



Planning & Zoning
Commission
STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: December 4, 2014

REQUEST

Request by David Ullrich, Reliant Land Services, for the following land use approvals located at 517 N. Colorado Street:

- 1. DSA-14-00211: Conditional Use Permit** for a proposed 70' foot wireless telecommunication tower.
- 2. DSA-14-00212: Minor Amendment to a Major Site Plan** to reflect the location of the wireless communication tower.

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.

November 11, 2014: DSA-14-00166: The Board of Adjustment approved the Variance requests to allow a 70 foot tall wireless telecommunications tower to be 67.6 feet from the west property line and 36 feet from the north property line, where 70 feet is required.

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:

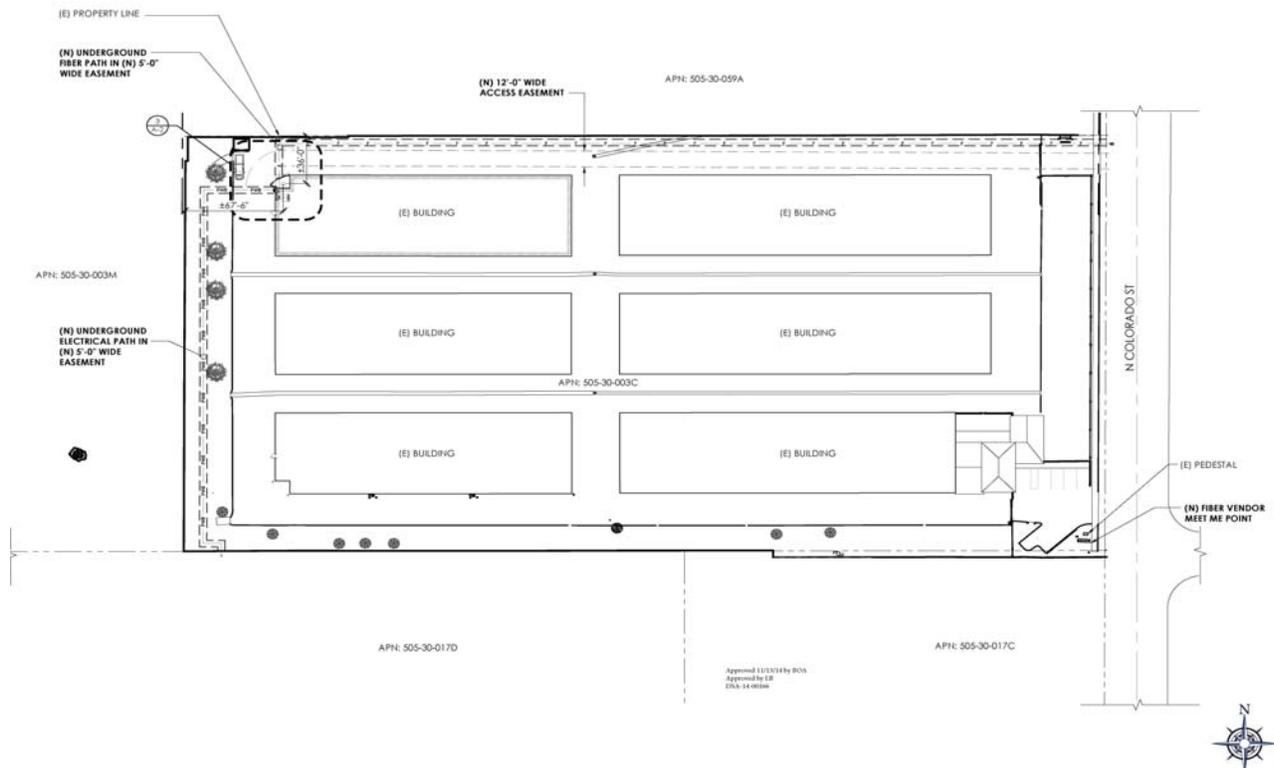


Development Standards:

	Proposed Development	City Code requirements (B-4)
Antenna Height:	70 ft.	35 ft. maximum (CUP required for heights above 35')
Lease Area:	300 sq. ft.	N/A
Gross Site Acreage:	4.63	N/A
Setbacks:	North – 36 ft, South – 283 ft. (approx.) East – 586 ft. (approx.) West – 67.6 ft.	70 ft. minimum (thirty-five feet from any property line, plus an additional one foot for every foot of height above thirty-five feet).

