



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report: Z-33-14-1**  
November 6, 2014

<b>North Gateway Village Planning Committee Hearing Date</b>	November 13, 2014
<b>Planning Commission Hearing Date</b>	November 18, 2014
<b>Request From:</b>	S-1 SP (6.49 ac)
<b>Request To:</b>	C-2 SP (6.49 ac)
<b>Proposed Use</b>	Co-locate a wireless communication facility on an existing lattice tower and retain uses allowed by Special Permit Z-SP-13-03.
<b>Location</b>	Approximately 989 feet north and 350 feet east of the northeast corner of 51st Avenue alignment and Carefree Highway.
<b>Owner</b>	Arizona Game and Fish Department
<b>Applicant's Representative</b>	Christine Tucker, Insite Inc.
<b>Staff Recommendation</b>	Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>	Public / Quasi Public		
<b>Street Map Classification</b>	Carefree Highway	Arterial	100-foot north half street
<p><b><i>NEIGHBORHOOD ELEMENT, GOAL 2, POLICY 3: CREATE NEW DEVELOPMENT OR REDEVELOPMENT THAT IS SENSITIVE TO THE SCALE AND CHARACTER OF THE SURROUNDING NEIGHBORHOODS AND INCORPORATES ADEQUATE DEVELOPMENT STANDARDS TO PREVENT NEGATIVE IMPACT(S) ON THE RESIDENTIAL PROPERTIES.</i></b></p> <p>The proposed wireless communications facility will be located on an existing lattice tower which is not near or visible from residential neighborhoods and therefore will not negatively impact surrounding uses.</p>			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Ben Avery Shooting Range Facilities	S-1 SP
<b>North</b>	Ben Avery Shooting Range Facilities	S-1 SP
<b>South</b>	Vacant	S-1
<b>East</b>	Ben Avery Shooting Range Facilities	S-1 SP
<b>West</b>	Ben Avery Shooting Range Facilities	S-1 SP

Colocation of a Visible Wireless Communication Facility (715.B.3)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u> (*Variance required)
<i>Setbacks</i>		
Interior building setbacks from residentially zoned property	300 (north) 300 (south) 300 (east) 300 (west)	Met – 300 feet Met – 300 feet Met – 300 feet Met – 300 feet
Height	Maximum 85 feet	*Not met – 95 feet

Area Plan
<b>Carefree Highway Scenic Corridor Design Policies.</b> See Background Item #8

**Background**

1. This is a request to rezone 6.49 acres from S-1 SP (Ranch or Farm Residence, Special Permit) to C-2 SP (Intermediate Commercial, Special Permit) to allow for the colocation of a wireless communication facility on an existing lattice tower located approximately 989 feet north and 350 feet east of the northeast corner of 51st Avenue alignment and Carefree Highway.



2. The proposed wireless communication facility is located at the Arizona Game and Fish Department Offices at the Ben Avery Shooting Range facility. The shooting range is owned and managed by the Arizona Game and Fish Department.

3. C-2 SP zoning is being requested because visible wireless communication facilities are not permitted in the S-1 zoning district. The C-2 SP allows for a new visible wireless communication facility. Zoning Ordinance Section 715.B.2.d requires that wireless communication facilities be located a minimum of 300 feet from a residentially zoned district. The geometry of the proposed zoning area (300-foot radius) allows the proposal to conform to this section of the Zoning Ordinance. The existing Special Permit is being retained to allow the continued use of the Ben Avery shooting range in the proposed rezoning area.
4. The General Plan designation for the parcel is Public/Quasi Public. The proposal is consistent with the General Plan designation.
5. Much of the land surrounding the range currently exists as natural, undisturbed open space. Arizona Game and Fish Department offices and the Pioneer Living History Museum are some of the existing nearby uses.
6. Section 715.B.3.a.(1) of the Zoning Ordinance requires that the height of a visible wireless communication facility be a maximum of 85-feet in height. The proposed antenna will be 95-feet in height and will require a height variance through the Zoning Adjustment process.
7. The proposed wireless communication facility conforms to the Carefree Highway Scenic Corridor Design Policy that designates commercially zoned areas to provide a 120-foot setback from the centerline of Carefree Highway.
8. The proposed wireless communication facility is collocating on an existing lattice tower. A stipulation that requires the development to be constructed in general conformance with the site plan will ensure that a only the subject co-location can be constructed in this zoning district. Additional co-locations would require approval through the Planning Hearing Officer (PHO) process and City Council to modify this stipulation.
9. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in Shaded Zone X, on panel 0845 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
10. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonment me be required.

