



Board of Adjustment STAFF REPORT

AGENDA

TO: CASA GRANDE BOARD OF ADJUSTMENT

FROM: Laura Blakeman, City Planner

MEETING DATE: November 11, 2014

REQUEST

Request by Reliant Land Services for the following land use request for a 70 foot tall wireless communication tower located at 517 N. Colorado Street; APN 505-30-003C:

1. **DSA-14-00166: Variance request** from Section 17.68.120B.7a, to allow a 70 foot tall Wireless Telecommunications Tower to be:
 - a. 67.6 feet from the west property line where 70 feet is required.
 - b. 36 feet from the north property line where 70 feet is required.

APPLICANT/OWNER

David Ullrich
Reliant Land Services
7201 E. Camelback Road
Scottsdale, AZ 85251
P: 480-266-8753
Email: david.ullrich@rlsusa.com

Houghton Acquisition Co. LLC
14241 Dallas Parkway #350
Dallas, TX 75254
P: 520-350-9483

HISTORY

April 21, 1968: DSA-10-00136: The site was annexed into the city limits by Ordinance #340.

November 16, 1987: The site received official zoning of R-3 (Multi-family Residential) with the adoption of the Zoning Ordinance and map.

November 20, 1995: The site received a zone change from R-3 (Multi-family Residential) to B-2 (General Business) with Ordinance 1178.59.1.

July 15, 1996: CGPZ-19/20/21-96/Ordinance 1178.76: The site received a Zone Change from B-2 (General Business) to B-4 (Community Service),

Conditional Use Permit and a Major Site Plan for a mini-warehouse facility.

October 14, 2014: DSA-14-00166: This request was tabled to the November meeting for the applicant to update the plans to show the relocation of the proposed tower to the northwest corner of the site.

Surrounding Area Land Use and Zoning

| Direction | General Plan Designation | Existing Zoning | Current Uses |
|-----------|--------------------------|---|---------------------------------|
| North | Community Center | B-2 (General Business) | Manana Grande Commercial Center |
| South | Neighborhoods | UR (Urban Ranch) | Vacant land, Residential home |
| East | Community Center | B-2 (General Business) | Tri-Valley Plaza |
| West | Community Center | B-2 (General Business), UR (Urban Ranch) | Vacant Land |

Aerial of the site:



Overview

T-Mobile is requesting to construct a new Wireless Telecommunication Facility located at 517 N. Colorado Street. The site is located with the Securlock mini-storage facility. The tower is proposed to be located at the northwest corner of the storage facility. The request consists of the development of a new 70 foot tall stealth Palm Tree tower within a 10' x 30' lease area. The majority of the equipment will be located in the adjacent storage unit (See Exhibit B).

The variance request is to allow the proposed 70 foot tall Wireless Telecommunications Tower to be 67.6 feet from the west property line where 70 feet is required, and 36 feet from the north property line where 70 feet is required.

According to City Code Section 17.68.120.B.7.a:

The setback requirements shall be thirty-five feet from any property line, plus an additional one foot for every foot of height above thirty-five feet.

The variance is being requested because the applicant cannot place a wireless telecommunications tower on the lot and meet the City's setback requirements in regards to the north and south property lines (see Exhibit A).

According to City Code 17.54.010, the Board of Adjustment may allow a departure from the terms of these zoning regulations pertaining to height or width of structures or the size of yard and open spaces where such departure will not be contrary to the public interest, and where, owing to conditions peculiar to the property because of its size, shape or topography, and not as a result of the action of the applicant, the literal enforcement of this title would deprive the owner of the reasonable use of the land and/or building involved.

If the variance is granted, the applicant will need to apply for a Conditional Use Permit and Major Site Plan to address the review criteria for wireless telecommunications facilities.

| |
|--|
| CONFORMANCE WITH THE VARIANCE CRITERIA: |
|--|

The Board, in reviewing a Variance request, shall find that the request satisfies the considerations listed below.

