or corner side setback except for facilities that are completely placed within sub-grade vaults no higher than the maximum height of a fence within a street or front setback, pursuant to Section 11-30-4, Fences and Freestanding Walls.
 8. Support structures and site areas for wireless telecommunications antenna shall be designed and of adequate size to allow at least one additional wireless service provider to co-locate on the structure. Stealth facilities are exempted from this requirement.
 9. Towers shall not be artificially lighted unless required by the FAA or other applicable government authority. All objects affecting navigable airspace must comply with Federal Aviation Regulation Section 77 and must be in conformance with the current restrictions for land within one mile of a runway.
 10. All proposed fencing shall be constructed of masonry, and provide decorative texture, color and design in a manner compatible with the adjacent buildings and properties within the surrounding area and shall be designed to limit graffiti.
 11. Within the Desert Uplands area, as defined on page 33 in Section 9-6-5(A) of the Mesa City Code, Desert Uplands design standards shall apply, including compatibility of stealth and camouflage facilities with the list of approved landscape plant materials.
- G. **Required Signs.** A permanent, weather-proof identification sign, approximately 16 inches by 32 inches in size, must be placed on the gate of the fence surrounding the facility or, if there is no fence, on the facility itself. The sign must identify the facility operator(s), provide the operator's address, and specify a 24-hour telephone number for reaching the operator or an agent authorized to provide 24/7 response to emergency situations.
- H. **Required Landscaping.** Sites with antennas, antenna support structures, and related equipment shall be landscaped with a buffer of plant materials that effectively screens views of the base of support structures and equipment facilities from adjacent residential property or from any public right-of-way, path or trail.
1. The standard buffer shall consist of a continuous landscaped strip with a minimum radius of 4 feet around the perimeter of the installation.

2. Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. In some cases, towers sited on large lots, natural vegetation around the property perimeter may serve as a sufficient buffer.
 3. Street trees and other landscaping may be required for telecommunications facilities proposed on lots lacking street frontage landscaping.
 4. As determined by the context of the site and design preference proposed, additional landscaping, such as secondary plantings of trees similar in appearance to the stealth design of the telecommunications facility, may be conditioned as part of the approval to mitigate the visual impact of the facility.
- I. **Operation and Maintenance Standards.** All wireless communications facilities shall at all times comply with the following operation and maintenance standards.
1. Wireless telecommunications facilities and related equipment, including lighting, fences, shields, cabinets, and poles, shall be maintained in good repair, free from trash, debris, litter, graffiti and other forms of vandalism, and any damage from any cause shall be repaired as soon as reasonably possible so as to minimize occurrences of dangerous conditions or visual blight. Graffiti shall be removed from any facility or equipment as soon as practicable, and in no instance more than 48 hours from the time of notification by the City.
 2. The owner or operator of a facility shall be responsible for maintaining landscaping in accordance with the approved landscape plan and for replacing any damaged or dead trees, foliage, or other landscaping elements shown on the approved plan. Amendments or modifications to the landscape plan shall be submitted to the Zoning Administrator for approval.
 3. Each facility shall be operated in a manner that will minimize noise impacts to surrounding residents and persons using nearby parks, trails, and similar recreation areas.
 - a. Except for emergency repairs, testing and maintenance activities that will be audible beyond the property line shall only occur between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Friday, excluding holidays.
 - b. All air conditioning units and any other equipment that may emit noise that would be audible from beyond the property line shall be enclosed or equipped with noise attenuation devices to the extent necessary to ensure compliance with applicable noise limitations in Title 6, Chapter 12 of the Mesa City Code.
 - c. Backup generators shall only be operated during periods of power outages or for testing. Any testing of the backup generators should occur during daylight hours.
 - d. For the protection of emergency response personnel, each telecommunications facility shall have an on-site emergency "kill switch" to de-energize all RF-related circuitry and components at the site. For collocation facilities, a single "kill switch" shall be installed that will de-energize all carriers at the facility in the event of an emergency.

Zoning Ordinance, Section 11-70-5 – Special Use Permit:

- A. **Special Use Permit (SUP).** A SUP is a discretionary permit issued by the Zoning Administrator or Board of Adjustment.
- B. **Uses Subject to Special Use Permits.** Uses requiring a SUP are established in the use tables in Chapters 4 through 11.
- C. **Permit Requirements.** Permit requirements for some uses requiring a SUP are provided in Chapter 31, Standards for Specific Uses and Activities.
- D. **Permit Application and Procedures.** The procedures for review and consideration of a SUP are as provided in the Chapter 67, Common Procedures, except a citizen participation plan and report is not required.

- E. **Required Findings.** A SUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria. If it is determined that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established in the record.
1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
 2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
 3. 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; and
 4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.
- F. **Revocation of Special Use Permits.** A Special Use Permit granted pursuant to this Chapter may be suspended, revoked, or modified by the Zoning Administrator, after holding a public hearing to determine whether any condition, stipulation, or term of the approval of the Use Permit has been violated. At least 30-days notice shall be provided prior to the public hearing, and all of the noticing and hearing requirements of Chapter 67 shall apply.