



MEMORANDUM

DATE: October 25, 2023
For November 9, 2023 Hearing

TO: John Iurino
Zoning Examiner

FROM: Kristina Swallow, Director
Planning & Development Services

SUBJECT: SPECIAL EXCEPTION LAND USE
PLANNING & AND DEVELOPMENT SERVICES REPORT
TP-ENT-0823-00033 T-Mobile – Shannon Road, (MCSE) C-1 (Ward 1)

Issue – This is a request by Coal Creek Consulting on behalf of T-Mobile, for approval of a wireless communication facility (WCF). The special exception site is located at 190 N Shannon Road, approximately 200 feet east of Shannon Road and 750 feet south of Anklam Road (see Case Location Map). The preliminary development plan (PDP) proposes a wireless communication tower with three sectors of antennas and with two antennas per sector, for a total of six antenna panels, with no options for future colocation, constructed as a monopole with an overall height of 50 feet. The facility will be placed within an approximately 640-square foot (20 feet by 32 feet) lease area located within the perimeter wall of an existing TEP substation at 190 N Shannon Road. The proposed ground equipment, including the monopole will be located within an area screened by an existing CMU substation wall topped by razor wire. Access is provided by a new door to be installed on the north wall of the substation, opening directly to the fenced equipment area inside the substation perimeter. No access is provided from the T-Mobile equipment area to the rest of the substation. Service access is by way of a new 12-foot utility and access easement along the west and north face of the substation wall (see PDP), sharing the existing substation road access to Shannon Road.

A communications use of this type in the C-1 zone is subject to Sections 4.9.13.O and 4.9.4.I.2, .3, and .8 of the *Unified Development Code (UDC)* and requires approval through a Mayor and Council Special Exception Procedure, in accordance with *UDC* Sec. 3.4.3, for a new tower less than two times the height from the nearest property zoned residential or office, and less than one mile from any existing tower unless documentation that no practical alternative exists. Documentation provided by the applicant indicates that no practical alternative exists, and the tower will be painted to minimize visual impacts. The tower will also be placed in a site containing an existing Utilities Distribution land use – the site is dominated by an existing TEP substation. One other 50-foot monopole communications tower is present on the site, but it does not provide opportunities for colocation.

The Mayor & Council Special Exception Procedure requires a public hearing before the Zoning Examiner, after which the Zoning Examiner forwards a recommendation to the Mayor and Council for a decision to grant the request with, or without, conditions or to deny the request. The Mayor and Council may also forward the request to the Design Review Board (DRB) for design review and recommendation.

Planning & Development Services Department Recommendation – The Planning & Development Services Department recommends approval of the special exception request, subject to the attached preliminary conditions.

Background Information

Existing Land Use: Utilities Distribution – a TEP substation and an existing 50-foot cell tower.

Zoning Description:

C-1 (Commercial Zone): This zone provides for low-intensity, commercial and other uses that are compatible with adjacent residential uses. Residential and select other agriculture, civic, recreational, and utility uses may also be permitted that provide reasonable compatibility with adjoining residential uses.

Surrounding Zones and Land Uses:

North: Zoned O-3; Multifamily Residential
South: Zoned C-1; Multifamily Residential
East: Zoned C-1; Multifamily Residential
West: Zoned C-1; Single-family Residential

Previous Cases on the Property:

T99CM02985: Installation of 50-foot monopole and ground equipment.
T00CM03557: Installation of 40-foot monopole with canister antenna.

Related Cases:

TP-ENT-0323-00017: A request for a T-Mobile antenna array mounted on a new utility pole, collocated with existing electrical utility infrastructure. The special exception site was located in the southern right-of-way of Golf Links Road, west of Pantano Road. The pole was located in close proximity to residentially zoned property, and visual impacts were mitigated by utilizing existing TEP electric poles to minimize the visual impact of a new pole.

Applicant's Request – The applicant requests special exception approval for the placement of a 50-foot high cellular communications monopole. The pole will be located in a parcel with existing cellular and electric transmission equipment. While this means it is in proximity to existing cell towers, those towers do not provide options for co-location to meet the bandwidth needs of this area as presented by the applicant. The pole will be painted to minimize visual impacts, and the

associated ground equipment area will be located inside the existing perimeter wall surrounding the substation.

Planning Considerations – Land use policy direction for this area is provided by the *Tumamoc Area Plan*, and *Plan Tucson*. No specific policy direction is provided for WCF's in the *Tumamoc Area Plan*. *Plan Tucson* identifies this area in the Future Growth Scenario Map as "Existing Neighborhoods" and supports new services and amenities that contribute further to neighborhood stability. Policy LT28.1.2 requires that, if possible, wireless communication facilities be located, installed and maintained to minimize visual impacts and preserve views. The proposed wireless communication facility will help improve telecom services in the area.

The special exception site is currently within a TEP Substation in the C-1 commercial zone. The site is located approximately 200 feet east of Shannon Road and 750 feet south of Anklam Road. The nearest residentially developed properties are the multifamily apartments north, east, and south of the project location.

The applicant estimates that the proposed development will not generate additional measurable vehicle trips per day. ADOT and DTM have provided no comments concerning this development. There are no billboards on the special exception site.

Design Considerations

Land Use Compatibility – The proposed monopole will not be designed to accommodate antennas for additional wireless carriers, keeping the overall height of the pole consistent with other towers on the site. The applicant states that collocating the antennas on the existing tower is not possible due to inadequate structural capacity to accommodate the necessary equipment. The tower will initially include two antennas per sector at the top of the monopole. The applicant states that the monopole will be of galvanized steel with all antennas, mounts, and associated visible equipment painted to match pole color to minimize visual impacts.

The applicant has submitted photo-simulations of the monopole. The proposal is for a monopole rather than a stealth tree design, because there are no existing tall trees nearby to provide context, and because it will match the appearance of the rest of the utilities distribution and communications land uses already present. Cell tower location maps showing a gap in wireless coverage were also submitted with the special exception application materials. Staff acknowledges that the proposed WCF will help improve telecom services to the area.

The nearest residential use is between 25 and 50 feet away, or about half to equal the height of the proposed monopole.

The monopole and ground equipment will be placed within a 640 square foot lease area in the northeast corner of the electric substation perimeter wall. Ground equipment will be housed inside cabinets within an area secured by an 8-foot chain-link fence preventing access to the substation area outside of the T-Mobile lease area.

Road Improvements/Vehicular Access/Circulation – No road improvements are proposed with this project. Vehicular access to the wireless communications facility is by way of a new access and utility easement along the northern wall of the substation. From the shared entrance at Shannon Road.

Federal Regulations – Because this Special Exception application involves a request for a wireless communication facility, the Zoning Examiner’s consideration of the application is impacted by the application of federal laws specific to wireless communications. While federal law does not entirely preempt local decision-making authority based on legitimate zoning requirements, such as community aesthetics and compliance with stealthing requirements, it does impose the following limitations:

- 1) The decision on the application must occur within the “shot clock” period as provided under federal law, which for this type of application is 150 days. In this case, the application was accepted on September 5, 2023 and the “shot clock” period will expire on February 2, 2024. If a decision is not rendered within the “shot clock” period, the review and consideration process is presumed to be unreasonable and affords the applicant the opportunity to file a lawsuit. If sued, the City would need to prove that it acted “reasonably” when it failed to act within the established “shot clock” period.
- 2) The evaluation of the request cannot include consideration of potential environmental or health effects of radio-frequency (RF) emissions where, as here, the facility will comply with FCC regulations and standard on such emissions.
- 3) The decision on the application cannot unreasonably discriminate among providers of functionally equivalent services. A denial may be deemed to be “unreasonable discrimination” if the facility is designed and situated similarly to other previously approved facilities and is no more intrusive than those previously facilities.
- 4) The decision may not have the effect of prohibiting the provision of wireless services, or of causing a significant gap in the applying provider’s coverage. In this context, the relevant issues are: (1) whether the applicant has shown a significant gap in service coverage; and (2) whether the proposal to fill this gap is the least intrusive means of doing so, or whether there are alternative sites that would fill the gap.
- 5) In the event of a denial, that decision and its reasons must be delivered to the applicant in writing, and must be supported by substantial evidence.

Given these constraints, the Zoning Examiner’s recommendation on this application should focus on whether the applicant has demonstrated a significant coverage gap; whether that gap could be addressed through an installation at an alternative site; and whether the proposed concealment/stealthing measures are sufficient to meet the City’s requirements. The Zoning Examiner should also consider how this application compares to other prior applications for similar

facilities. In the event of a recommendation for denial, the reasons must be stated so they can be incorporated into a written decision and captured in the meeting minutes.

Use-Specific Standards – The applicant’s proposal requires approval as a Zoning Examiner Special Exception and must meet the Use-Specific Standards of *UDC* Sections 4.9.13.O and 4.9.4.I.2, .3, and .6. The Zoning Examiner shall render a decision to grant the use with or without conditions, or to deny the use. Below is the analysis of the performance criteria.

4.9.4.I.6 The following requires approval as a special exception in accordance with Section 3.4.3, *Zoning Examiner Special Exception Procedure*. The Zoning Examiner may forward the request to the Design Review Board (DRB) for design review and recommendation.

a. Wireless communication antennas, provided:

(1) The tower or antennas are not permitted by other provisions of this Section.

The 50-foot utility pole is located 25 to 50 feet away from existing multifamily residential land use, necessitating a Mayor and Council special exception.

(2) New towers require a minimum separation of one mile from any existing tower, regardless of ownership, unless documentation establishes that no practical alternative exists.

The nearest existing wireless communications facilities are located within the project parcel. However, there is inadequate structural capacity to collocate antennas on the existing poles. There were no other vertical objects in the area sufficient to locate the antennas.

(3) All appropriate measures shall be taken to conceal or disguise the tower and antenna from external view.

The utility pole will be painted to match existing communications towers on the site to maintain a unified design aesthetic.

(4) All appropriate measures shall be taken to reduce the negative proliferation of visible towers and antennae by the collocation of new antennae on existing towers or with the facilities of other providers which are located or planned for development within the proposed service area.

The utility pole will be co-located with an electric substation, where the utilities and communications land use create an established area for similar non-residential uses. This limits the proliferation of towers to the existing site.

- (5) Notice shall be provided to all agents designated at least 15 days prior to the date of the public hearing before the Zoning Examiner.

All policies of the Mayor and Council Special Exception Process shall be followed accordingly.

Staff finds the proposal to be in compliance with the *UDC*'s Use-Specific Standards.

Conclusion – The proposal is in compliance with the performance criteria for a wireless communication facility. The special exception request is consistent with policy direction in *Plan Tucson*, which supports development designed to be compatible with and sensitive to surrounding land uses. Despite its proximity to multi-family residential land use, the project location is consistent with the surrounding context and contains new communications infrastructure to an already substantially disturbed site with similar heights. Staff acknowledges that the WCF will help improve telecom services in the area. Subject to compliance with the attached preliminary conditions, approval of the requested special exception is appropriate.