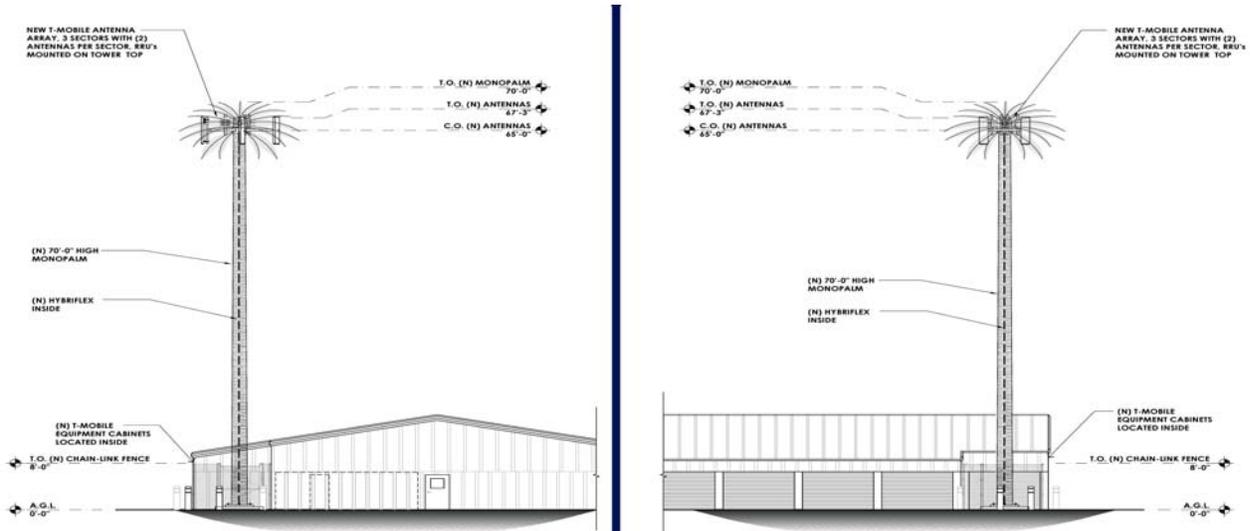
Overview

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).

