

Staff Summary Report



Hearing Officer Hearing Date: December 1, 2009

Agenda Item Number: 4

SUBJECT: This is a public hearing for a request by **CLEARWIRE (PL090419)** located at 2806 North College Avenue for one (1) use permit.

DOCUMENT NAME: 20091201dsng01 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **PERA SUBSTATION - CLEARWIRE (PL090419)** (Brendan Thomson/SRP, applicant; Salt River Project, property owner) located at 2806 North College Avenue in the AG, Agricultural District for:

ZUP09148 Use permit to allow the addition of an antenna array and height increase of a wireless monopole from seventy-five feet (75') to seventy-seven feet (77').

PREPARED BY: Nick Graves, Planning Intern (480-350-8690)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

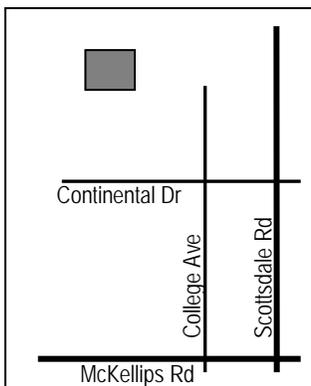
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



The applicant is requesting a use permit to allow the addition of an antenna array and height increase of a wireless monopole from seventy-five feet (75') to seventy-seven feet (77'). The monopole is located at 2806 North College Avenue in the AG, Agricultural District. Proposed antennae and microwave dishes will be mounted at the top of the seventy-five (75') monopole above existing antennae. Measured to the top of these proposed additional antennae will be seventy-seven feet (77'). The associated equipment will be located near the existing equipment shelters. To date, staff has received one (1) phone call of concern from a nearby Scottsdale resident. Staff recommends approval of the proposal as submitted, with conditions.

PAGES:

1. List of Attachments
2. Comments; Reasons for Approval
3. Conditions of Approval; History & Facts/Description
4. Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Intent
4. Title Sheet
5. Project Site plan
6. Enlarged Plan
7. Site Elevation
- 8-9. Photo Simulations
10. Staff Photograph

COMMENTS:

The applicant is requesting a use permit to allow the addition of an antenna array and height increase of a wireless monopole from seventy-five feet (75') to seventy-seven feet (77'). The monopole is located at 2806 North College Avenue in the AG, Agricultural District. Proposed antennae and microwave dishes will be mounted at the top of the seventy-five foot (75') monopole above existing antennae. Measured to the top of these proposed additional antennae will be seventy-seven feet (77'). The proposal consists of three (3), sectors with one (1) antenna and one (1) microwave dish per sector. The associated equipment will be located near the existing equipment shelters.

To date, staff has received one (1) phone call of concern from a nearby Scottsdale resident. Staff recommends approval of the proposal as submitted, with conditions.

Use Permit

The Zoning and Development Code requires a use permit for a wireless telecommunications antenna in all allowable zoning districts including the AG, Agricultural District. This use permit request meets all applicable tests in the following manner:

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - As the proposal is for additional wireless antennae; there should be no nuisances.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
 - The proposed use should not contribute to neighborhood deterioration or downgrade property values;
- a. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding the uses.

Conclusion

Staff recommends approval of the use permit, subject to conditions.

REASONS FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
3. Traffic generated by this use should not be excessive.
4. The use appears to be compatible with the building, site and adjacent property.
5. Approval of the use permit will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or the public welfare in general.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

CONDITIONS
OF APPROVAL:

1. Obtain all necessary clearances from the Building Safety Division.
2. Any intensification or expansion of use, including co-location of additional antennae, will require a new use permit.
3. Replace non-compliant light fixtures on existing equipment cabinets with full cut off, dark-sky compliant fixtures.
4. The wireless devices shall be removed within 30 days of discontinuance of use.
5. The antennae shall be painted to match the existing monopole.

HISTORY & FACTS:

- March 21, 2000 BA000061 – The Hearing Officer approved the request by SRP Pera Substation located at 2808 N College Ave. for the following:
- Use permit to allow the co-location of a cellular antenna array on an existing 65' high power pole, bringing the overall height to 75'.
 - Variance to waive power pole setback requirement and allow pole to remain in same place on the substation site.
- April 15, 2003 BA030071 – The Hearing Officer approved the request by Pera Substation - Nextel Cell Phone Antenna on Wheels (COW) located at 2806 N College Ave. for a use permit to increase the height for a temporary freestanding wireless communication antenna from 35' to 54' for an indefinite period of time.
- April 15, 2003 BA030072 – The Hearing Officer approved the request by Pera Substation – Nextel Monopole (WCF) located at 2806 N College Ave. for a use permit to increase the height of a freestanding wireless communication antenna from 35' to 75'.
- January 3, 2008 PL070521 – The Hearing Officer approved the request by SRP Pera Substation – T-Mobile located at 2808 N College Ave. for a use permit to allow the addition of wireless antennae on an existing SRP electrical pole.