The applicant provided a Justification Statement (Exhibit A) that presents how they believe their request meets the criteria. Staff's analysis is as follows:

A. That there are special circumstances or conditions applicable to the property referred to in the application which do not prevail on other property in that zone;

- The site is zoned B-4 (Community Services) Zoning District and there are no other properties in close proximity that have B-4 zoning. This zoning district allows land intensive retail and service establishments. These types of services have good accessibility to the public but are buffered from other uses and visibly buffered from arterial streets. The B-4 zoning district provides a good transitional land use from the adjacent residential property to the south to the commercial/retail land uses to the north. Because of the types of land uses allowed in the B-4 zoning district (more intense than commercial but not quite industrial), the proposal to locate a wireless telecommunication facility in this district seems appropriate. The other commercial zoning districts (CO, B-1, B-2, B-3) are not conducive to these types of facilities as they generally have land use compatibility issues. However, even though wireless telecommunications facilities provide a service to the community, these towers over 35' feet in height involve a conditional use permit review process to address any potential negative effects on the adjacent residents.

B. That the strict application of the regulations would work an unnecessary hardship and that the granting of the application is necessary for the preservation and enjoyment of substantial existing property rights

- The applicant is seeking to construct a 70 foot tall wireless communications tower in an area that would provide the radio frequency for T-mobile's focus area. This is an area that T-Mobile is trying to service and without the tower their service area is limited.
- The enforcement of the City Code requirements would deprive the owner of the reasonable use of his land.
- Currently, there is an existing wireless communications tower located to the west of this site, approximately 160 feet from the proposed tower. However, co-location on this facility is not a viable option since it will not give T-Mobile the radio frequency required for the focus area.

C. That the granting of such application will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements of the neighborhood.

- The proposed tower would be located in a commercial site that is within the Community Center land use category of the General Plan. Based on the urban form and density of the Community Center land use, this location is appropriate

siting for telecommunications.

- Based on the previous location of the proposed tower being located at the southwest corner of the site City Staff and the Board of Adjustment did not find justification for the south variance as it would have a negative impact on the adjacent residential property to the south in regards to the bulk and scale of the proposed tower and a direct visual impact. Based on these concerns, the applicant agreed to relocate the tower further north. The proposed request involves a west setback variance (2.5 ft.) and a north setback variance (34 ft.).
- Staff finds that both of the variance requests have minimal impact on the adjacent properties as they are commercial land uses. If the tower were to fall, it would fall on site, within the storage facility, within a retention area to the west, or north to the vacant lot, or possibly a future parking lot to the north as the site is limited in land uses as it is limited in lot width.
- Staff finds that the location of the tower is a good location where it is setback off the primary view corridor of Florence Boulevard and Colorado Street. The tower will have limited visibility from drivers traveling along Florence Boulevard. Where the “Palm Tree Tower” will be seen it will blend in with the existing “Palm Tree Tower” that exists off of Avenue A.
- Staff finds that the proposed wireless telecommunication tower location has no impact on residential properties, as the tower location is not adjacent to residential and has no potential fall hazard impact to residential property.

Public Notification

Public hearing notification efforts for this request exceed the requirements set out by City Code:

- A neighborhood meeting was held on September 29, 2014.
- A notice was published in the Casa Grande Dispatch on October 25, 2014.
- A notice was sent to all property owners within 500 ft. of the subject site on September 29, 2014.
- A public hearing sign was posted by the applicant on the subject site on September 25, 2014. The sign was updated with the new date of the hearing on October 23, 2014.

Inquiries/Comments

Staff held a neighborhood meeting to hear concerns from neighboring residents. There were no residents that attended the meeting.

Staff did receive a call from Steve Larson, Larson Baker, who manages a portion of the Tri-Valley Plaza, and he had general inquiries regarding the request.

Staff has not received any additional concerns or questions since the original public

hearing.

| |
|-----------------------------|
| STAFF RECOMMENDATION |
|-----------------------------|

Staff recommends the Board approve DSA-14-00166, the Variance request from Section 17.68.120B.7a, to allow a 70 foot tall Wireless Telecommunications Tower to be:

- a. 67.6 feet from the west property line where 70 feet is required.
- b. 36 feet from the north property line where 70 feet is required.