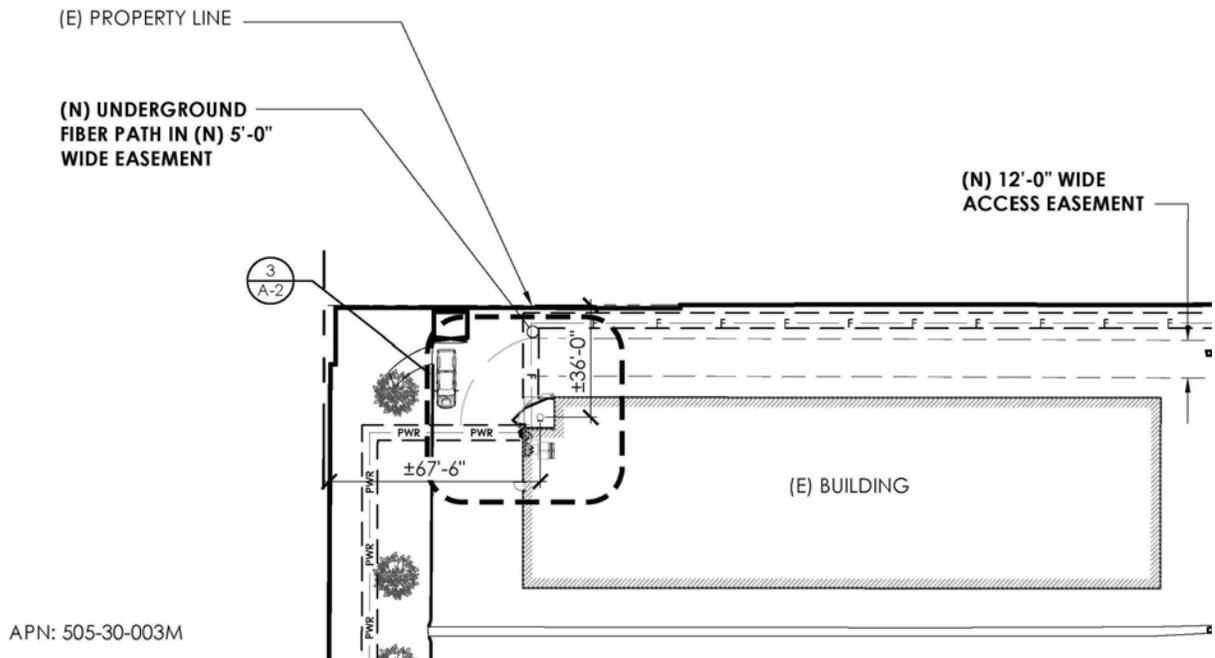


According to City Code Section 17.68.120.B.7.a (Wireless Telecommunications Facilities):

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.



A variance was approved by the Board of Adjustment on November 11, 2014 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.



The Site is zoned B-4 (Community Services Zone). The B-4 services typically 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 is appropriate. 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.

Zoning:



The tower site is surrounded partially by commercial and residential land uses.

Staff finds that the proposed location of the tower is setback far enough from Florence Boulevard and Colorado Street that it has minimal impact visually. Staff finds that the proposed tower should blend into it's surroundings as there are existing mature palm trees in the area, as well as a Verizon cell tower built to the same palm tree design.

The stealth design of the tower will allow at least one additional array on the facility, which co-location will assist in limiting the number of wireless facilities in the area and

provide additional wireless coverage.

The strategy of the City of Casa Grande concerning wireless towers is to minimize the total number city-wide with co-location opportunities and to ensure that they are designed to protect and promote the aesthetic quality of the community while accomodating managed development of wireless communication infrastructure.

According to City Code Section 17.68.090C, amendments to major site plans previously approved by the planning and zoning commission may be approved by the planning director and the chairperson of the commission upon finding by the planning director and chairperson of the commission that the amended site plan is in substantial compliance with the originally approved site plan.

1996 Approved Site Plan



Typically, the request to locate a wireless telecommunication tower on an existing site, with an approved major site plan, would have been reviewed administratively according to the city code as stated above. However, since the wireless telecommunications tower requires a conditional use permit due to the proposed height, Staff decided to forward both of the applications (Minor Amendment to a Major Site Plan and Conditional Use Permit) to the Commission for their review.

Staff finds that the location of the proposed telecommunication tower within the existing Securlock storage facility site, is in substantial compliance with the required Major Site Plan review criteria as set forth in Section 17.68.070 of the Zoning Code.

CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA:

The Commission, in approving a Conditional Use Permit, shall find as follows:

That the site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping are adequate to properly relate the use with the land and uses in the vicinity;

The proposed telecommunications tower will require minimal changes to the existing site, as the site has sufficient room to accommodate the equipment. The ground equipment will be located within two existing storage units and the tower will be located within the existing building cutout at the northwest corner of Building D. In addition, the site is completely enclosed by a 6 foot fence surrounding the property. Although the location on the site does not meet the standard 70 foot set back from the north property boundary as noted earlier the Board of Adjustment has granted a variance allowing the monopole to be located 36 feet from this property boundary. Additionally, as a condition of that variance the monopole has to be designed in a manner to collapse/fall fall entirely on the subject property.

That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

The site will be manned by T-Mobile personnel. Per City Code Section 15.32.060, there is no increase in traffic related to the existing and continued use; therefore this request does not trigger any requirement for dedication of adjacent street right-of-way nor does it require a Traffic Impact Analysis as the continued use of the site will generate less than 100 vehicle trips per day.

The site is surrounded by a 6 foot masonry wall along three perimeters with wrought iron fencing and gated entry located along Colorado Street. In addition, an 8 foot chain link fence will be used around the base of the tower for security purposes and does not interfere with the vehicular traffic within the site.

That the proposed use will have no adverse effect upon the abutting property;

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.

The closest residential district is approximately 163 feet southwest of the site and 283 feet south of the proposed tower location. The closest residential homes are approximately 317 feet to the southwest and 410 feet to the southeast of the existing site.

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.