### **Findings**

1. The proposed wireless communications facility is proposed to be located on an existing lattice tower which minimizes the visual impact on the surrounding area. Co-location of the wireless communication facilities is encouraged, per section 715.B.5 of the Zoning Ordinance.
2. The proposed use expands the services that Ben Avery provides to its customers and the region.

3. The proposal is consistent with the surrounding land uses. Much of the land surrounding the range currently exists as natural, undisturbed open space. Arizona Game and Fish Department offices and the Pioneer Living History Museum are some of the few existing nearby uses, which are compatible with the proposed wireless communication facility.

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped August 27, 2014 except as modified by the Planning and Development Department.

### **Writer**

Ray Brown

11/06/14

### **Team Leader**

Marc Thornton

### **Attachments**

Sketch Map

Aerial

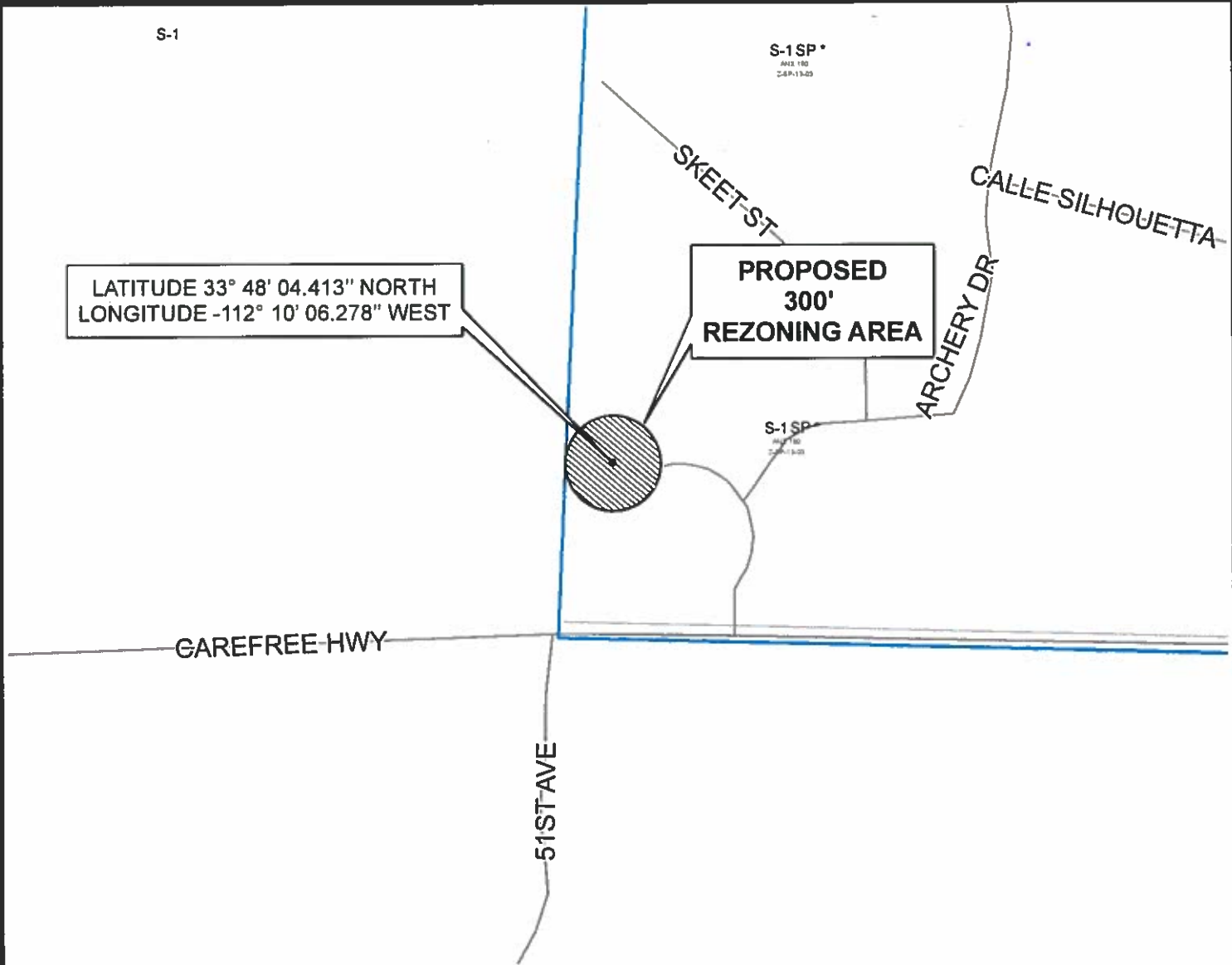
Site Plan & Elevations, 2 pages (date stamped 8/27/14)