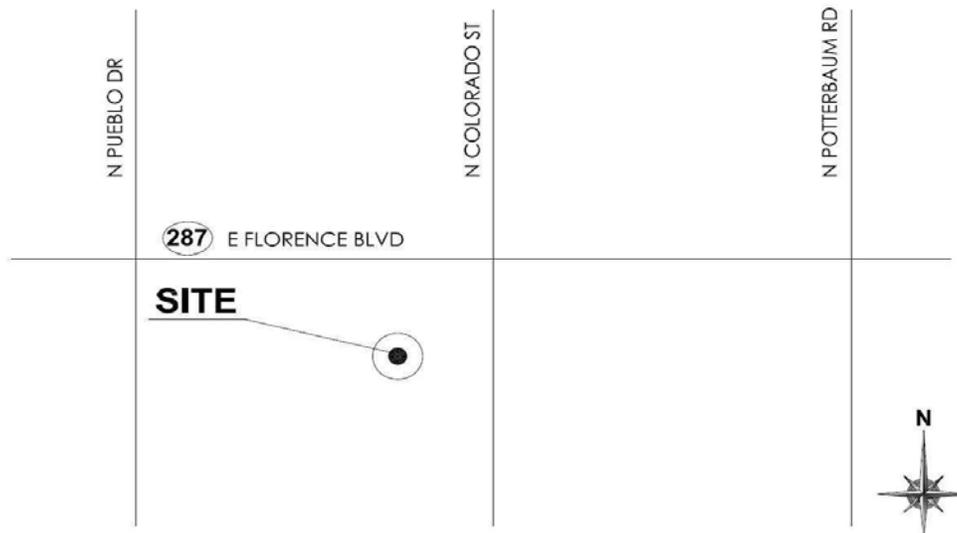
Exhibits:

Exhibit A – Project Narrative/Applicant’s Justification Statement
Exhibit B – Proposed Site Plan

PROJECT NARRATIVE (revised)

T-Mobile Wireless Communications Site – PH11202

Securlock Storage - 517 N. Colorado St., Casa Grande, AZ 85122



Applicant:

Reliant Land Services, Inc., representing T-Mobile

7201 E. Camelback Rd. #310,

Scottsdale, AZ 85251

PUROSE OF REQUEST

T-Mobile Wireless Communications is proposing to construct a 70' tall Wireless Communications Facility within the Securlock mini-storage property. The property address is 517 N. Colorado St., Casa Grande, AZ 85122. The purpose of this application is to request a Zoning Variance for the purpose of obtaining zoning approval of the new communications tower.

DESCRIPTION OF PROPOSAL

T-Mobile respectfully requests approval to install the 70' tall Wireless Communications Facility. As depicted on the Site Plan and Elevations, the proposed monopalm tower will be in the northwestern portion of the mini storage grounds. The ground equipment will be located within two existing storage units totaling approximately 10' x 20', and the monopalm within the existing building cutout. We propose to add two additional bollards to protect the pole from vehicles turning the corner. The perimeter of the property currently has a 6' block wall. The equipment compound is interior to the site and within the existing storage building and won't be seen from the exterior. As semi-public access exists throughout the site, an 8' chain link fence will be used for tower security. The property is owned by Houghton Acquisition Company in Dallas, TX.

RELATIONSHIP TO SURROUNDING PROPERTIES

The land use and zoning Classifications surrounding the parcel are as follows:

North: B-2, Manana Grande business center South: Vacant UR

East: PAD, Tri Valley Plaza West: Vacant B-2 and UR, existing Cell tower

The subject mini storage facility has vacant residential sites immediately to the west and south, with some homes to the southeast and southwest, a commercial center to the east anchored by Fry's, and to the north is a strip of vacant commercial property immediately to the north with the Manana Grande business center facing Florence Blvd.

LOCATION AND ACCESSIBILITY

The 4.63 acre site is located at the 517 N. Colorado Street. The proposed WCF is located in the rear of the existing mini storage facility. Parcel Number 505-30-003C is approximately 201,683 sf in size. Direct access to the site is on fully developed and paved Colorado St. The site has a 6' masonry wall along three perimeters, with Wrought Iron fencing and gated entry located along Colorado Street.

VARIANCE JUSTIFICATION

Several sites were explored prior to deciding to proceed with this candidate for a new tower. One site was behind the Ashley Furniture store, but unfortunately, that site was outside of the "Radio Frequency Ring" necessary to serve the intended geographic area. The zoning also did not permit a WCF. Another

site was on the school ballfields at Evergreen Elementary School. The site was toward the outside of the ring, the equipment building and tower would be very visible, and proximity to residential was very close.