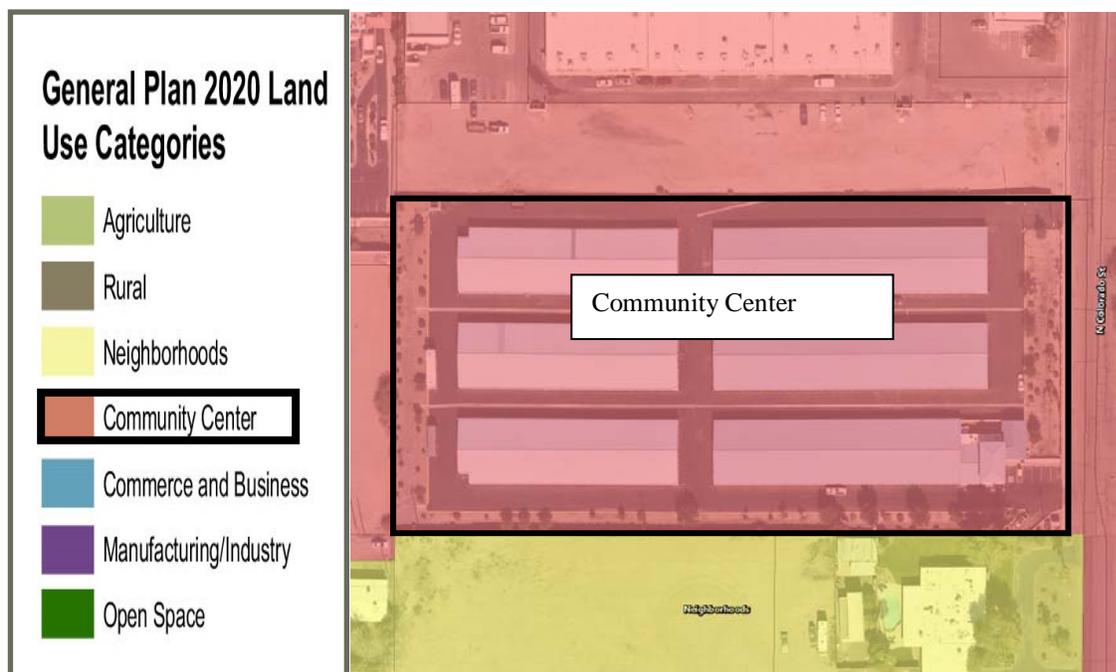
To minimizing any potential impact on adjacent commercial properties, the Board of adjustment, approved the variance request with the following condition:

1. The applicant shall provide verification with the building permit submittal, that in the event of structural failure, the tower would fall completely within the property.

This condition will ensure there is no impact on the adjacent properties in regards to the fall hazard. Staff is adding this condition of approval to the Conditional Use Permit (CUP) as it will be recorded with the CUP resolution.

That the proposed use shall be in conformance with the General Plan;

The site is located in the *Community Center* Land Use category. Based on the urban form and density of the Community Center land use, this location is an appropriate siting for telecommunications.



That the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

The condition placed upon the variance request by the Board of Adjustment has met this condition.

Public Notification

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

- A notice was published in the Casa Grande Dispatch on November 18, 2014.
- A notice was sent to all property owners within 500 ft. of the subject site on November 13, 2014.
- A public hearing sign was posted by the applicant on the subject site on November 18, 2014.

Inquiries/Comments

Staff has not received concerns on these requests.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve DSA-14-00211, the Conditional Use Permit and DSA-14-00212, the Minor Amendment to a Major Site Plan for a proposed 70' foot wireless telecommunication tower with the following condition:

1. The applicant shall provide verification with the building permit submittal, that in the event of structural failure, the tower would fall completely within the property.

Exhibits:

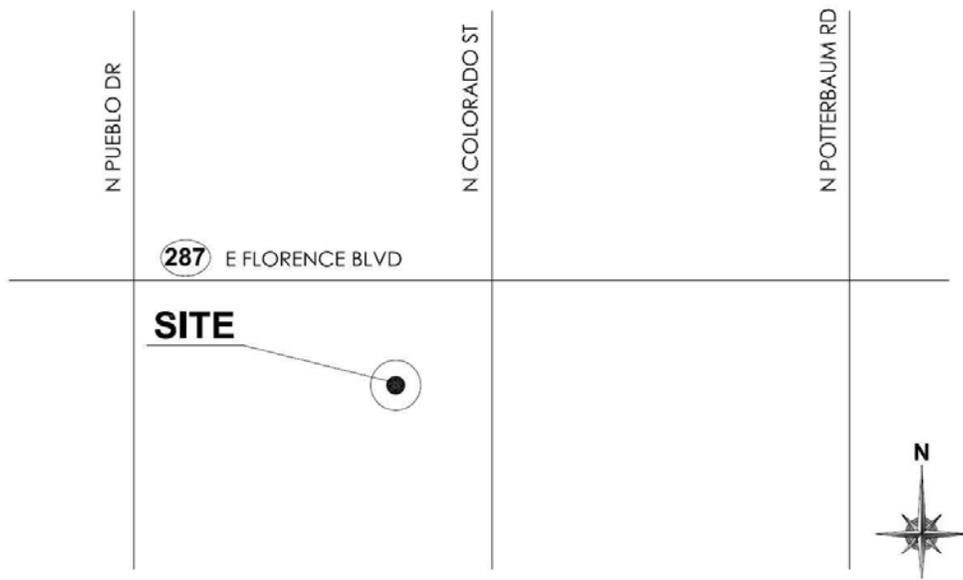
Exhibit A – Project Narrative/Applicant's Justification Statement

Exhibit B – Proposed Site Plan

PROJECT NARRATIVE – SITE PLAN

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

PURPOSE 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 Minor Site Plan Modification 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 located 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 interior is fully paved for access to all storage units, and therefore, no additional paving for access is required. The site has a 6' masonry wall along three perimeters, with Wrought Iron fencing and gated entry located along Colorado Street.

BACKGROUND AND LOCATION 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 search 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

There is approximately 300’ distance from the nearest residential property line, with about 330’ to the nearest 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 to the southwest.

17.68.120B.7.a of the Casa Grande Zoning Code requires that we have a 1:1 setback for the amount of height above 35’ in height. The project as stated required a Zoning Variance to be approved. We requested a Variance to allow a 70’ tall Wireless Telecommunications Tower to be:

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

Approved by the Board of Adjustment on November 11, 2014 with one Stipulation:

1. The tower to be designed to be collapsible onto the Securlock property only.

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. Three 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 Conditional Use Permit and 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

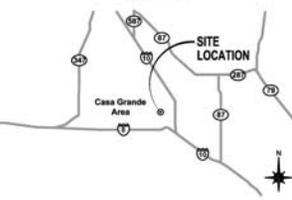
SITE ADDRESS: 517 N COLORADO ST, CASA GRANDE, AZ 85122
PROPERTY OWNER: HOUGHTON ACQUISITION CO., LLC, 14241 DALLAS HWY ST 330 INTERNATIONAL PLAZA, DALLAS, TX 75254, PH: (502) 330-9483

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

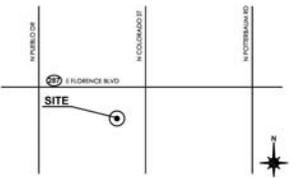
ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED. IN ACCORDANCE WITH ARIZONA STATE ADMINISTRATIVE CODE, PART 2, TITLE 34, SECTION 1102B.1, EXCEPTION 1 & SECTION 1104B.2.1, EXCEPTION 4.

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
AS E: 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 ON AZ 287/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