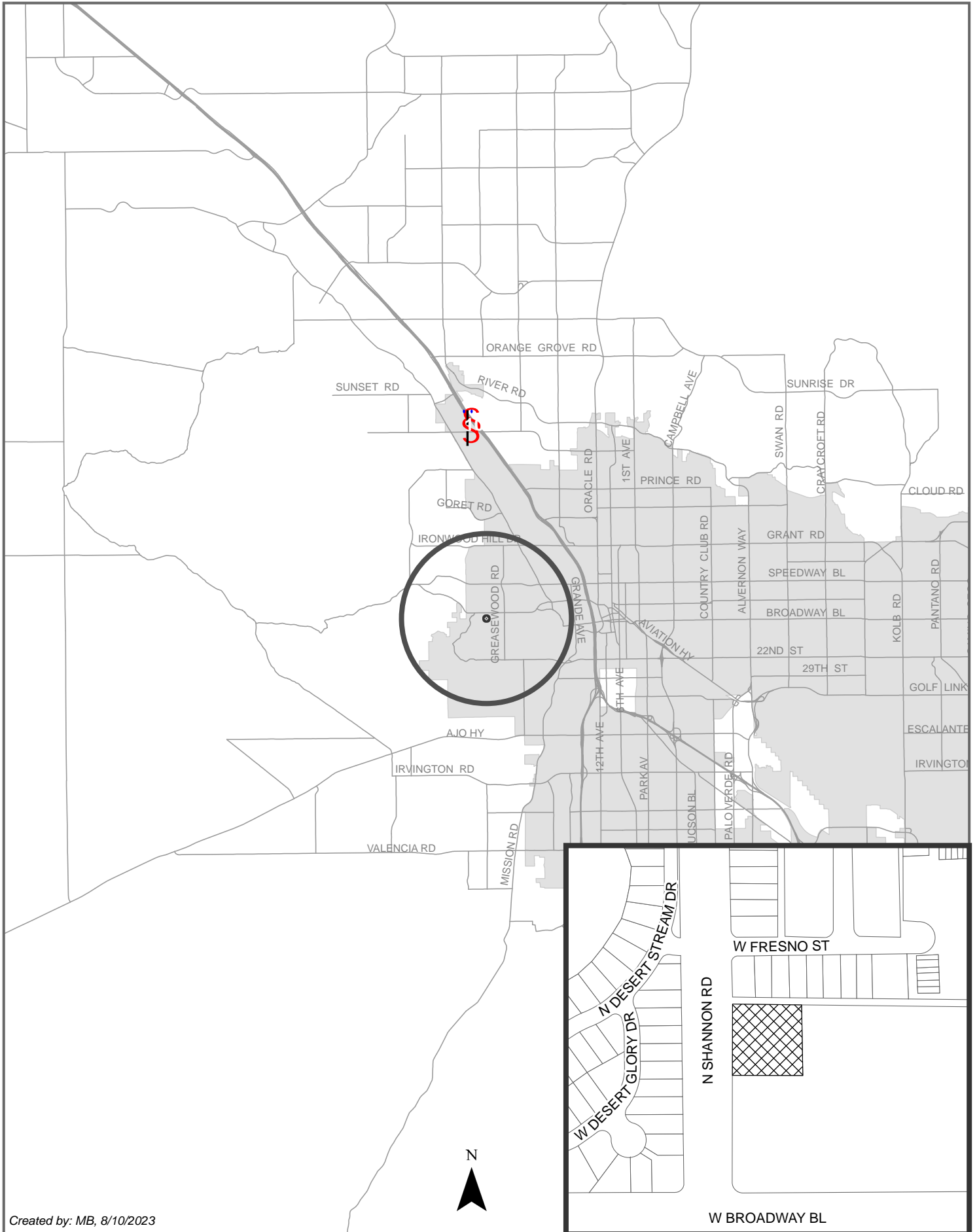
PROCEDURAL

1. A site plan in substantial compliance with the preliminary development plan dated September 5, 2023 is to be submitted and approved in accordance with *Administrative Manual*, Section 2-06.
2. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Archaeologist. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
3. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
4. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of the special exception land use.
5. A copy of the Special Exception decision letter shall be included with the site plan at the time of permit application submittal.
6. Future colocations must be approved through separate special exception process.

LAND USE COMPATABILITY / CONCEALMENT MEASURES

7. The wireless communication monopole shall not exceed fifty feet in height from grade elevation.
8. Antennas and other visible ancillary equipment on the monopole shall be painted or finished to match as closely as possible the galvanized steel color of monopole.
9. Ground equipment to be located within lease area as depicted on the preliminary development plan dated September 5, 2023.
10. The chain-link fence around the lease area inside the substation shall be at least 8 feet tall to prevent unauthorized access to the substation should the door to the lease area fail.

TP-ENT-0823-00033 WCF C-1





Area of Special Exception Request

Address: 190 N SHANNON RD
Base Maps: Twp. 1403 Range 1302 Sec. 09
Ward(s): 1

2020 Aerial

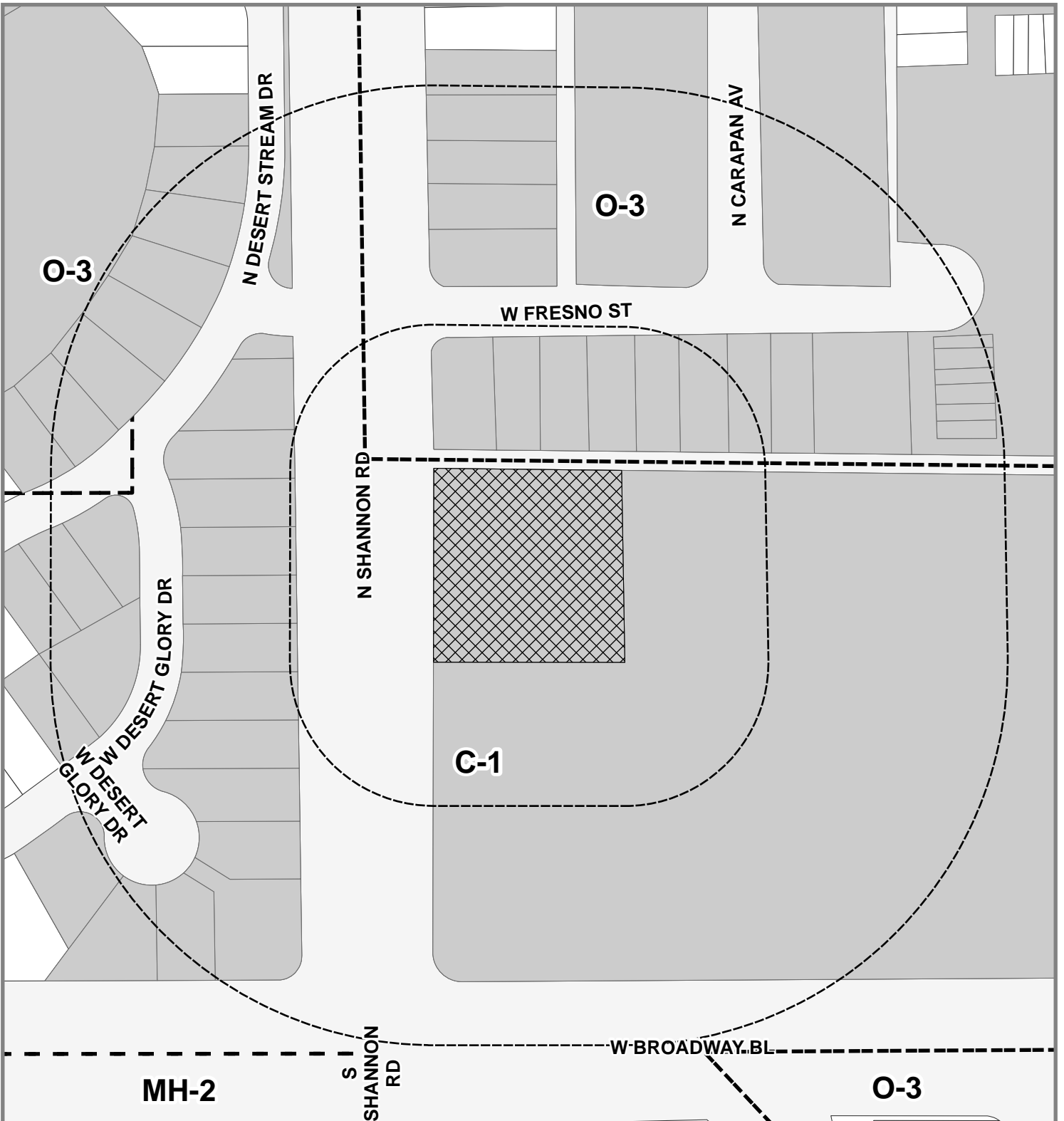
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

0 60 120 Feet

1:1,714

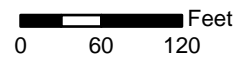


TP-ENT-0823-00033 WCF C-1



-  Area of Special Exception Request
-  Properties Notified
-  Zone Boundaries
-  400' Notification Area
-  Protest Area (150 ft. Radius)

Address: 190 N SHANNON RD
 Base Maps: Twp. 1403 Range 1302 Sec. 09
 Ward(s): 1



1:1,714

T-Mobile

SITE #: PH69344A
SITE NAME: TEP SHANNON SUBSTATION
STATE: ARIZONA
COUNTY: PIMA
DESIGN TYPE: NEW SITE BUILD

SPECIAL EXCEPTION
 Preliminary Development Plan
TP-ENT-0823-00033 Date 9/5/2023
 Planning & Development Services

CLIENT
T-Mobile
 1330 W. SOUTHERN AVE. STE A-102
 TEMPE, ARIZONA, 85282
 PHONE: (480) 638-2600 FAX: (480) 638-2852

CONSULTANT
COAL CREEK CONSULTING
 8283 N. HAYDEN RD., STE 258
 SCOTTSDALE, ARIZONA 85258
 PHONE: (480) 429-0533

ENGINEER OF RECORD

SEAL

ARIZONA STATE CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2018 INTERNATIONAL BUILDING CODE
 2018 INTERNATIONAL MECHANICAL CODE
 2017 NATIONAL ELECTRICAL CODE/NFPA-70

ACCESSIBILITY REQUIREMENTS:

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE CURRENT INTERNATIONAL BUILDING CODE.

PROJECT SUMMARY

SITE ADDRESS:
 190 N. SHANNON RD.
 TUCSON, ARIZONA 85745

PROPERTY OWNER:
 UNISOURCE ENERGY CORP
 P.O. BOX 711 MS HQW802
 TUCSON, ARIZONA 85702
 CONTACT: ELENA PRYER
 PHONE: (520) 490-5315
 EMAIL: EPRYER@TEP.COM

APN: 116-11-005B
ZONING CLASSIFICATION: C-1
JURISDICTION: CITY OF TUCSON
LAT: SURVEY WILL UPDATE
LONG: SURVEY WILL UPDATE
GROUND ELEVATION: SURVEY WILL UPDATE

PROJECT DESCRIPTION

T-MOBILE PROPOSES TO INSTALL THE FOLLOWING ITEMS:

- ADD A METER WITH PULL-OUT BREAKER
- ADD ACCESS STAIRS
- ADD A ACCESS DOOR IN EXISTING WALL
- ADD A 50' HIGH MONOPOLE AND FOUNDATION
- ADD A 20' X 32' CHAIN LINK FENCED COMPOUND
- ADD A WEATHER PROOF LIGHT SWITCH WITH 4 LED TECH LIGHTS
- ADD A 15' X 15' ELEVATED EQUIPMENT PLATFORM WITH STEPS
- ADD (2) NEW EQUIPMENT CABINETS
- ADD AN ICE BRIDGE TO POLE
- ADD A TELCO BOX TO H-FRAME
- ADD (2) TOWER JUNCTION BOXES TO H-FRAME
- ADD AN EXCESS FIBER BOX TO H-FRAME
- ADD A 200 AMP PPC TO H-FRAME
- ADD A CIENA TO H-FRAME
- ADD (2) HYBRID CABLE WITH PENDANTS ATTACHED TO END
- ADD (1) NEW 4-SECTOR ANTENNA MOUNT WITH STIFF ARMS
- ADD (6) RADIO MODULES, (2) PER SECTOR
- ADD (6) ANTENNAS, (2) PER SECTOR