On the subject property, we have located the tower in the northwest corner of the site in general as there is a building cutout that can be used for the pole location, along with a pair of storage units to be used for the equipment compound. In order to meet the code of a 1:1 setback for height above 35', removal of part of a building would be necessary, and the landlord would not permit that scenario, in addition to being cost prohibitive. The west side variance is to allow a 67'6" setback, only a 2.5' request, and the request to the north is to allow a 36' dimension, a 34' request.

There is approximately 300' distance from the nearest residential property line, with about 330' to the actual residence southwest from the proposed tower. The proposed monopalm would also be about 350' from Florence Avenue, thereby alleviating the sense of a tower looming over the major arterial of the City. This location will be approximately 275' from the existing Verizon monopalm.

17.68.120B.7.a requires that we have a 1:1 setback for the amount of height above 35' in height. During our Pre-application meeting, staff requested discussion regarding collocating on the existing tower just to the west of the subject site. The existing and recently constructed facility was designed and built as a Monopalm. Two issues arise from that subject. Number one: in order to collocate on the existing monopalm, a second carrier's antenna array would have to be placed a number of feet below (usually a minimum of 10') their already installed array. This would now look similar to photo enclosed below, and the "Stealth" idea of the palm would no longer exist. The second issue: Most times the towers designed as a monopalm are not structurally designed to accommodate a second set of antennas. And Third: The Radio Frequency required for our focus area would not function properly at the lower height.



SUMMARY

The construction of this facility will help all types of wireless communication in the region, filling a gap in service. There are very few locations with the B-4 zoning which allows towers. We have exhausted other locations in the immediate area, and have no other viable options on the subject property. We respectfully request approval of the site plan for T-Mobile.

Submitted by:

David D. Ullrich, Zoning Specialist on behalf of T-Mobile Wireless Communications
Reliant Land Services, Inc., 7201 E. Camelback Rd. #310 Scottsdale, AZ 85251
DAVID.ULLRICH@RLSUSA.COM
480-266-8753

Exhibit B



SITE NUMBER: PH11202B
SITE NAME: SECURLOCK STORAGE
CITY: CASA GRANDE
COUNTY: PINAL
STATE: ARIZONA
DESIGN TYPE: MONOPALM



SITE INFORMATION

SITE ADDRESS: 517 N COLORADO ST, CASA GRANDE, AZ 85122
PROPERTY OWNER: HOUGHTON ACQUISITION CO., LLC, 1401 DALLAS PKWY ST 330 INTERNATIONAL PLAZA, DALLAS, TX 75254, PH: (502) 330-9483

JURISDICTION: CASA GRANDE
APN: 505-30-030C
COORDINATES (NAD83): 32° 57' 40.4" N, 111° 44' 01.7" W
LONGITUDE (NAD83): -111.733361

ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED. IN ACCORDANCE WITH ARIZONA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 1102B.1, EXCEPTION 1 & SECTION 1104B.2.1, EXCEPTION 4.

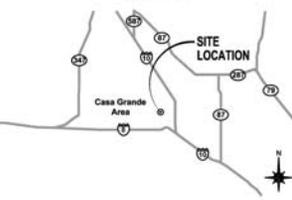
CONSULTING TEAM

SITE ACQUISITION: RELIANT LAND SERVICES, 7201 E. CAMERON ROAD #310 SCOTTSDALE AZ 85251, BILL DALEY - PH: (702) 557-2170, EMAIL: BILL.DALEY@RLSUSA.COM

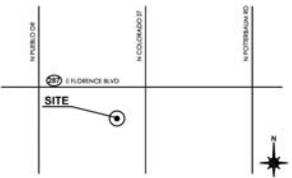
ZONING: RELIANT LAND SERVICES, 7201 E. CAMERON ROAD #310 SCOTTSDALE AZ 85251, DAVID LALLICH - PH: (480) 266-8753, EMAIL: DAVID.LALLICH@RLSUSA.COM