S-1

S-1 SP\*  
ANX 190  
24P-13-03

LATITUDE 33° 48' 04.413" NORTH  
LONGITUDE -112° 10' 06.278" WEST

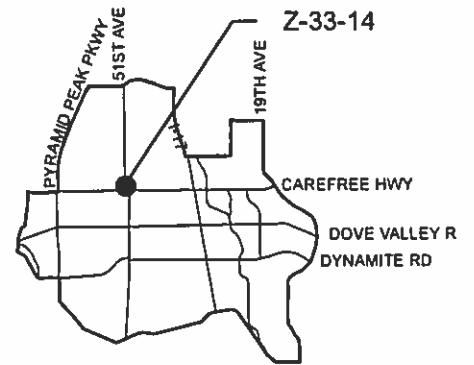
PROPOSED  
300'  
REZONING AREA



CITY OF PHOENIX PLANNING DEPARTMENT

**NORTH GATEWAY VILLAGE**

CITY COUNCIL DISTRICT: 1



APPLICANT'S NAME: **Christine Tucker**

**REQUESTED CHANGE:**

FROM S-1 SP, (6.49 a.c.)

TO C-2 SP, (6.49 a.c.)

APPLICATION NO. **Z-33-14**

DATE **9/24/14**

10/21/14

REVISION DATES

GROSS AREA INCLUDING 1/2 STREET  
AND ALLEY DEDICATION IS APPROX.

**6.49 Acres**

AERIAL PHOTO &  
QUARTER SEC. NO.

**QS 59-19**

ZONING MAP

**R-6**

**MULTIPLES PERMITTED**

S-1

C-2

**CONVENTIONAL OPTION**

6

94

**\* UNITS P.R.D. OPTION**

6

113

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



**Z-33-14**

NEC of 51 st Avenue and Carefree Highway

From: S-1 SP (6.49 ac)

To: C-2 SP (6.49 ac)