PROJECT TEAM

PROJECT MANAGER:
 T-MOBILE
 1330 W. SOUTHERN AVE., STE A-102
 TEMPE, ARIZONA 85282

CONSTRUCTION MANAGER:
 COAL CREEK CONSULTING
 8283 N. HAYDEN RD. SUITE 258
 SCOTTSDALE, ARIZONA 85258
 CONTACT: KYLE PEART
 PHONE: (520) 906-8619

SITE ACQ. CONSULTANT:
 COAL CREEK CONSULTING
 8283 N. HAYDEN RD. SUITE 258
 SCOTTSDALE, ARIZONA 85258
 CONTACT: CAMERON LEHMAN
 PHONE: (714) 943-6261

A&E DESIGN:
 COAL CREEK CONSULTING
 8283 N. HAYDEN RD. SUITE 258
 SCOTTSDALE, ARIZONA 85258
 CONTACT: SHAWN EVANS
 PHONE (602) 758-5829

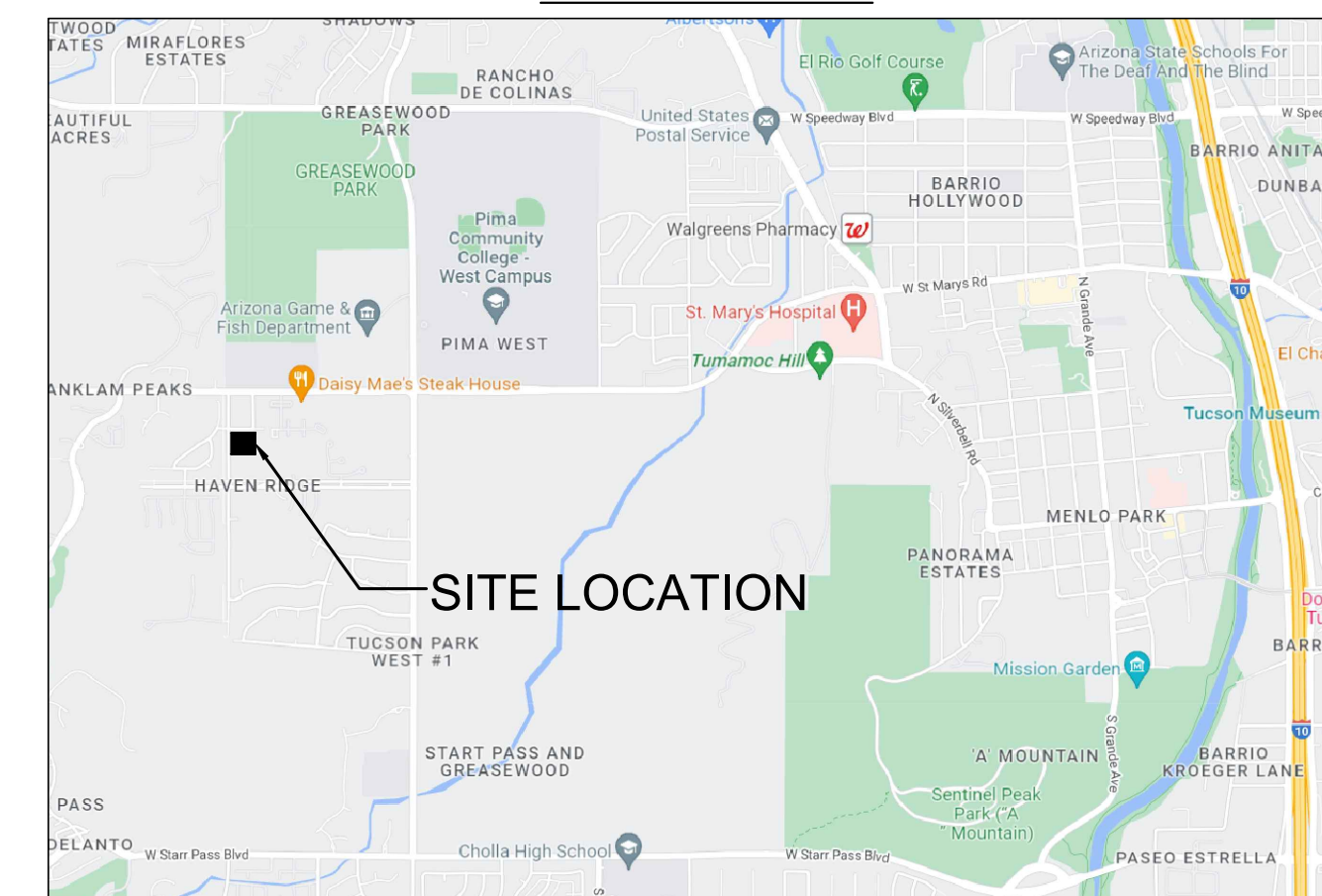
SURVEYOR:
 AMBIT CONSULTING
 412 E. SOUTHERN AVE.
 TEMPE, ARIZONA 85282
 CONTACT: MATTHEW FORD
 PHONE (602) 463-0472

SHEET INDEX

T-1 TITLE SHEET, VICINITY MAP & GENERAL INFO.
 LS-1 OVERALL SITE

ZONING:
 Z-1 OVERALL SITE PLAN
 Z-2 SITE PLAN
 Z-3 ENLARGED SITE PLAN
 Z-4 DIMENSION AND ANTENNA PLANS
 Z-5 NEW ELEVATIONS

VICINITY MAP



DRIVING DIRECTIONS

DIRECTIONS TO THE SITE FROM THE T-MOBILE OFFICE:
 TAKE PRIEST DR. SOUTH AND TURN RIGHT ON W. BASELINE RD. TURN LEFT TO MERGE ONTO THE I-10 SOUTH FOR TUCSON. IN TUCSON TAKE EXIT 256 AND TURN RIGHT ON W. GRANT RD.. TURN LEFT ON N. GREASEWOOD RD.. TURN RIGHT ON W. ANKLAM. TURN LEFT SHANNON RD.. EXISTING SUBSTATION WILL BE ON YOUR LEFT.

NO.	DATE	DESCRIPTION	BY
2	10/03/22	REVISION 1	SPE
3	10/24/22	REVISION 2	SPE
4	12/19/22	REVISION 3	SPE
5	03/10/23	REVISION 4	SPE
6	07/17/23	REVISION 5	DRK

PROJECT INFORMATION
 JOB: 03-648-03

PH69344A
TEP SHANNON
SUBSTATION
 190 N. SHANNON RD.
 TUCSON, ARIZONA 85745

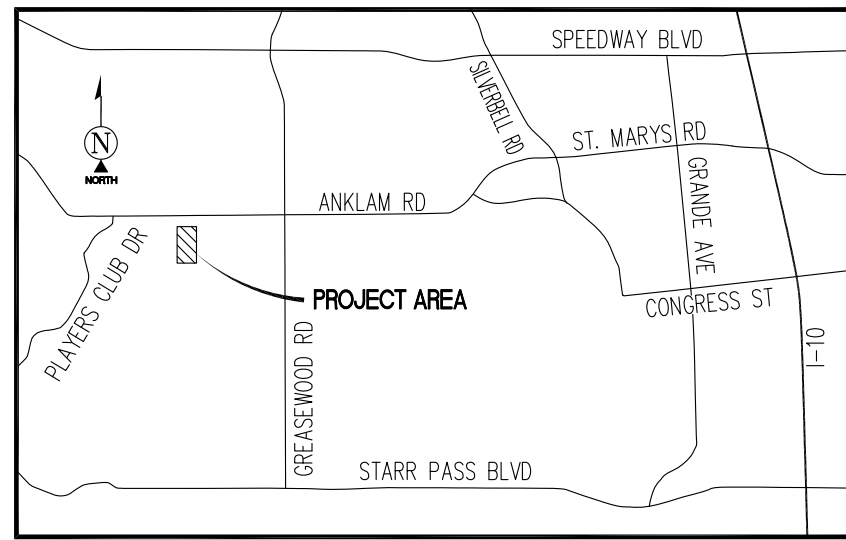
SHEET TITLE
TITLE SHEET, VICINITY
MAP & GENERAL
INFORMATION

JURISDICTIONAL APPROVAL

SHEET NUMBER
T-1



RFDS VER 1 DATED 8/16/2022 AT 12:20:27 PM



VICINITY MAP
N.T.S.

POSITION OF GEODETIC COORDINATES
 LATITUDE 32° 13' 22.31" (32.222864) NORTH (NAD83)
 LONGITUDE 111° 01' 41.15" (111.028097) WEST (NAD83)
 GROUND ELEVATION @ 2523.5' (NAVD88)

SPECIAL EXCEPTION
Preliminary Development Plan
TP-ENT-0823-00033 Date 9/5/2023
Planning & Development Services

T-Mobile®
 1330 WEST SOUTHERN AVENUE STE. A-102
 TEMPE, AZ 85282
 PH: (480) 638-2600
 FAX: (480) 638-2852

PROJECT INFORMATION:

PH69344A
 190 N. SHANNON ROAD
 TUCSON, AZ 85745
 PIMA COUNTY

ORIGINAL ISSUE DATE:

09/16/2022

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	09/16/2022	PRELIMINARY	CK
0	03/24/2023	TITLE/DESIGN (C)	CK

PROJECT COORDINATION:

COAL CREEK CONSULTING
 8283 N. HAYDEN ROAD, SUITE #258
 SCOTTSDALE, AZ 85258
 PH: (602) 326-0011
 FAX: (602) 532-7407

SURVEY PREPARED BY:

ambit consulting
 4645 S. LAKESHORE DR. #14
 TEMPE, ARIZONA 85282
 PH. (480) 659-4072
 www.ambitconsulting.us

DRAWN BY: CHK.: APV.:

CK	SB	XX
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LICENSER:

PRELIMINARY

SHEET TITLE:

OVERALL SITE

SHEET NUMBER:

LS-1

SURVEY DATE
08/31/2022

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE ARIZONA ZONE CENTRAL STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2010.00), DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12B" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE ARIZONA CENTRAL STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99987529

FLOOD ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #04019C2260L, DATED 06/16/2011

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND / OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