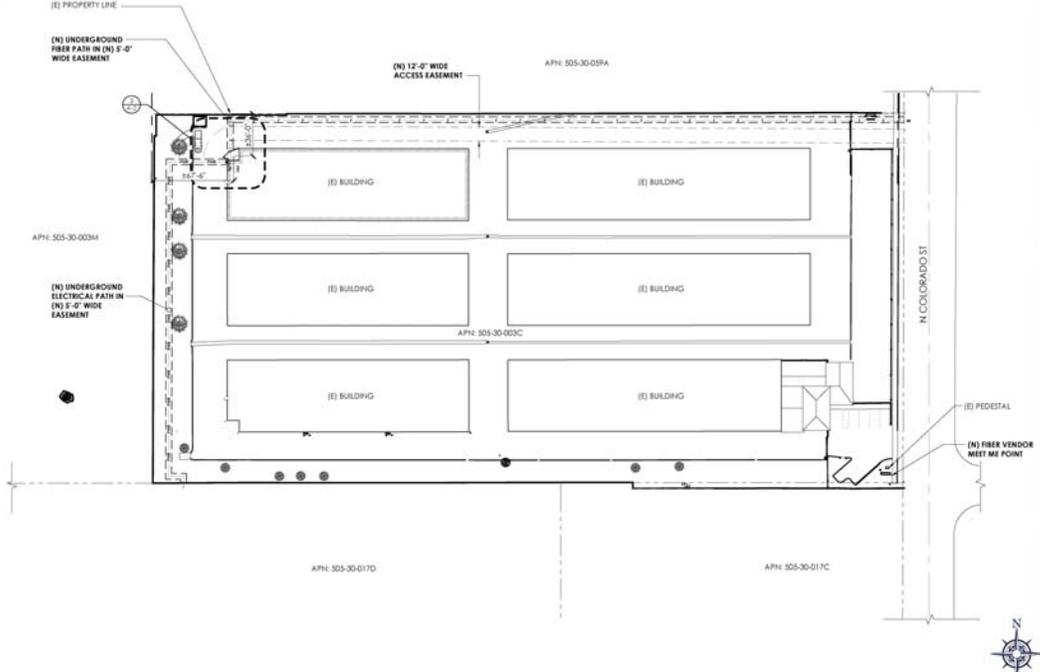
DATE	ISSUED BY	IN CHARGE	PROJECT NO.

PH11202B.2
 RICHARDSON JOHNSON
 14241 DALLAS HWY ST 330 INTERNATIONAL PLAZA DALLAS, TX 75254

TELSHEET & PROJECT DATA

PH11202B.2

T-1



1 SITE PLAN

APN: 505-30-030A
 APN: 505-30-030M
 APN: 505-30-030C
 APN: 505-30-017D
 APN: 505-30-017C

(E) UNDERGROUND FIBER PATH IN (N) 5'-0" WIDE EASEMENT
 (N) 12'-0" WIDE ACCESS EASEMENT
 (E) BUILDING
 (E) PEDESTAL
 (N) FIBER VENDOR MEET ME POINT

APN: 505-30-030A
 APN: 505-30-030M
 APN: 505-30-030C
 APN: 505-30-017D
 APN: 505-30-017C

DATE: 07/20/18
 PROJECT: PH11202B.2
 A-1



2425 S. PLAZA DR. AND TEMPE, AZ 85282
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RELIANT LAND SERVICES
 7201 E. CAMERON ROAD #310 SCOTTSDALE, AZ 85251

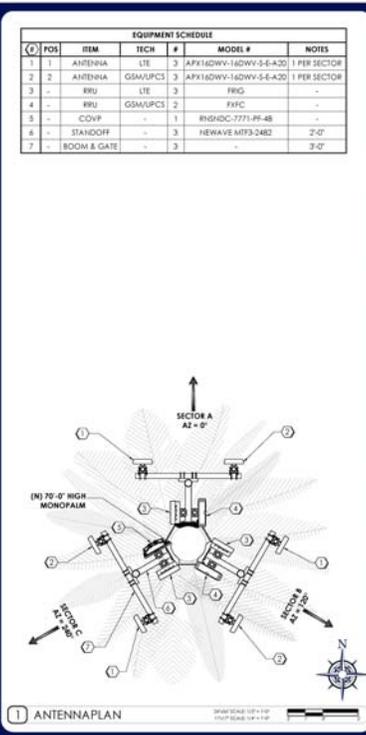
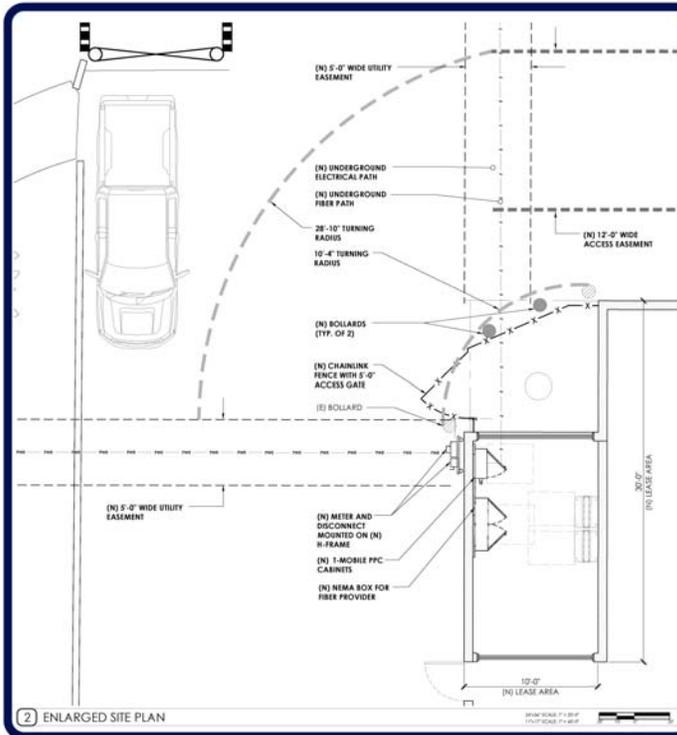
DATE	ISSUED BY	IN CHARGE	PROJECT NO.