DESCRIPTION:

Owner – Salt River Project
Applicant – Brendan Thomson/SRP
Existing Zoning – AG, Agricultural District
Existing Monopole Height – 75'
Proposed Antenna Height – 77'

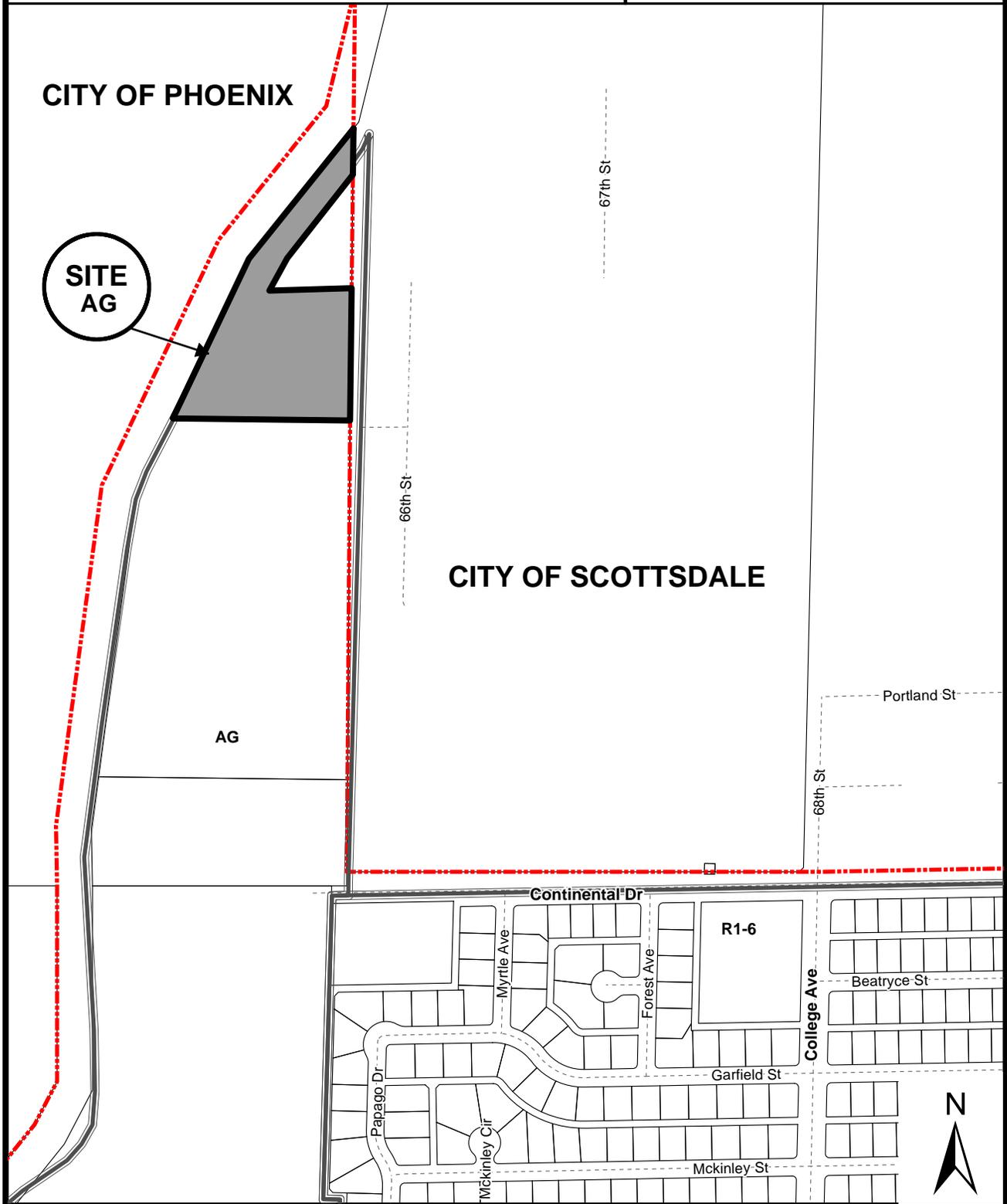
**ZONING AND
DEVELOPMENT**

CODE REFERENCE:

Part 3, Section 3-102 – Permitted Uses in Residential Districts
Part 3, Section 3-421 – Wireless Telecommunication Facilities
Part 6, Section 6-308 – Use Permit

PERA SUBSTATION - CLEARWIRE

PL090419



Location Map



PERA SUBSTATION - CLEARWIRE (PL090419)

EXPLANATION OF USE PERMIT REQUEST
SRP – PERA SUBSTATION MONOPOLE
2808 NORTH COLLEGE AVE
TEMPE, ARIZONA

- a. Will the use cause any significant vehicular or pedestrian traffic in adjacent areas?**

The proposed use, when fully developed, will create one to two trips per month.