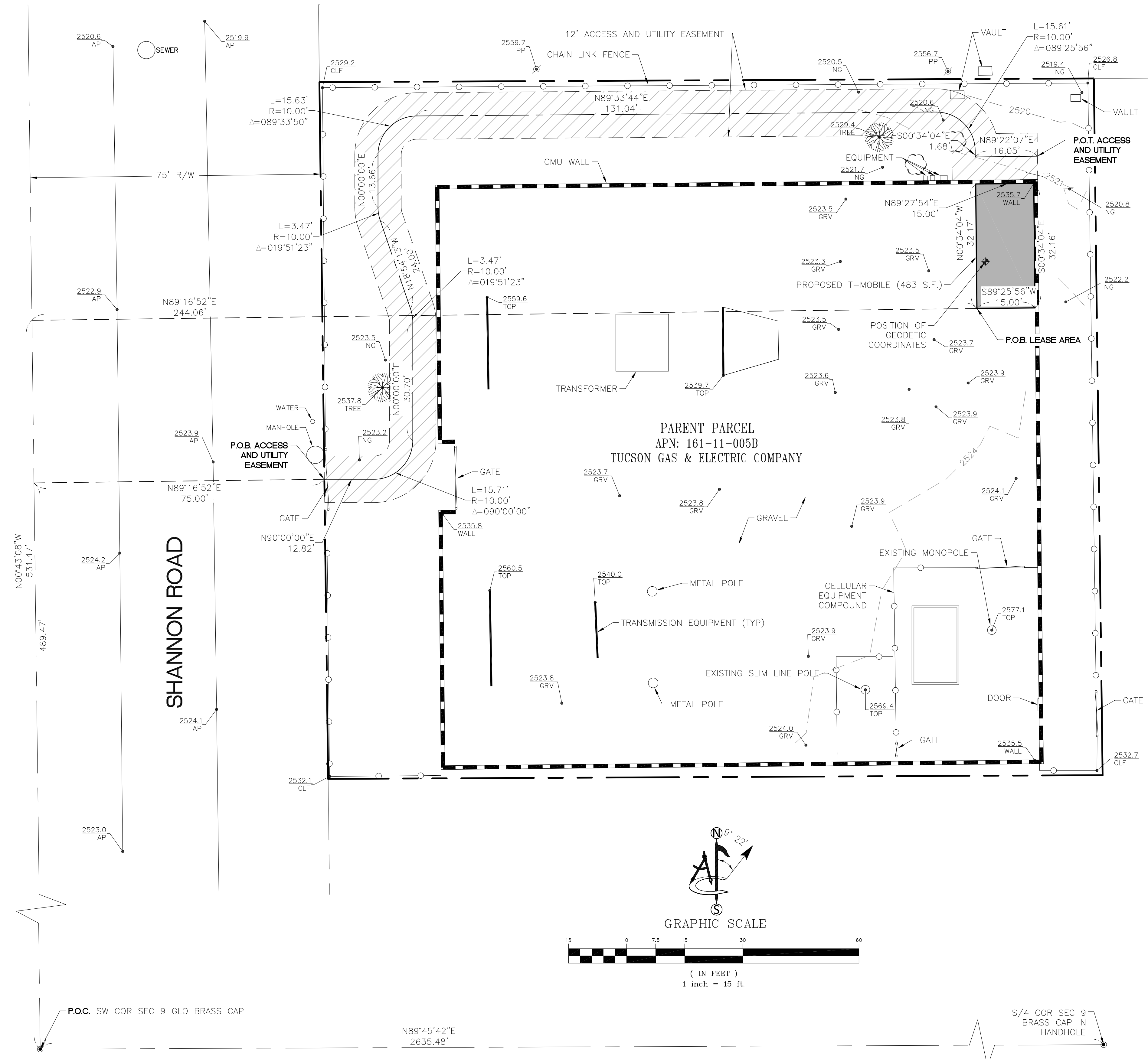
SURVEYOR'S NOTES

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

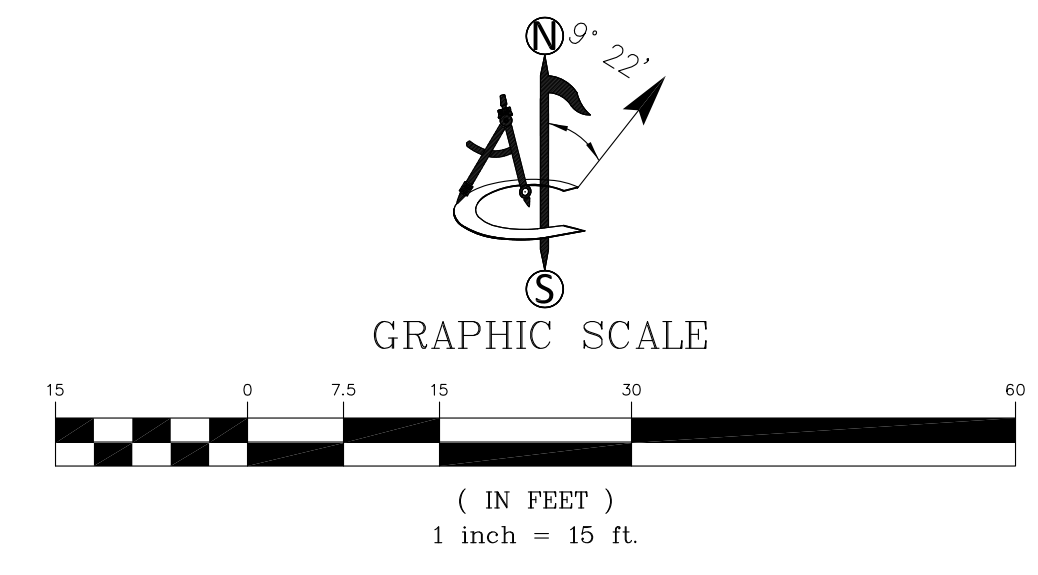
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.



LEGEND

AP ASPHALT	UTILITY MANHOLES
CLF CHAIN LINK FENCE	UTILITY METER
CMU CONCRETE MASONRY UNIT	UTILITY POLE
GRV GRAVEL	POSITION OF GEODETIC COORDINATES
NG NATURAL GRADE	SPOT ELEVATION
R/W RIGHT OF WAY	BUSH / SHRUB
WALL TOP OF WALL	TREES
CMU WALLS	
CHAIN LINK FENCE	
STREET CENTERLINES	
SUBJECT PROPERTY LINE	
ADJACENT PROPERTY LINE	
LEASE AREA LIMITS	
MAJOR CONTOUR INTERVAL	
MINOR CONTOUR INTERVAL	

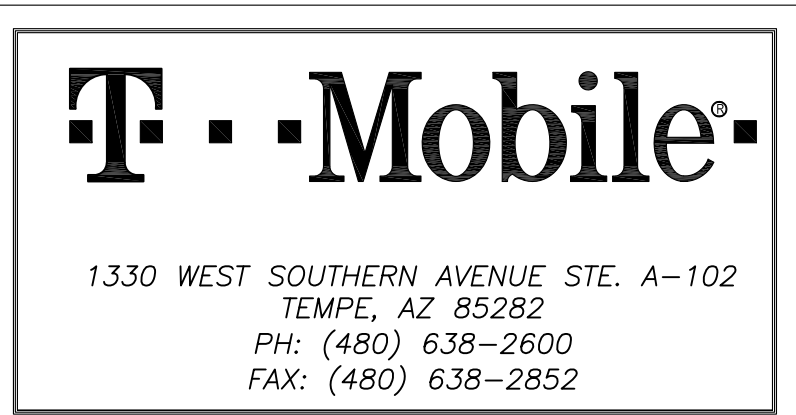


P.O.C. SW COR SEC 9 GLO BRASS CAP

N89°45'42"E
2635.48'

S/4 COR SEC 9
BRASS CAP IN
HANDHOLE

SPECIAL EXCEPTION
Preliminary Development Plan
TP-ENT-0823-00033 Date 9/5/2023
Planning & Development Services



PROJECT INFORMATION:

PH69344A

190 N. SHANNON ROAD
TUCSON, AZ 85745

PIMA COUNTY

ORIGINAL ISSUE DATE:

09/16/2022

REV.: DATE: DESCRIPTION: BY:

A	09/16/2022	PRELIMINARY	CK
0	03/24/2023	TITLE/DESIGN (C)	CK

PROJECT COORDINATION:



SURVEY PREPARED BY:

4645 S. LAKESHORE DR. #14
 TEMPE, ARIZONA 85282
 PH. (480) 659-4072
 www.ambitconsulting.us

DRAWN BY: CHK.: APV.:

CK	SB	XX
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LICENSER:

PRELIMINARY

SHEET TITLE:

OVERALL SITE

SHEET NUMBER:

LS-2

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #38607266, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED MARCH 20, 2023. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. TAXES
 TYPE OF TAX: COUNTY
 CALENDAR YEAR: 2022
 AMOUNT: \$EXEMPT
 PARCEL ID #: 116-11-005B
 PAID THROUGH: 2022
 ASSESSMENT: \$EXEMPT (TOTAL = LAND AND IMPROVEMENTS, IF ANY) (NOT A SURVEY MATTER)

2. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN DEED BOOK 17, PAGE 25. (NOTHING TO PLOT)

LESSOR'S LEGAL DESCRIPTION

PROPERTY LOCATED IN PIMA COUNTY, ARIZONA THE FOLLOWING REAL PROPERTY SITUATED IN PIMA COUNTY, ARIZONA, TOGETHER WITH ALL RIGHTS AND PRIVILEGES APPURTENANT THERETO, TO WIT: THE NORTH 180 FEET OF THE WEST 200 FEET OF BLOCK 3, TUCSON PARK WEST, ACCORDING TO BOOK 17 OF MAPS, PAGE 25, AND BEING THE SAME PROPERTY CONVEYED TO TUCSON GAS & ELECTRIC COMPANY, AN ARIZONA CORPORATION FROM TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE BY SPECIAL WARRANTY DEED DATED JUNE 11, 1969 AND RECORDED JUNE 17, 1969, IN DEED BOOK 3518, PAGE 499.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE NORTH 180 FEET OF THE WEST 200 FEET OF BLOCK 3, TUCSON PARK WEST, ACCORDING TO BOOK 17 OF MAPS, PAGE 25, OFFICIAL RECORDS OF PIMA COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON THE ARIZONA CENTRAL STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99987529

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION BEARS NORTH 89°45'42" EAST, 2635.48 FEET; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 00°43'08" WEST, 531.47 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID LINE ALSO BEING THE CENTERLINE OF SHANNON ROAD; THENCE DEPARTING SAID SECTION LINE NORTH 89°16'52" EAST, 244.06 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°34'04" WEST, 32.17 FEET; THENCE NORTH 89°27'54" EAST, 15.00 FEET; THENCE SOUTH 00°34'04" EAST, 32.16 FEET; THENCE SOUTH 89°25'56" WEST, 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 483 SQUARE FEET (0.011 ACRES) OF LAND, MORE OR LESS.

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE NORTH 180 FEET OF THE WEST 200 FEET OF BLOCK 3, TUCSON PARK WEST, ACCORDING TO BOOK 17 OF MAPS, PAGE 25, OFFICIAL RECORDS OF PIMA COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, AND BEING A STRIP OF LAND 12.00 FEET WIDE, 6.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON THE ARIZONA CENTRAL STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99987529

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION BEARS NORTH 89°45'42" EAST, 2635.48 FEET; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 00°43'08" WEST, 489.57 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID LINE ALSO BEING THE CENTERLINE OF SHANNON ROAD; THENCE DEPARTING SAID SECTION LINE NORTH 89°16'52" EAST, 75.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SHANNON ROAD AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID RIGHT OF WAY NORTH 90°00'00" EAST, 12.82 FEET TO A POINT OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 15.71 FEET; THENCE NORTH 00°00'00" EAST, 30.70 FEET TO A POINT OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°51'23" AN ARC DISTANCE OF 3.47 FEET; THENCE NORTH 18°54'13" WEST, 24.00 FEET TO A POINT OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°51'23" AN ARC DISTANCE OF 3.47 FEET; THENCE NORTH 00°00'00" EAST, 13.66 FEET TO A POINT OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°33'50" AN ARC DISTANCE OF 15.63 FEET; THENCE NORTH 89°33'44" EAST, 131.04 FEET TO A POINT OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°25'56" AN ARC DISTANCE OF 15.61 FEET; THENCE SOUTH 00°34'04" EAST, 1.68 FEET; THENCE NORTH 89°22'07" EAST, 16.05 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP OF LAND ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT SO AS TO NOT CAUSE ANY GAPS OR OVERLAPS IN SAID EASEMENT AND ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID EAST LINE OF SHANNON ROAD.