PH11202B.2
 RICHARDSON JOHNSON
 14241 DALLAS HWY ST 330 INTERNATIONAL PLAZA DALLAS, TX 75254

TELSHEET & PROJECT DATA

PH11202B.2

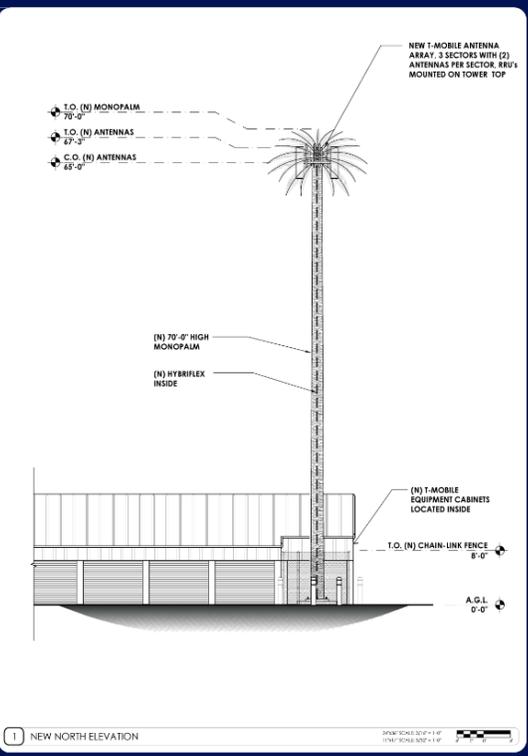
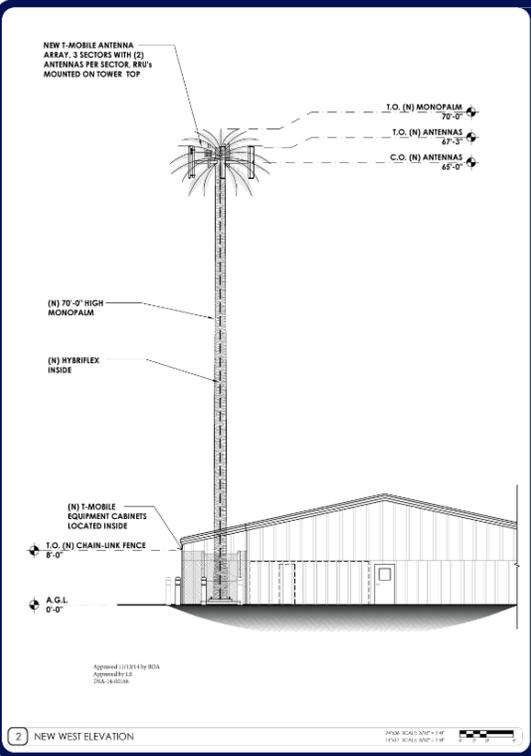
A-1



T-Mobile
2625 S. PALMA DR. #400, TEMPE, AZ 85282
PHONE: (602)875-2507 FAX: (602) 875-2502

RLS
RELIANT LAND SERVICES
1000 N. GILBERT AVENUE, SUITE 100, GILBERT, AZ 85133
PHONE: (480) 837-8800 FAX: (480) 837-8801

APPROVED BY: [Signature]
DATE: 01/11/2008
PROJECT: PH112008.2
SHEET: A-2



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APPROVED BY: [Signature]
DATE: 01/11/2008
PROJECT: PH112008.2
SHEET: A-3