ASE: RELIANT LAND SERVICES, 7201 E. CAMERON ROAD #310 SCOTTSDALE AZ 85251, CONTACT: DENVER BORDERS, PH: (402) 433-0550, DIRECT: (702) 992-8812, EMAIL: DENVER.BORDERS@RLSUSA.COM

VICINITY MAP



LOCATION MAP



PROJECT DESCRIPTION

- (N) (3) LTE ANTENNAS
- (N) (3) GSM-UMTS ANTENNAS
- (N) (3) LTE REMOTE RADIO UNITS (RRU)
- (N) (2) GSM-UMTS REMOTE RADIO UNITS (RRU)
- (N) (1) CABLE DISTRIBUTION BOX (CDBX)
- (N) 70' HIGH MONOPALM
- (N) 10'0" X 30'0" CMU FENCED EQUIPMENT AREA
- (N) (1) CABLE DISTRIBUTION BOX (CDBX)
- (N) (2) EQUIPMENT CABINETS (PURCEL & STACK)
- (N) (1) POWER/TELECO CABINET (PPC)
- (N) (1) FIBER DISTRIBUTION CABINET (FDM)
- (N) (1) ELECTRICAL METER AND DISCONNECT

DRAWING INDEX

| # | REV | TITLE |
|-----|-----|--|
| 1-1 | A | TITLE SHEET |
| L-1 | A | TOPOGRAPHIC SURVEY |
| L-2 | A | TOPOGRAPHIC SURVEY |
| A-1 | A | OVERALL SITE PLAN |
| A-2 | A | BALANCED SITE PLAN / ANTENNA LAYOUT & EQUIPMENT LAYOUT |
| A-3 | A | ELEVATIONS |

APPLICABLE CODES

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PREVENT WORK NOT CONFORMING TO THESE CODES:

- 2012 INTERNATIONAL BUILDING CODE
- 2012 NATIONAL ELECTRICAL CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2006 INTERNATIONAL FIRE CODE

DRIVING DIRECTIONS FROM T-MOBILE, 2425 S PLAZA DRIVE, TEMPE AZ 85282

- TAKE I10 EAST TOWARD TUCSON
- TAKE EXIT 194 FOR AZ 287/FLORENCE BLVD
- TURN RIGHT ONTO FLORENCE BLVD
- TAKE FLORENCE TO COLORADO ST
- TURN LEFT ON COLORADO ST
- SITE IS ON RIGHT HAND SIDE AT 517 N COLORADO ST



