

Proposed Verizon cell tower on an existing light pole located in the Canyon Del Oro High School

Access the project webpage below:

<http://tinyurl.com/hhqqghpd>

Project summary

The applicant's proposal includes:

- Verizon will replace an existing ball field light with a reinforced ball field light and mount antennas below the lights.
- Reduce pole height from 81' 4" to 80'
- The antennas will be shrouded.
- The stealth canister will be painted to match the ballfield light.
- The ground equipment area will be enclosed with a 9'4" CMU wall textured to match existing structures.

Meeting dates

1. First neighborhood meeting – May 16, 2016
2. 2nd neighborhood meeting – June 21, 2016
3. Conceptual Design Review Board – To be determined
4. Town Council – To be determined

Project milestones

1. Pre-application submitted – Fall 2015
2. Formal submittal – April 2016

Neighborhood meeting format

Standard meeting format

- Introduction – 10 minutes
- Staff Presentation – 20 minutes
- Applicant Presentation – 20 minutes
- Question and Answer – 40 minutes

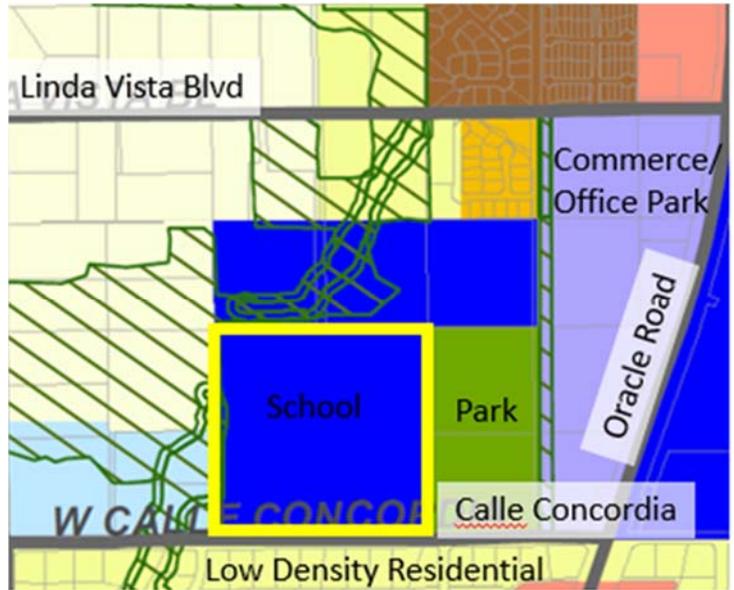
General Plan Designation

The General Plan is a policy document which helps inform land use decisions in the community. The General Plan embodies the values and goals of the community and its residents.

The subject property has a General Plan designation of School (see image at right).

School

Schools are public or private places of general instruction including public and charter schools where grades K-12 are taught, and junior and four-year colleges and universities. The recommended maximum FAR in the PSP designation is that of the Technological Park zoning district.



General Plan Vision

To be a well planned community that uses its resources to balance the needs of today against the potential impacts to future generations. Oro Valley's lifestyle is defined by the highest standard of environmental integrity, education, infrastructure, services, and public safety. It is a community of people working together to create the Town's future with a government that is responsive to residents and ensures the long-term financial stability of the Town.

General Plan Goals and Policies

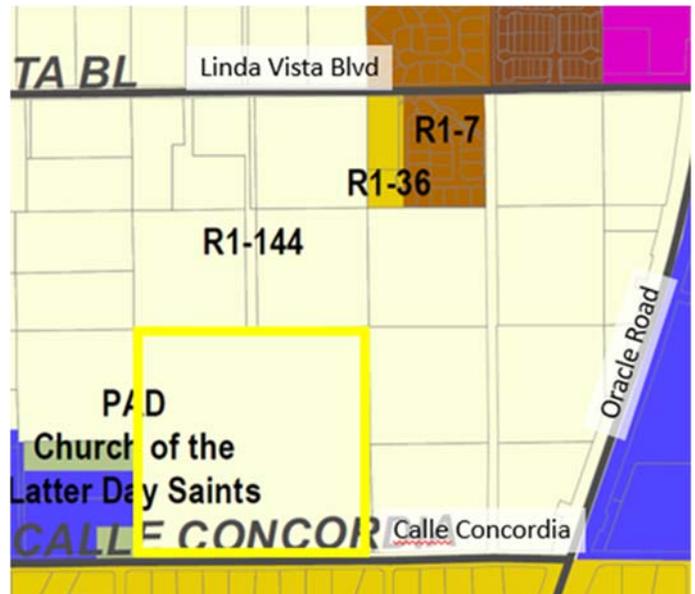
Below is a list of applicable Goals and Policies:

1. *To preserve Oro Valley's natural Sonoran Desert environment and the scenic resources that are an important part of the community's quality of life.*
2. *To promote a compatible mix of land uses throughout Oro Valley.*
3. *The Town shall continue to strive to protect the integrity and aesthetic context of existing neighborhoods through the use of appropriate buffers or other means of land use transition between incompatible uses.*

Zoning Designation

The zoning designation of the property is R1-144 (see image at right).

This district is intended to promote and preserve suburban-rural single-family residential development. The large lot size permits agricultural uses and promotes open space.



Review Criteria

Tier II Minor Facilities Criteria

- a) The Conceptual Design Review Board shall make a final determination on all Tier II applications, except when a proposed new facility exceeds the building height restrictions of the underlying zoning district. In this case, the Conceptual Design Review Board shall provide a recommendation prior to Town Council determination.
- b) All property owners and HOAs within six hundred (600) feet of the facility will be notified by mail and provided with fifteen (15) days to respond. The P&Z Administrator may require a neighborhood meeting.
- c) All Tier II Minor Facilities shall be constructed using stealth applications that result in the communication facility being incorporated into a building, structure, or the landscape to the greatest extent feasible; however, it remains discernible as a facility.
- d) All Tier II Minor Facilities shall meet the following criteria:
 - 1) New monopoles or towers that are forty (40) feet or less in height. The overall height may be increased to fifty (50) feet only if the site will be immediately utilized for collocation. The increase in height will be the minimum required to support collocation.
 - 2) Collocation on existing structures is subject to the following requirements:
 - A) The height of the utility poles, communication facilities, or other existing structures shall not add more than thirty percent (30%) to the original height up to a maximum of eighty (80) feet or the regulated height of the utility poles, communication facilities, or other existing structures, whichever is less.
 - B) For utility poles or other similar structures the diameter may be increased up to sixty percent (60%).
 - C) Collocations on all existing monopoles or towers whereby the total number of additional appurtenances is less than twenty-five percent (25%) of the twenty-five percent (25%) of the original number may be approved by the Planning and Zoning Administrator.

Flow Chart

Verizon Cell Tower in CDO High School Tier II Minor Communication Facility Process