NO.	DATE	DESCRIPTION	BY
2	10/03/22	REVISION 1	SPE
3	10/24/22	REVISION 2	SPE
4	12/19/22	REVISION 3	SPE
5	03/10/23	REVISION 4	SPE
6	07/17/23	REVISION 5	DRK

PROJECT INFORMATION
 JOB: 03-648-03

**PH69344A
 TEP SHANNON
 SUBSTATION**

190 N. SHANNON RD.
 TUCSON, ARIZONA 85745

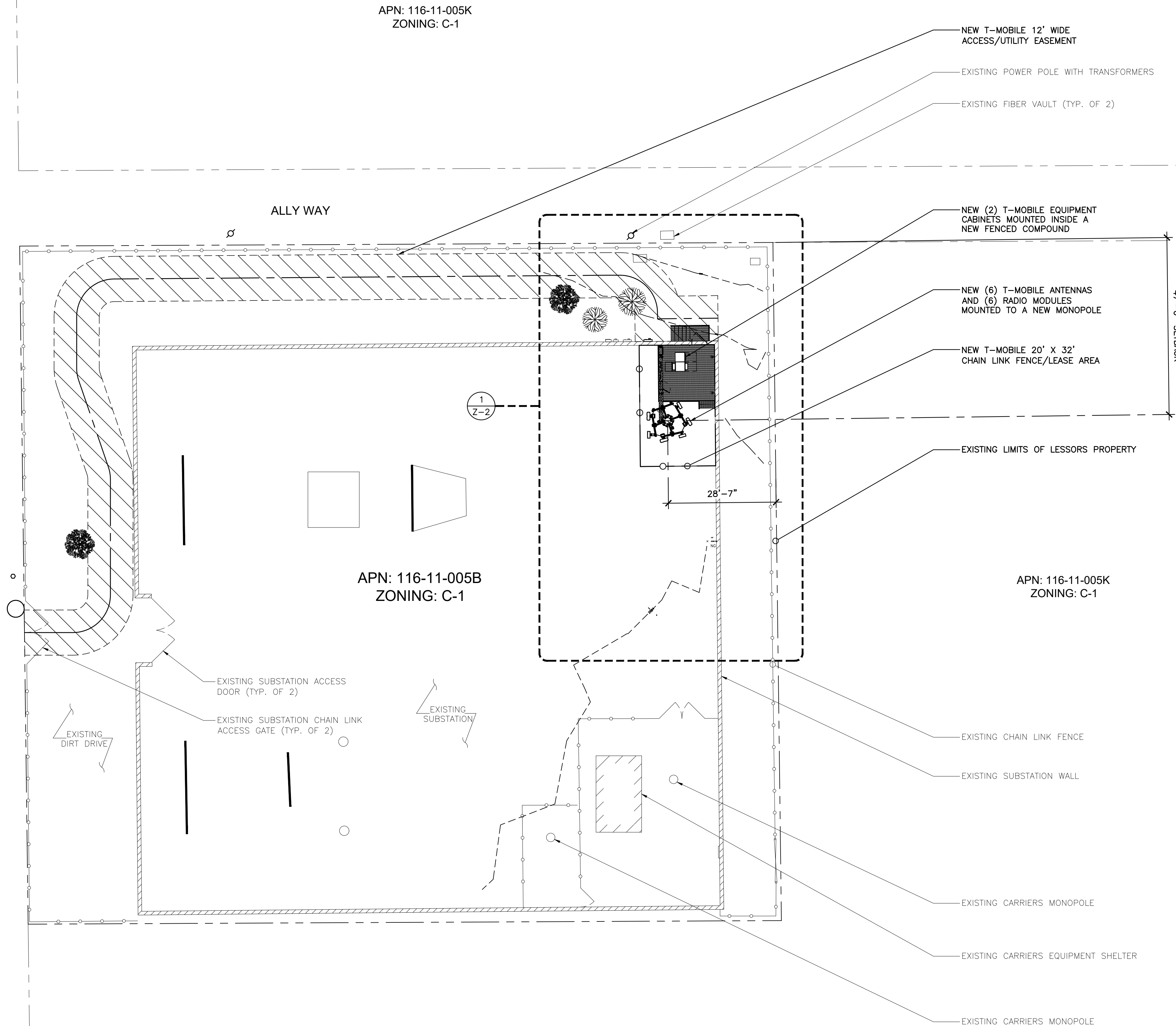
SHEET TITLE

**OVERALL
 SITE PLAN**

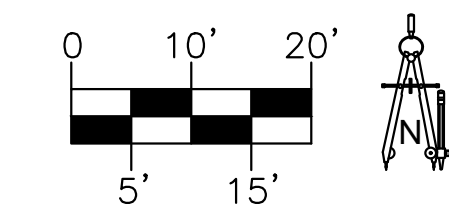
JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-1



SPECIAL EXCEPTION
 Preliminary Development Plan
 TP-ENT-0823-00033 Date **9/5/2023**
 Planning & Development Services



SCALE: 1/16" = 1'-0"

1

NO.	DATE	DESCRIPTION	BY
2	10/03/22	REVISION 1	SPE
3	10/24/22	REVISION 2	SPE
4	12/19/22	REVISION 3	SPE
5	03/10/23	REVISION 4	SPE
6	07/17/23	REVISION 5	DRK

PROJECT INFORMATION
 JOB: 03-648-03

**PH69344A
 TEP SHANNON
 SUBSTATION**

190 N. SHANNON RD.
 TUCSON, ARIZONA 85745

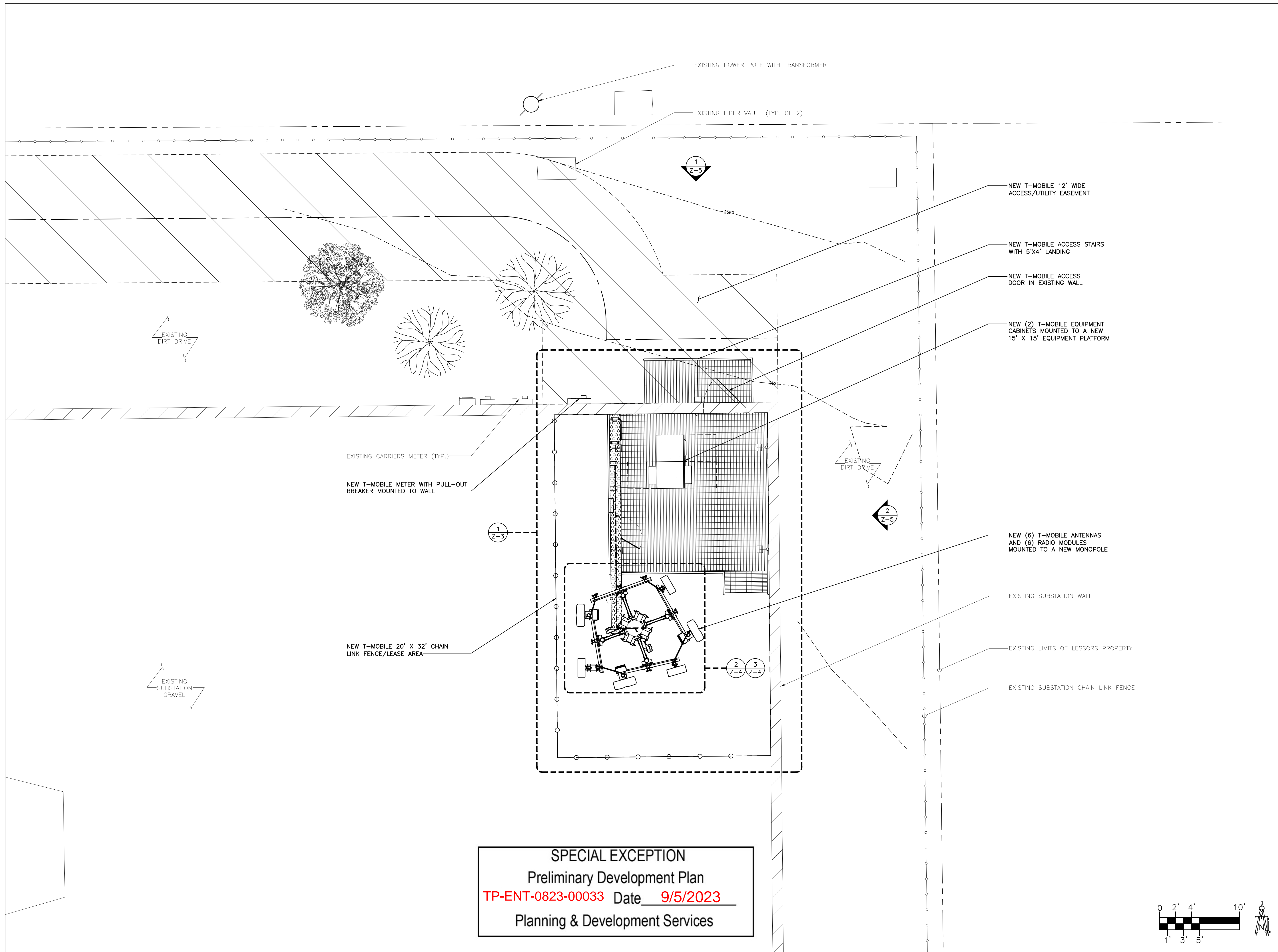
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SITE PLAN

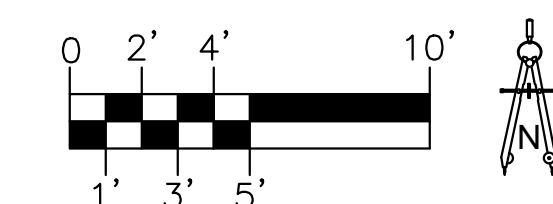
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SHEET NUMBER