2425 S. PLAZA DR. AND TEMPE, AZ 85282
 PHONE: (602)930-5007 FAX: (480) 438-2362



RELIANT LAND SERVICES
 7201 E. CAMERON ROAD #310 SCOTTSDALE, AZ 85251

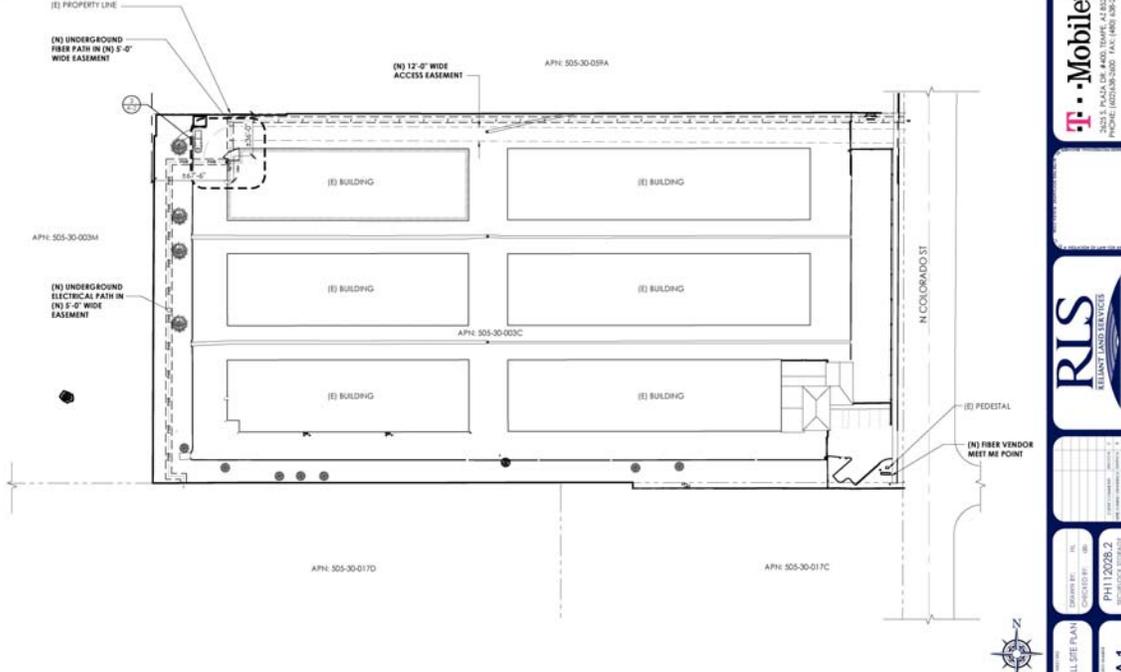
ISSUED BY: PROJECT MANAGER

DATE: 08/11/2020

PH11202B.2

REVISIONS: 02/08/2020

T-1



1 SITE PLAN

OVERALL SITE PLAN

ISSUED BY: PROJECT MANAGER
 DATE: 08/11/2020
 PH11202B.2
 REVISIONS: 02/08/2020
 T-1



2425 S. PLAZA DR. AND TEMPE, AZ 85282
 PHONE: (602)930-5007 FAX: (480) 438-2362



RELIANT LAND SERVICES
 7201 E. CAMERON ROAD #310 SCOTTSDALE, AZ 85251

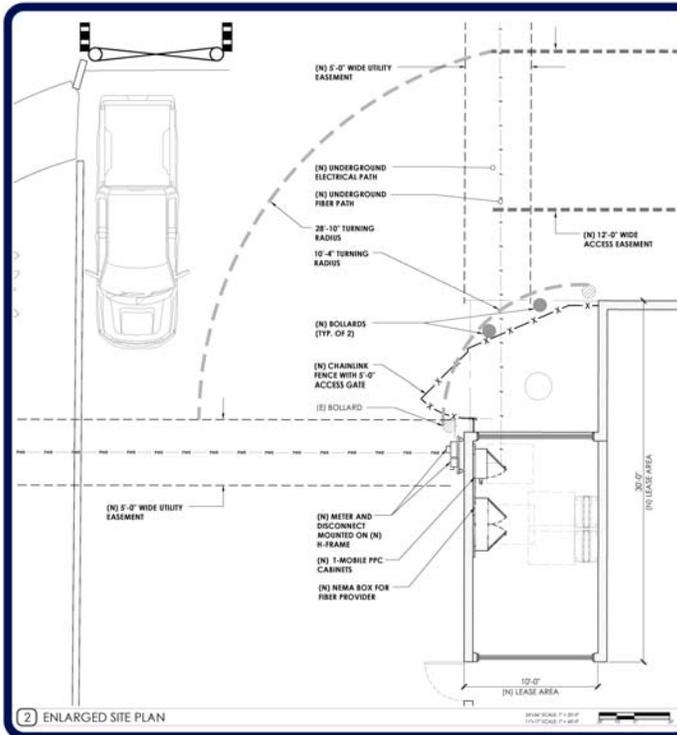
ISSUED BY: PROJECT MANAGER

DATE: 08/11/2020

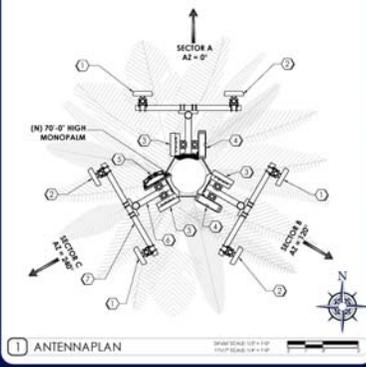
PH11202B.2

REVISIONS: 02/08/2020

A-1



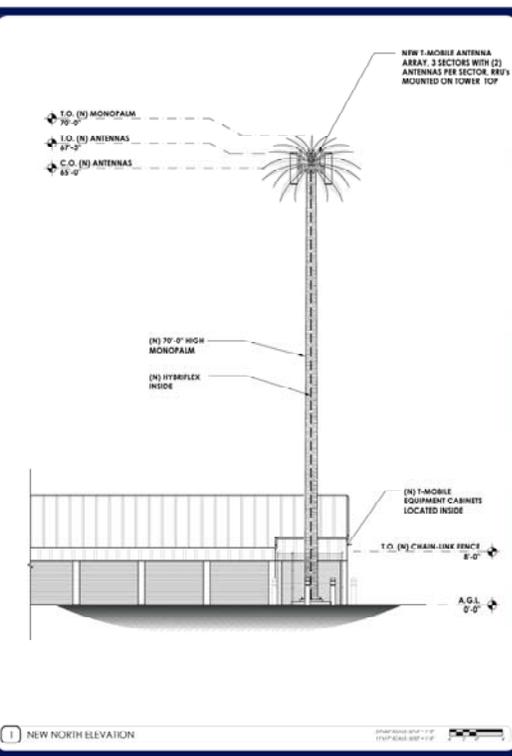
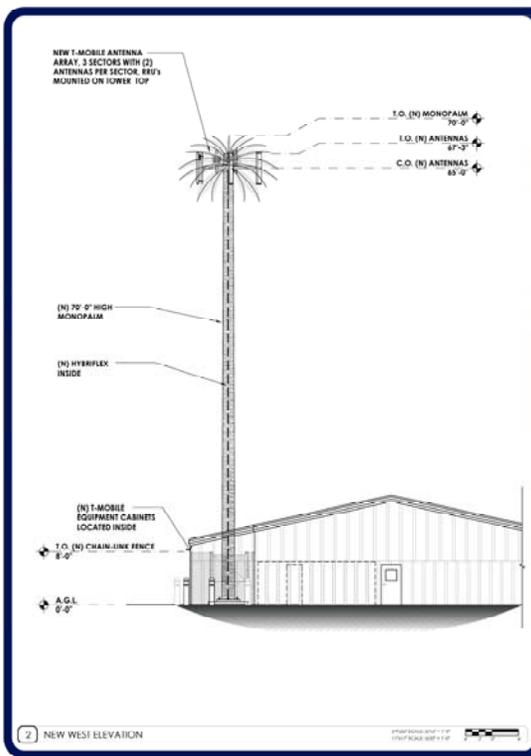
| Q | POS | ITEM | TECH | # | MODEL # | NOTES |
|---|-----|-------------|----------|---|------------------------|--------------|
