



# **Wireless Telecommunication Facility Ordinance 12-12, Case #TXT11-01**

October 30, 2012



# The Process

- **Nov 14, 2011** Text amendment initiated by P&Z
- Nov 18 - First draft completed
- Nov 23 - Draft sent to stakeholders
- **Jan 18, 2012** Stakeholder meeting
- **Jan 23** - Community meeting/ P&Z meeting
- Jan 27 - Second draft revised
- Feb 29 - Put on hold due to new Federal law HR 3630
- **Aug 16** - Newspaper notifications
- **Aug 27** - P&Z discussion (direction for revisions)
- Sept 6 - Third draft completed with comments from P&Z and the wireless industry, and general public
- **Sept 10** - P&Z public hearing
- **Sept 19** - Wireless industry stakeholders meeting
- **Sept 24** - P&Z discussion / continuance for new Commission members
- **Oct 8** - P&Z recommend City Council Approval of Draft #4
- **Oct 16** - Mayor & City Council discussion on Draft #4
- **Oct 30** - Mayor & City Council discussion/action on Ordinance 12-12 to adopt



# Highlights of Draft Code

- Applies to New & Changes to Existing Facilities, Temporary Antennas, & Amateur Radio Operators
- Design Standards for 4 Applications (least to most desirable):
  - New Towers
  - Alternative Towers
  - Stealth Tower
  - Building Mounted
- By Right & Use Permit Options



# Wireless Ordinance Comparison

Jurisdiction	Zoning Districts Allowed	Building Mounted/ Concealed Separation from Res & Max Height	Stealth/ Disguised Separation from Res & Max Height	Alternative Structure / Co- Location Separation from Res & Max Height	Monopoles / Visible WCF Separation from Res & Max Height
<b>Maricopa - Proposed</b>	All	>150' & 15' above Building	100% of tower height from property line & 75'	>300' & 10' above existing	>400' & 65'
<b>Pinal County</b>	Commercial & Industrial	Min. bldg setback/not in residential & 12" to face, painted to match	100% of tower height from property line & 55'-90'	Not permitted on properties adjacent to residential; 12' above existing	Not permitted on properties adjacent to residential
<b>Mesa</b>	All	No Sep. & 15' above Building	>300' & NA	>300' & NA	>300' & NA
<b>Scottsdale</b>	All	Min. bldg setback & 6' above building	>300' & 70'	>300' & 85'	Ind: 2:1 from Res. & 100';
<b>Chandler</b>	All	>150' & 80'	>150' & 80'	>150' & 80'	>300' & 80'
<b>Queen Creek</b>	All	>200' & 65'	>200' & 65'	>200' & 65'	>200' & 65'
<b>Phoenix</b>	All	Min. bldg setback, 12" close-mount to face of bldg	>150' & 45'-65'	>150' & 10' above existing	>300' & 85' in Com & Ind Only



# Proposed Setback, Separation & Height Table

	Max height in all Zoning Districts	Setback from residential uses	Separation from other antennass over 50' height
<b>Freestanding</b>	<b>65'</b>	<b>400'</b>	<b>600'</b>
<b>Alternative/ Co-Location</b>	<b>10' above existing structure</b>	<b>300'</b>	<b>600'</b>
<b>Buildings</b>	<b>15' above existing structure</b>	<b>150'</b>	-
<b>Stealth</b>	<b>75'</b>	<b>100% of height to property line</b>	-