Z-2

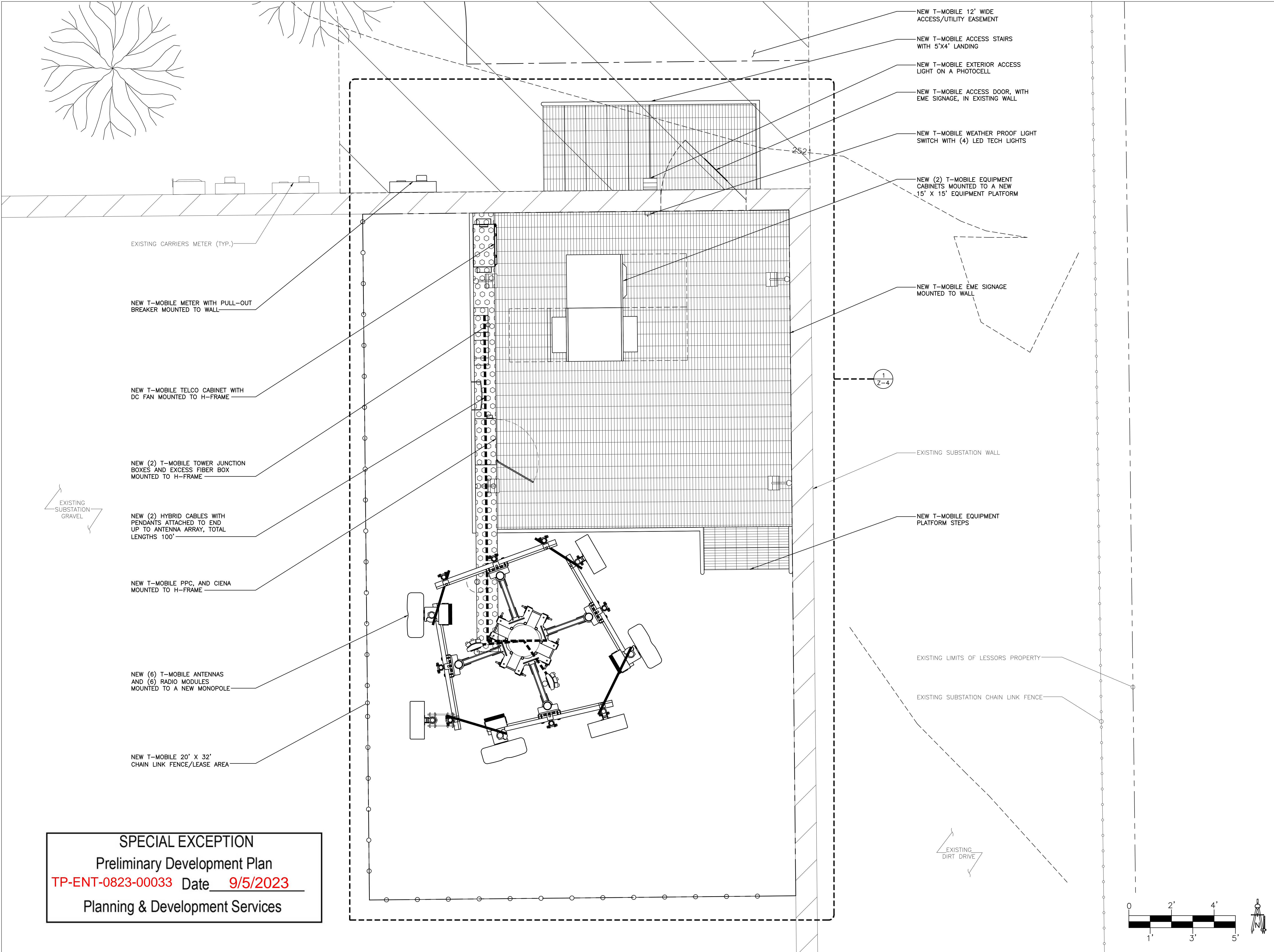
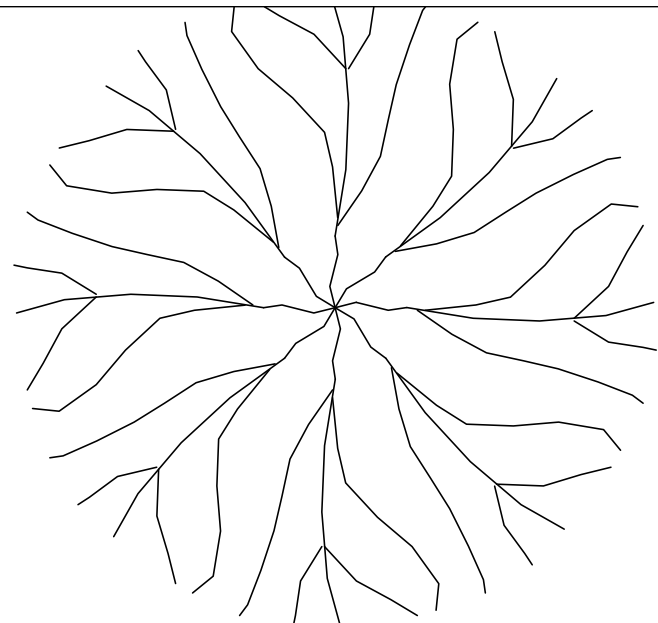


SPECIAL EXCEPTION
 Preliminary Development Plan
 TP-ENT-0823-00033 Date 9/5/2023
 Planning & Development Services



SCALE: 3/16" = 1'-0"

1



CLIENT
T-Mobile
 1330 W. SOUTHERN AVE. STE A-102
 TEMPE, ARIZONA, 85282
 PHONE: (480) 638-2600 FAX: (480) 638-2852

CONSULTANT
COAL CREEK CONSULTING
 8283 N. HAYDEN RD., STE 258
 SCOTTSDALE, ARIZONA 85258
 PHONE: (480) 429-0533

ENGINEER OF RECORD
 SEAL

NO.	DATE	DESCRIPTION	BY
2	10/03/22	REVISION 1	SPE
3	10/24/22	REVISION 2	SPE
4	12/19/22	REVISION 3	SPE
5	03/10/23	REVISION 4	SPE
6	07/17/23	REVISION 5	DRK

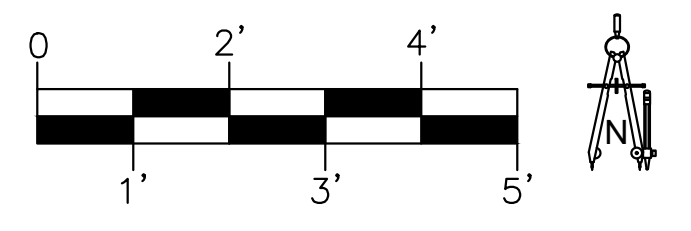
PROJECT INFORMATION
 JOB: 03-648-03
PH69344A
TEP SHANNON
SUBSTATION
 190 N. SHANNON RD.
 TUCSON, ARIZONA 85745

SHEET TITLE
NEW ENLARGED
SITE PLAN

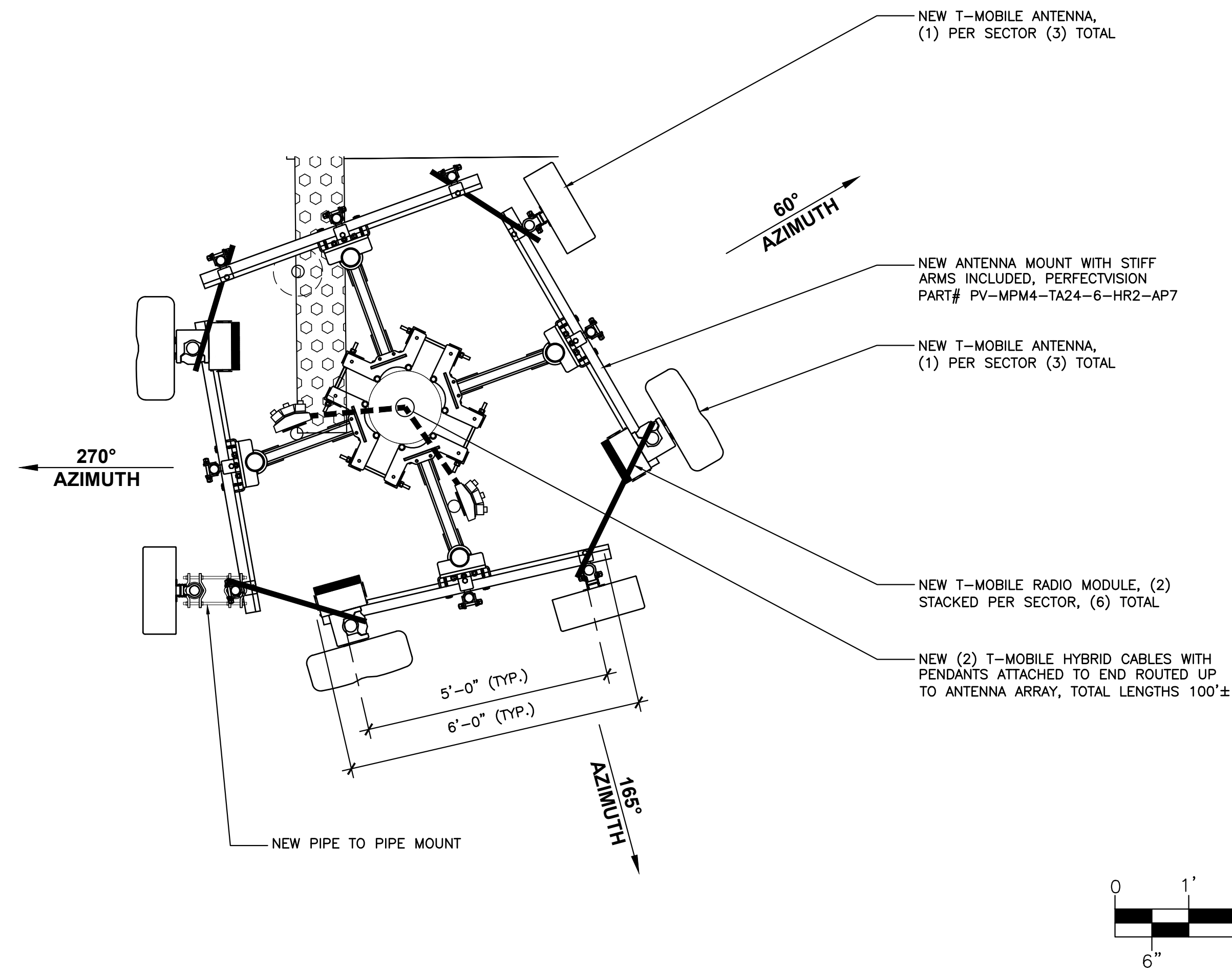
JURISDICTIONAL APPROVAL

SHEET NUMBER
Z-3

SPECIAL EXCEPTION
 Preliminary Development Plan
 TP-ENT-0823-00033 Date 9/5/2023
 Planning & Development Services