PROPOSED LICENSE	CELL
CENTRAL OFFICE BUILDING	CELL
CELL	CELL
CELL	CELL
CELL	CELL
CELL	CELL



400 E. MOORE ST. PHOENIX, AZ 85004  
 PHONE: (602) 442-1117 FAX: (602) 442-1118

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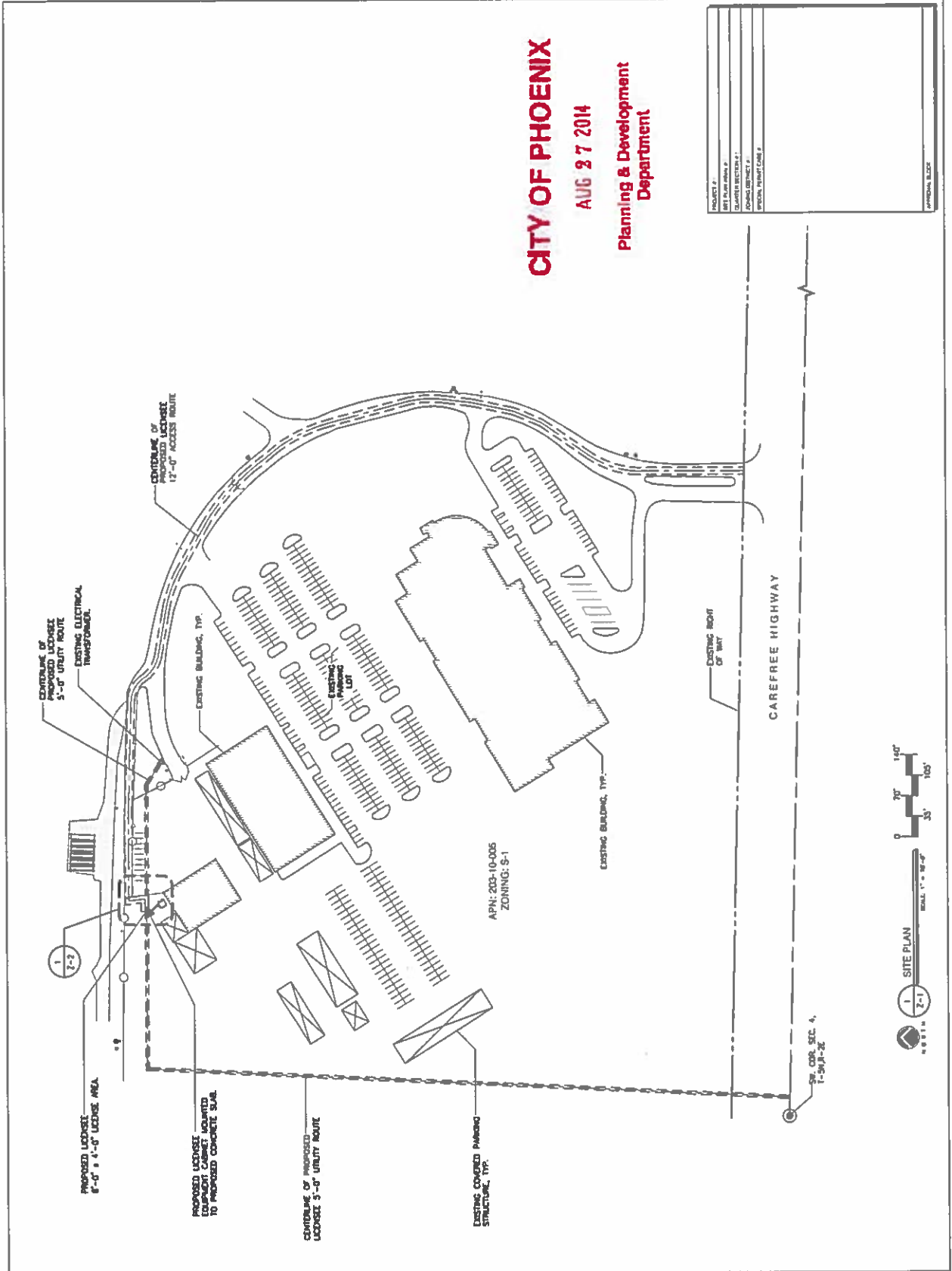
PROJECT NUMBER	00000001
DATE	08/27/2014
REVISION	
BY	
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	

PHO  
 BEN AVERY\_SC

BY: JAVIER  
 FOR: BEN AVERY  
 PROJECT: AZ 80006

OVERALL  
 SITE PLAN

SHEET NUMBER  
 Z-1




**CITY OF PHOENIX**  
 AUG 27 2014  
 Planning & Development  
 Department

PROJECT #	
SITE PLAN AREA #	
PLANNING SECTION #	
DESIGN SECTION #	
APPROVAL DATE	
APPROVAL SIGNATURE	
APPROVAL BLOCK	







150 W. CLARENDON, TEMPE, AZ 85282

DATE	
CONSTRUCTION MANUAL	
DATE	
DATE	
DATE	
DATE	
DATE	



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PROJECT NUMBER	150
DATE	8/27/14
DESIGNED BY	SP
CHECKED BY	
DATE	
APPROVED BY	
DATE	

**PHO**  
**BEN AVERY\_SC**

DATE: 8/27/14

PROJECT: 150

DATE: 8/27/14

PROJECT: 150

DATE: 8/27/14

**Z-3**

