



City of Phoenix
 Planning Department

Staff Report Z-SP-32-06-7

Laveen Village Planning Committee Meeting Date February 12, 2007
Zoning Hearing Officer Date February 20, 2007
Request From: S-1 (.007 Acres)
Request To: S-1 SP (.007 Acres)
Proposed Use Monopole co-location and accessory structure
Location Approximately 1300 feet east and 500 feet south of the southeast corner of 41st Avenue and Baseline Road
Owner Phoenix Union High School District
Applicant Sprint-Nextel
Representative Mike Gallagher, Wireless Facilities Inc.
Staff Recommendation Approval subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Public/ Quasi-Public	
Street Map Classification	N/A	N/A	N/A
<p>LAND USE ELEMENT, GOAL 8 – INCOMPATIBLE LAND USES, POLICY 5: PROTECT RESIDENTIAL AREAS FROM CONCENTRATIONS OF INCOMPATIBLE LAND USES THAT COULD CHANGE THEIR CHARACTER OR DESTABILIZE LAND VALUES.</p> <p>Wireless communication facilities are critical in ensuring the public’s safety and welfare; however, these facilities are generally incompatible with residential uses because of aesthetic impacts. The proposed location is adequately separated from residential development and takes advantage of an existing light pole.</p>			

Area Plan
N/A

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Public high school	S-1
North	Public high school	S-1
South	Public high school	S-1
East	City park	S-1
West	Public high school	S-1

Commercial/Commerce Park/Industrial		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
<u>Building Setbacks</u>		
Street	300 feet minimum (antenna) 40 feet minimum (structure)	Met Met
Side	300 feet minimum (antenna) 50 feet minimum (structure)	Not Met (see background item #2) Not Met (see background item #3)
Rear	300 feet minimum (antenna) 50 feet minimum (structure)	Met Met
<u>Landscaped Setbacks</u>		
Street	N/A	N/A
Side	N/A	N/A
Rear	N/A	N/A
Lot Coverage	N/A	N/A
Building Height	65 feet maximum (antenna) 30 feet maximum (structure)	Not Met (See background item #2) Met
Parking	N/A	N/A

Background/Issues/Analysis

1. This request is to locate a wireless communication antenna on an existing light pole at Cesar Chavez High School; the light pole already supports three existing antennae. The request also proposes the construction of an accessory structure to contain support equipment related to the antenna.
2. Section 603.A.14 of the Zoning Ordinance establishes several development standards related to antenna height and setback in the S-1 zoning district. Unique to this particular land use, the section requires that any proposal which fails to meet the standards set forth receive special permit approval from City Council. This request addresses the special permit requirement as listed in Section 603.A.14.k.
3. Section 603.B requires accessory structures to maintain a minimum setback of 50 feet from any non-street property line. The proposed accessory structure is approximately 23 feet from the east property line. The proposed location will require variance approval prior to permitting.

4. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments, or other formal actions may also be required.

Findings

1. The proposed wireless communication facility is necessary to support the health, safety, and welfare of the community.
2. The proposed site is ideally located as impacts to residential development in the area are nominal.