SCALE: 1/2" = 1'-0" 1



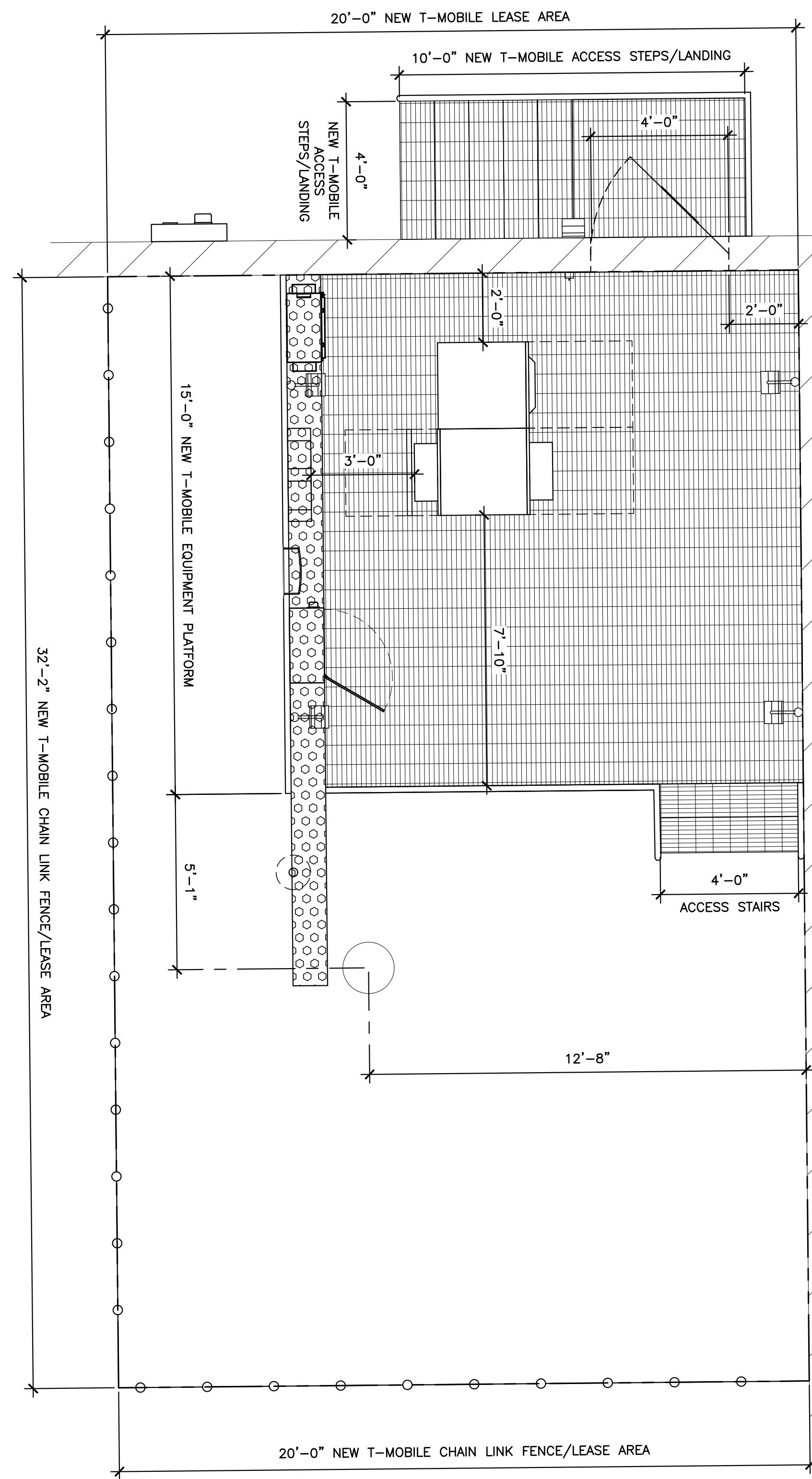
ENLARGED T-MOBILE ANTENNA PLAN

SCALE: 3/4" = 1'-0" 2

SPECIAL EXCEPTION
 Preliminary Development Plan
 TP-ENT-0823-00033 Date 9/5/2023
 Planning & Development Services

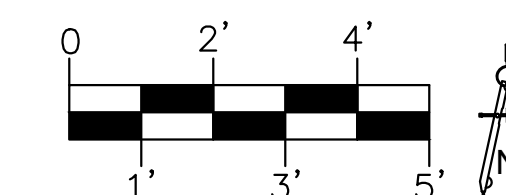
NOT USED

SCALE: N.T.S 3



ENLARGED DIMENSION PLAN

SCALE: 3/8" = 1'-0" 1



CLIENT
T-Mobile
 1330 W. SOUTHERN AVE. STE A-102
 TEMPE, ARIZONA, 85282
 PHONE: (480) 638-2600 FAX: (480) 638-2852

CONSULTANT
COAL CREEK CONSULTING
 8283 N. HAYDEN RD., STE 258
 SCOTTSDALE, ARIZONA 85258
 PHONE: (480) 429-0533

ENGINEER OF RECORD

SEAL

NO.	DATE	DESCRIPTION	BY
2	10/03/22	REVISION 1	SPE
3	10/24/22	REVISION 2	SPE
4	12/19/22	REVISION 3	SPE
5	03/10/23	REVISION 4	SPE
6	07/17/23	REVISION 5	DRK

PROJECT INFORMATION
 JOB: 03-648-03

PH69344A
TEP SHANNON
SUBSTATION

190 N. SHANNON RD.
 TUCSON, ARIZONA 85745

SHEET TITLE

DIMENSION AND
ANTENNA PLANS

JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-4

RFDS VER 1 DATED 8/16/2022 AT 12:20:27 PM

SPECIAL EXCEPTION
 Preliminary Development Plan
 TP-ENT-0823-00033 Date 9/5/2023
 Planning & Development Services

NOTES:
 STRUCTURAL ANALYSIS MUST BE PERFORMED
 BEFORE INSTALLATION OF ANY NEW ANTENNAS.
 STRUCTURAL ANALYSIS PROVIDED BY OTHERS.

CLIENT
T-Mobile
 1330 W. SOUTHERN AVE. STE A-102
 TEMPE, ARIZONA, 85282
 PHONE: (480) 638-2600 FAX: (480) 638-2852

CONSULTANT
COAL CREEK CONSULTING
 8283 N. HAYDEN RD., STE 258
 SCOTTSDALE, ARIZONA 85258
 PHONE: (480) 429-0533

ENGINEER OF RECORD

SEAL

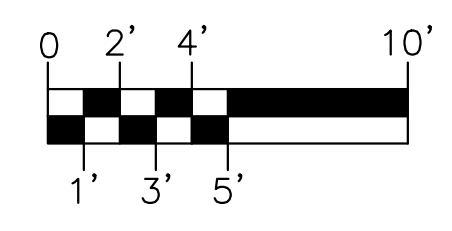
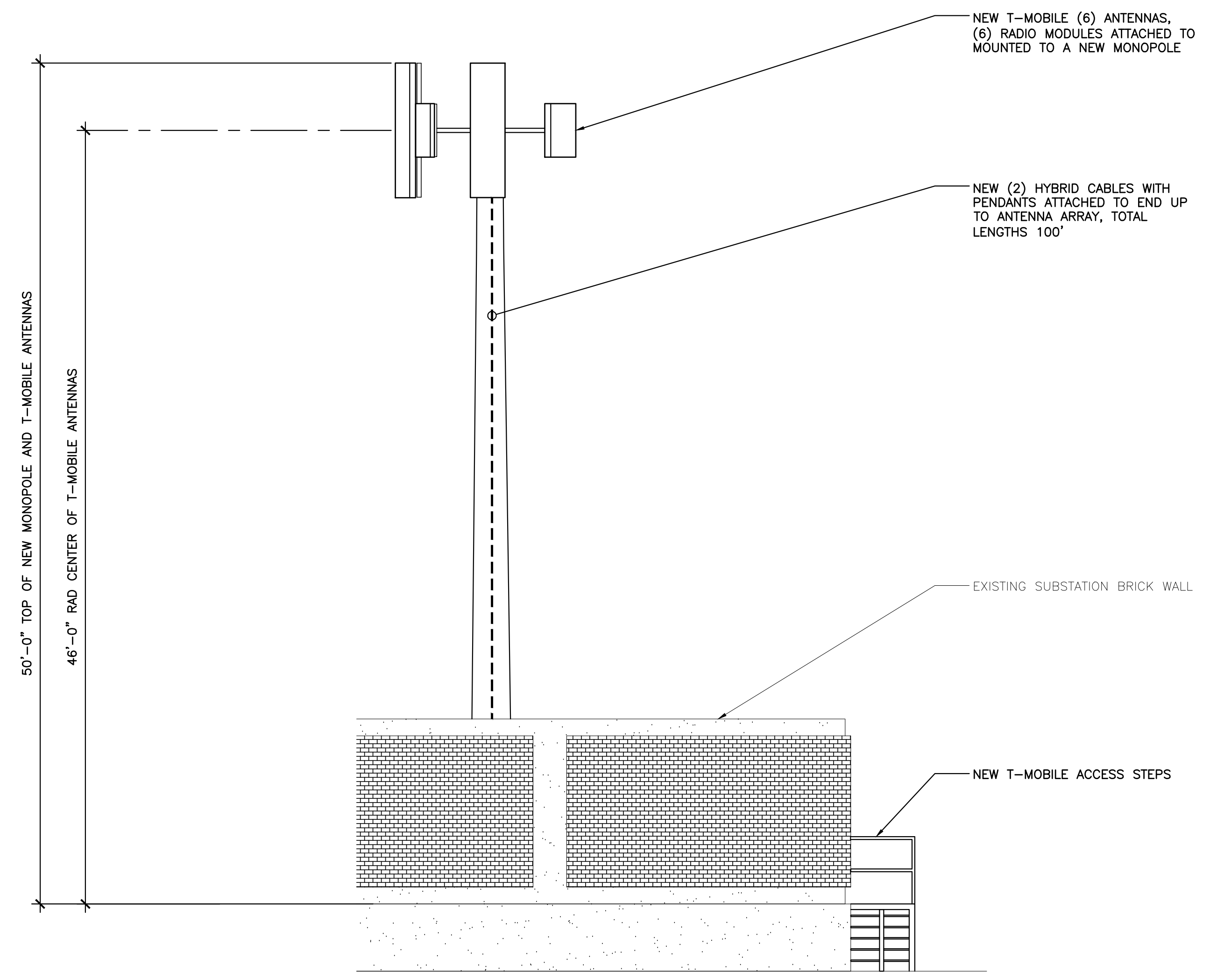
NO.	DATE	DESCRIPTION	BY
2	10/03/22	REVISION 1	SPE
3	10/24/22	REVISION 2	SPE
4	12/19/22	REVISION 3	SPE
5	03/10/23	REVISION 4	SPE
6	07/17/23	REVISION 5	DRK

PROJECT INFORMATION
 JOB: 03-648-03
PH69344A
TEP SHANNON
SUBSTATION
 190 N. SHANNON RD.
 TUCSON, ARIZONA 85745

SHEET TITLE
EXISTING/NEW
ELEVATIONS

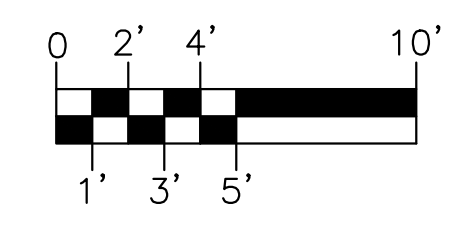
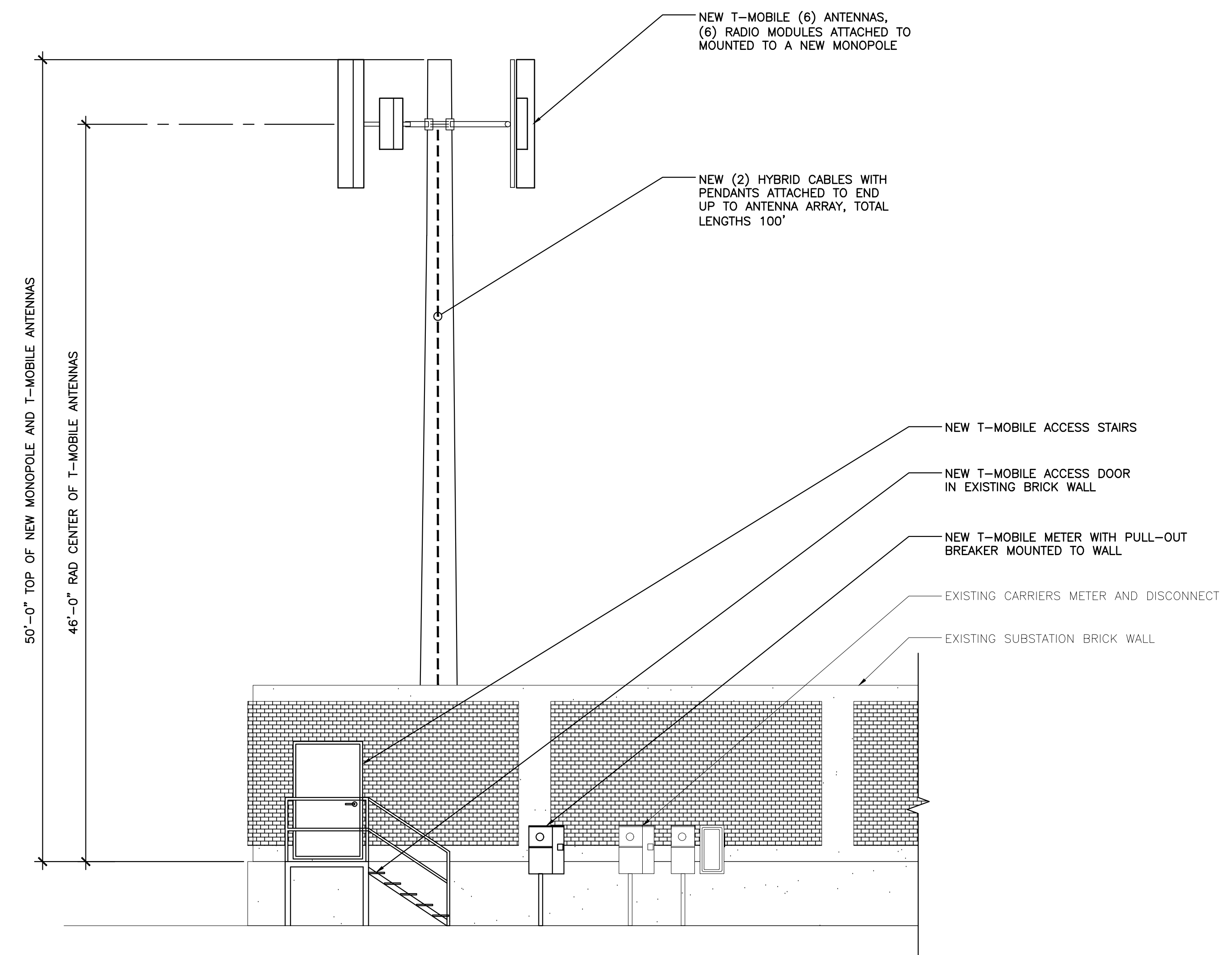
JURISDICTIONAL APPROVAL