| 1 | 1 | ANTENNA | LTE | 3 | APK16QWV-16QWV-S-E-A20 | 1 PER SECTOR |
| 2 | 2 | ANTENNA | GSM/UMPS | 3 | APK16QWV-16QWV-S-E-A20 | 1 PER SECTOR |
| 3 | - | RRU | LTE | 3 | FRG | - |
| 4 | - | RRU | GSM/UMPS | 2 | FRG | - |
| 5 | - | COVP | - | 1 | RNSDC-7771-PF-48 | - |
| 6 | - | STANDOFF | - | 3 | NEWAVE MTF3-2482 | 2'-0" |
| 7 | - | BOOM & GATE | - | 3 | - | 3'-0" |



T-Mobile
 2425 S. PALM DR. 4RD. TAMPA, FL 33622
 PHONE: (800)8525807 FAX: (800) 438-2582

RLS
 RELIANT LAND SERVICES
 1000 N. WASHINGTON ST. SUITE 200 TAMPA, FL 33604
 PHONE: (813) 208-2000 FAX: (813) 208-2001

DESIGNED BY: RLS
 DRAWN BY: RLS
 CHECKED BY: RLS
 DATE: PH112008.2
 PROJECT: RICHMOND JPM&B
 SHEET: A-2



T-Mobile
 2425 S. PALM DR. 4RD. TAMPA, FL 33622
 PHONE: (800)8525807 FAX: (800) 438-2582

RLS
 RELIANT LAND SERVICES
 1000 N. WASHINGTON ST. SUITE 200 TAMPA, FL 33604
 PHONE: (813) 208-2000 FAX: (813) 208-2001

DESIGNED BY: RLS
 DRAWN BY: RLS
 CHECKED BY: RLS
 DATE: PH112008.2
 PROJECT: RICHMOND JPM&B
 SHEET: A-3