Stipulations

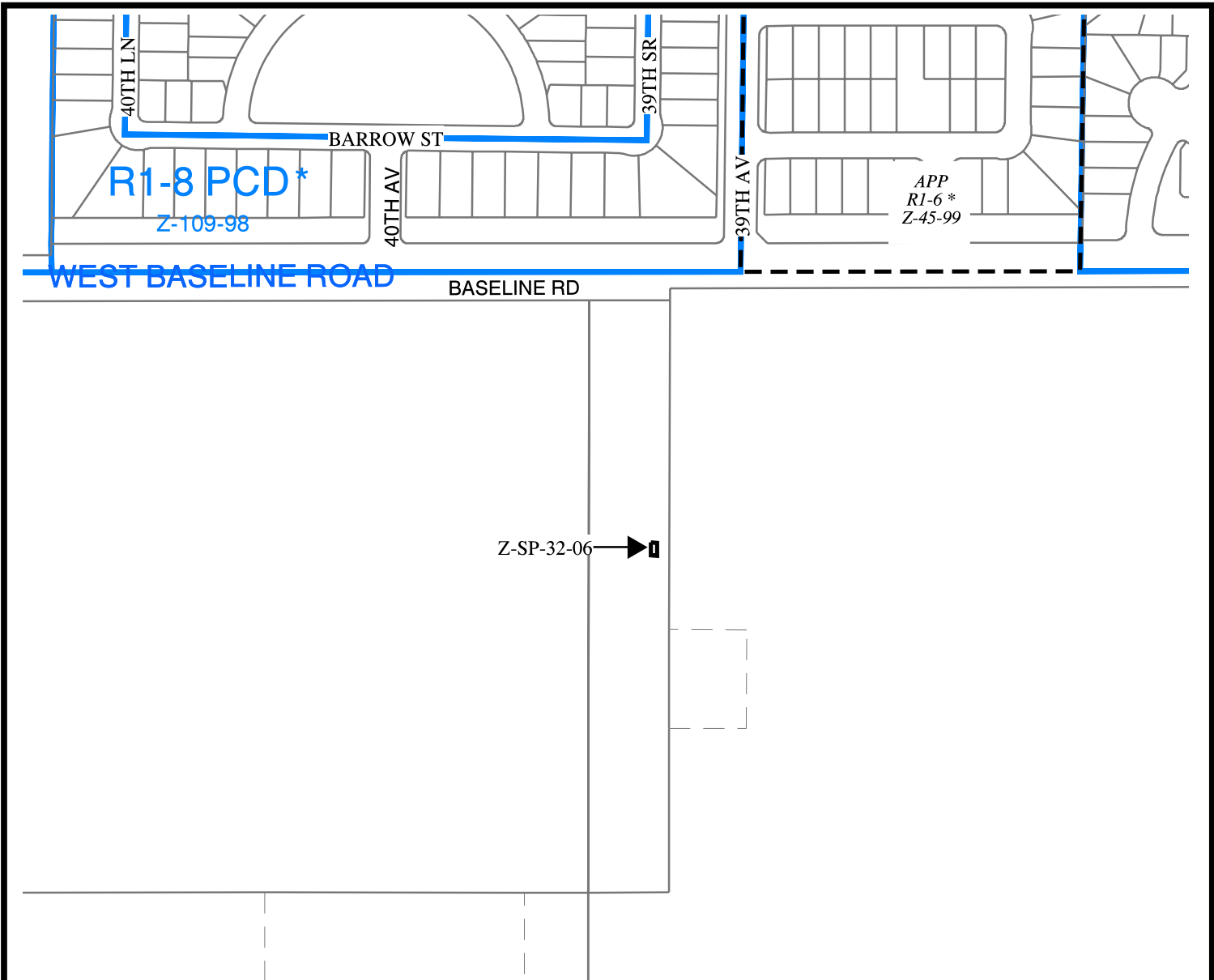
1. That development shall be in general conformance with the site plan and elevations dated-stamped November 29, 2006 as approved by the Development Services Department.

Writer

Jordan D. Feld, AICP
11/29/2006
AS

Attachments

1. Zoning Sketch
2. Aerial
3. Site Plan
4. Elevations



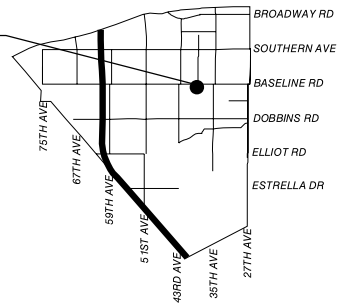
300 0 300 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

Laveen Village

CITY COUNCIL DISTRICT: 7

Z-SP-32-06



APPLICANT'S NAME: SPRINT NEXTEL/ WFI		REQUESTED CHANGE:	
APPLICATION NO. Z-SP-32-06	DATE: 12-1-2006	FROM: S-1	TO: S-1 SP
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.007 Acre			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> Q01-20		<small>ZONING MAP</small> D6	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	

* Maximum Units Allowed with P.R.D. Bonus