SHEET NUMBER
Z-5



EAST ELEVATION

SCALE: 3/16" = 1'-0" 2



NORTH ELEVATION

SCALE: 3/16" = 1'-0" 1

RFDS VER 1 DATED 8/16/2022 AT 12:20:27 PM

CITY OF TUCSON PUBLIC HEARING NOTICE

County Assessor records indicate that you are an owner of property located within 400 feet of a parcel(s) that is being considered for a Special Exception Land Use.

MEETING NOTE: This meeting will be held virtually, as permitted under Arizona law. These measures are in place to limit the need for members of the public to participate in large public gatherings, while ensuring that the discussions, deliberations and actions of the Zoning Examiner are transparent and conducted openly.

THIS MEETING IS VIRTUAL ONLY, NO IN-PERSON ATTENDANCE.

The Zoning Examiner, on behalf of the Mayor and Council, conducts public hearings and considers testimony for each special exception in the City of Tucson. The Zoning Examiner may impose reasonable limitations on the number of speakers and the length of the testimony.

After the close of each Public Hearing, the Zoning Examiner issues written reports with findings of fact and recommendation. A preliminary report is issued five working days after the close of the public hearing. A final report is issued 14 days after the close of the public hearing and transmitted to the Mayor and Council. Any person may request a public hearing before Mayor and Council provided the written appeal is filed with the City Clerk within 14 days after the close of the Zoning Examiner's public hearing. The Mayor and Council make the final decision on all rezoning requests.

PUBLIC HEARING INFORMATION

Date: Thursday November 9, 2023

Time: 6:00 PM

Please join the Zoning Examiner hearing from your computer, tablet, or smartphone. Members of the public may view, listen to, and participate in the hearing online by going to the Zoning Examiner website and clicking "Join Meeting" at the top of the page. The Zoning Examiner website may be accessed at the following location: **<https://www.tucsonaz.gov/Departments/Planning-Development-Services/Public-Meetings-Boards-Committees-Commissions/Zoning-Examiner>**.

You can also dial in using your phone.

United States: +1 346-248-7799 Meeting ID: 824 9464 9853#

If you encounter difficulty accessing the hearing please contact Planning and Development Services at TucsonRezoning@tucsonaz.gov for technical assistance.

The public has the following options to provide comment to the Zoning Examiner:

- 1) Members of the public may submit written comments prior to the hearing by sending an email to TucsonRezoning@tucsonaz.gov. The email should include the Zoning Examiner public hearing date, the case number or name, and your name. Written comments must be received no later than 5:00 pm November 8, 2023.
- 2) Individuals wishing to speak during the hearing may join the hearing via teleconference and should submit a written request to TucsonRezoning@tucsonaz.gov. Written request should be received by no later than 5:00 pm November 8, 2023. The email should include the Zoning Examiner hearing date, your name, and the phone number you will use for the teleconference. The phone number provided will be used to identify the individual when/if being called upon to speak during the hearing by the Zoning Examiner. Individuals wishing to speak but who did not submit a prior written request will be provided instructions by the Zoning Examiner at the time of the hearing on how to comment.

APPLICANT

Declan Murphy
Coal Creek Consulting
8238 N Hayden Road, Suite 258
Scottsdale AZ 85258

PROPOSED SPECIAL EXCEPTION

Case: TP-ENT-0823-00033 T-Mobile – Shannon Road, C-1 Zone (Ward 1)

Requested Change: Special Exception Land Use request for a wireless communication facility.
Location: 190 N Shannon Road, approximately 200 feet east of Shannon Road and 750 feet south of Anklam Road.
Proposed Development: A wireless communication tower, 50 feet in height, and with associated ground equipment.

Case: SE-22

Requested C
Location: Ap
Proposed De
height, and v

Notificación de Audiencia Pública del Examinador de Zonificación

Para oír y tomar en consideración el siguiente caso: TP-ENT-0823-00033 T-Mobile – Shannon Road, C-1 (Ward 1)

Cambio solicitado: Excepción Especial para una facilidad de comunicación inalámbrica.

Ubicación: 190 N Shannon Road, aproximadamente 200 pies al oeste de Shannon Road y 750 pies al sur de Anklam Road.

Desarrollo Propuesto: Esta es Una solicitud especial de uso del suelo para una instalación de comunicaciones inalámbricas con poste único de 50 pies de altura.

Si usted desea este documento escrito en Español, por favor llame al número de teléfono: 791-5550

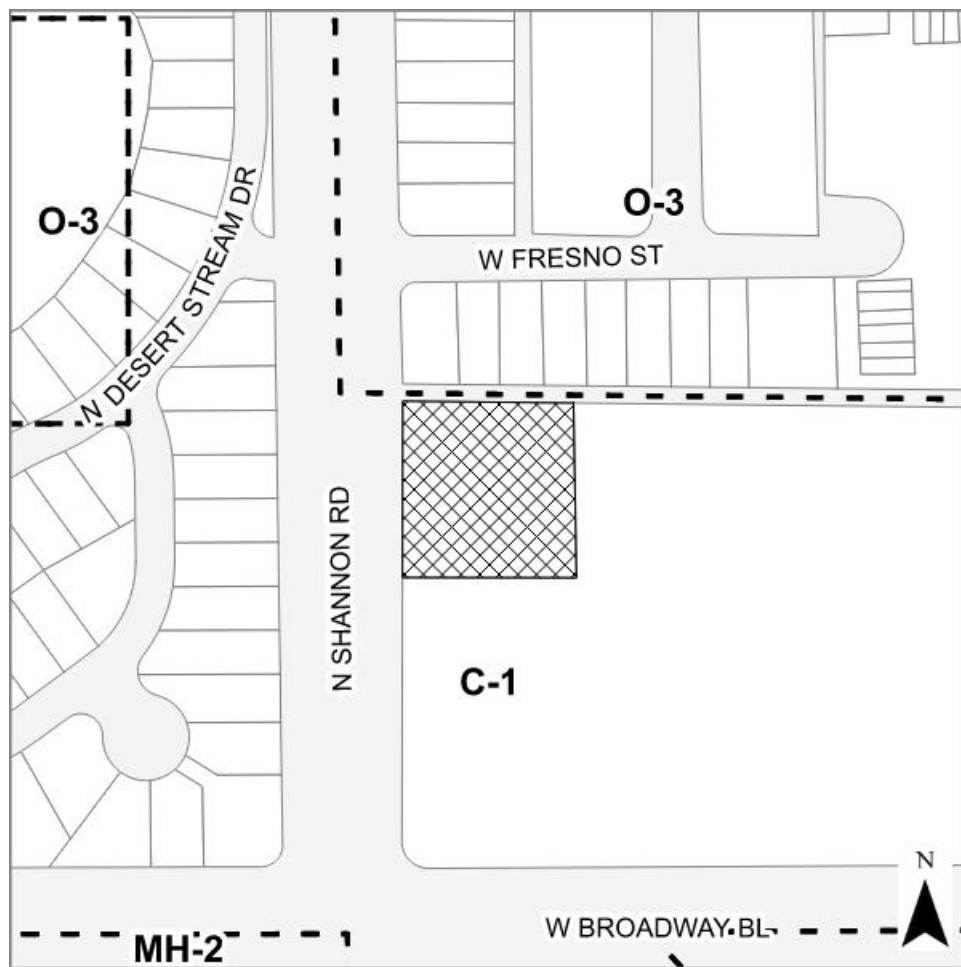
For further information, please call John Beall or Gabriel Sleighter at 520-837-6952 or write to Planning & Development Services Department (PDSD) – Entitlement Section, P.O. Box 27210, Tucson, AZ 85726

ZONING DISTRICT NARRATIVE SUMMARIES

(For a complete description, refer to Unified Development Code, Chapter 23, Tucson Code, which can be found at <https://www.tucsonaz.gov/pdsd/zoning-codes>)

Current Zoning:

- C-1** *Commercial ZONE* – This zone provides for low-intensity, commercial and other uses that are compatible with adjacent residential uses. Residential and select other agriculture, civic, recreational, and utility uses may also be permitted that provide reasonable compatibility with adjoining residential uses.



TP-ENT-0823-00033

For further information, please call John Beall (john.beall@tucsonaz.gov), or Gabriel Sleighter (Gabriel.sleighter@tucsonaz.gov), or write to Planning & Development Services Department – Rezoning Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, AZ 85726.

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, October 25, 2023 at:

<https://www.tucsonaz.gov/Departments/Planning-Development-Services/Public-Meetings-Boards-Committees-Commissions/Zoning-Examiner>

Approval – Protest Form



If you wish to submit a written protest or approval, this form is provided for your convenience. Print your comments below, sign your name, and mail to the City of Tucson Planning and Development Services Department, Entitlements Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, Arizona 85726-7210. The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing. This form is not the City of Tucson Public Hearing Notice.

Protests from 20% of the property owners within 150’ of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150’, require an affirmative vote of ¾ of the Mayor and Council (5 of 7 council members) to approve the rezoning or special Exception ordinance. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations. Calculations will be provided to the Mayor and Council.

Case: TP-ENT-0823-00033 T-Mobile – Shannon Road, C-1 Zone (Ward 1)

 Property Owner(s) (PLEASE PRINT)

- APPROVE the proposed rezoning/special exception
- PROTEST the proposed rezoning/special exception

Reason:

OWNER(S) SIGNATURES	PLEASE PRINT PROPERTY ADDRESS	PLEASE PRINT YOUR MAILING ADDRESS

Date _____

Place
Stamp
Here

City of Tucson
Planning and Development Services Department
Entitlements Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

TP-ENT-0823-00033 GLS

Expose this flap - Affix stamp and return



City of Tucson
Planning and Development Services
Department - Entitlements Section
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

TP-ENT-0823-00033 GLS
IMPORTANT SPECIAL EXCEPTION NOTICE ENCLOSED