# Questions ?

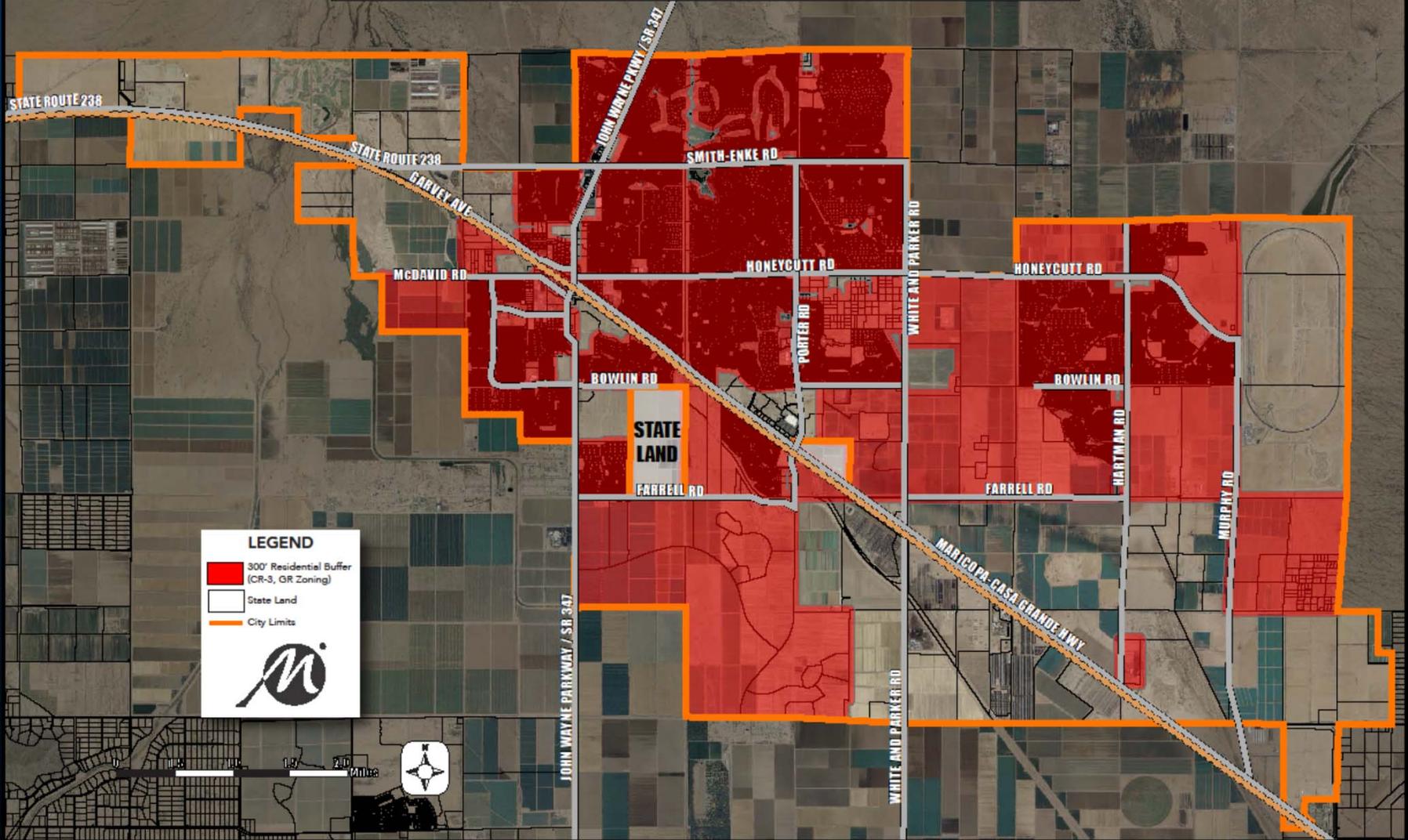


# Existing Antennas in the City

Cell Tower Name	Location	Height	Construction Type	Distance from Residential (structure)	Entitlement Info
Communication Tower	Feed Lot	300-500'	Lattice	Over 1,000' feet	Constructed prior to the city incorporation.
Tortosa Tower	20386 Murphy Rd.	300'	Lattice	Over 1,000'	Constructed prior to the city incorporation.
Volkswagen Tower	Volkswagen facility	200-300'	Lattice	Over 1,000'	Constructed prior to the city incorporation.
American Tower	38351 Cowtown Rd.	204'	Lattice	Over 1,000'	Tower approved in the County under a SUP. The tower was then approved in 2008 under a City CUP for a term of 5 years.
Lattice Tower	45330 W. McDavid Rd.	175'	Lattice	321'	Tower approved in the County under a SUP. City has approved several co-locations that do not have any term limits.
Maricopa Broad Band	45210 W. McDavid Rd.	123'	Lattice	509'	CUP11-03 approved in 2011 for a term of 10 years.
Maricopa Towne Center Tower		100'	Monopole	300'	N/A
Vekol Tower (not constructed)	Future Regional Park	95'	Monopole	Over 1,000'	City approved the CUP in 2011 for a term of 10 years.
Pacana Park Cell tower (Pending)	Pacana Park	85'	Co-location on existing field light	300'	Pending
Fire Station Alterra	Alterra Fire Station	70'	Lattice	260'	City approved a CUP for the tower in 2010 for a term of 25 years.
Lake Park Tower (not constructed)	44705 W. Canyon Creek	54'	Mono-palm	200'	City approved CUP in 2011 for a term of 10 years.



# RESIDENTIAL BUFFERS FOR TOWER SITES



# Code Comparison Table

CODE COMPARISON - LIGHT POLE MOUNTED ANTENNA			
Jurisdiction	Setback to neighboring residential property	Maximum Pole Height	Zoning Action Required
City of Phoenix	150'	10' above current	Use Permit
	50'	10' above current	Use Permit
	<50'	10' above current	Variance (Existing pole within 50' of HOA land creates hardship)
City of Chandler	300'	70'	By right (unless more than 2 lights utilized on property - Use Permit)
	<300'	Handled in Use Permit	Use Permit (required because of residential zoned neighboring land)
Town of Gilbert	N/A for rec light poles	15' above current	Administrative Use Permit
Pinal County	1 to 1	12' above current	By Right
	<1 to 1	12' above current	Use Permit (required because of residential zoned land)
Maricopa County	80'	80'	Admin Approval
	<80'	80'	Use Permit (required because of residential zoned land)
Town of Florence	120% of tower height	15' above current	Admin Approval
	<120% of tower height	15' above current	Use Permit (required because of residential zoned land)
City of Mesa	Existing Height + 1'	15' above current	Admin Approval
	<Existing Height + 1'	15' above current	Special Use Permit (required because of residential zoned land)
City of Scottsdale	<150' to lot for single family dwelling	6' above current (not to exceed 80')	Type II (Admin Approval)
	N/A--only underlying zone setbacks	12' above current (not to exceed 80')	Type III (DRB)--(required because increase is +6' /+ antenna set-off)
	N/A--only underlying zone setbacks	Permit process	Type IV (DRB & City Council)