- b. Will the use contribute to any nuisance from odor, dust, gas, noise, vibration, smoke, heat or glare exceeding that of ambient conditions?**

The proposed use will not generate any odor, dust, gas, noise, vibration, heat or glare which would exceed the ambient conditions.

- c. Will the use contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City?**

The proposed use will place the new array on the existing two carrier monopole and not require any new verticality. The base station equipment will be located near the base of the monopole. Using the existing monopole and equipment compound is in line with the city's goals, objectives and policies.

- d. Will the use be compatible with existing surrounding structures?**

The proposed use will be compatible with the existing surroundings. The existing monopole is located within close proximity to Pera substation which has many 69kv power poles leading in and out of the area.

- e. Will the use result in any disruptive behavior which may create a nuisance to the surrounding area or general public?**

Due to the nature of the existing use and the proposed addition of the Clearwire base station equipment and array, the installation will not result in any disruptive behavior which may create a nuisance to the surrounding area or general public.



SRP SITE #: HCT-02025
 POLE #: 2
 SRP SITE NAME: SRP PERA SUB STATION
2628 N College Ave, Tempe, AZ 85281
 SITE ADDRESS: 64TH & McDOWELL ROAD
 PHOENIX, AZ. 85008
 CARRIER NAME: CLEARWIRE
 CARRIER SITE #: AZ-PHX5523

clearwire
wireless broadband

PLANS PREPARED BY
young design corp
 architects / project management
 10245 E. Via Linda, Scottsdale, AZ 85258
 P.O. BOX 401869, TEMPE, AZ 85281
 P: 480-401-8628
 F: 480-401-8628
 email: matt@youngdesigncorp.com



NO. DATE DESCRIPTION BY
 1 10/1/09 INITIAL ISSUE
 2 10/2/09 SUBMITTAL

ARCHITECTS JOB NO. YDC-1620

PROJECT INFORMATION
SRP PERA SUB-STATION
AZ-PHX5523
 HCT- ...
 POLE#- ...
 STAPLER DRIVE SOUTH OF BROADWAY
 MESA, AZ 85208

SHEET TITLE
TITLE SHEET

APPROXIMATION APPROVAL

SHEET NUMBER
T1

INDEX OF DRAWINGS

NUMBER	NAME OF SHEET	REV.
T-1	TITLE PAGE	0
Z-1	SITE PLAN	0
Z-2	COMPOUND DRAWING	0
Z-3	ELEVATIONS	0

PROJECT CONTACTS

APPLICANT
 SRP TELECOM
 MAIL STATION PAB353
 P.O. BOX 52025
 PHOENIX, AZ. 85072
 CONTACT: JASON MENDOZA
 PHONE: (602) 236-2844

PROPERTY OWNER
 SRP TELECOM
 MAIL STATION PAB353
 P.O. BOX 52025
 PHOENIX, AZ. 85072
 CONTACT: ANGELA CASTELLANO
 PHONE: (602) 236-2856

SITE ACQUISITION

OPTIMA NETWORK SOLUTIONS
 6142 W. DETROIT ST. SUITE 2
 CHANDLER, AZ 85226
 PHONE: (602) 418-7855

CONSTRUCTION

SRP TELECOM
 MAIL STATION PAB353
 P.O. BOX 52025
 PHOENIX, AZ. 85072
 CONTACT: BOB SHACKELTON

ARCHITECT

YOUNG DESIGN CORP.
 10245 E. VIA LINDA #211
 SCOTTSDALE, AZ. 85258
 CONTACT: JOHN SULTZBACH
 PHONE: (480) 451-8609

PROJECT INFORMATION

LICENSE AREA : APPROX 50 SQ. FT.
 OCCUPANCY : N/A
 MONOPOLE : N/A
 WALLS & EQUIPMENT : N/A
 CURRENT ZONING : RGV A6
 A.P.N. : N/A
 LATITUDE (NAD-83) : 33.462440
 LONGITUDE (NAD-83) : -112.458633

SITE TYPE: EXISTING MONOPOLE

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF (6) ANTENNAS AND ASSOCIATED EQUIPMENT CABINET FOR CLEARWIRE WIRELESS BROADBAND. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. NEW ANTENNAS ARE TO BE MOUNTED TO EXISTING MONOPOLE

REPRESENTATIVE SIGNATURE DATE

REPRESENTATIVE	SIGNATURE	DATE

COMPANY APPROVALS (ONLY)

FOR ZONING ONLY



PROPOSED



EXISTING

VICINITY MAP



DIRECTIONS TO SITE

TAKE LOOP 202 (RED MOUNTAIN FREEWAY) EAST TO PRIEST ROAD. TURN RIGHT ONTO PRIEST ROAD. ROAD NAME CHANGES TO EAST MOUNTAIN FREEWAY. TURN RIGHT IMMEDIATELY AFTER CANAL. SITE IS LOCATED SOUTH OF EXISTING SUBSTATION.

clearw're
wireless broadband

PLANS PREPARED BY
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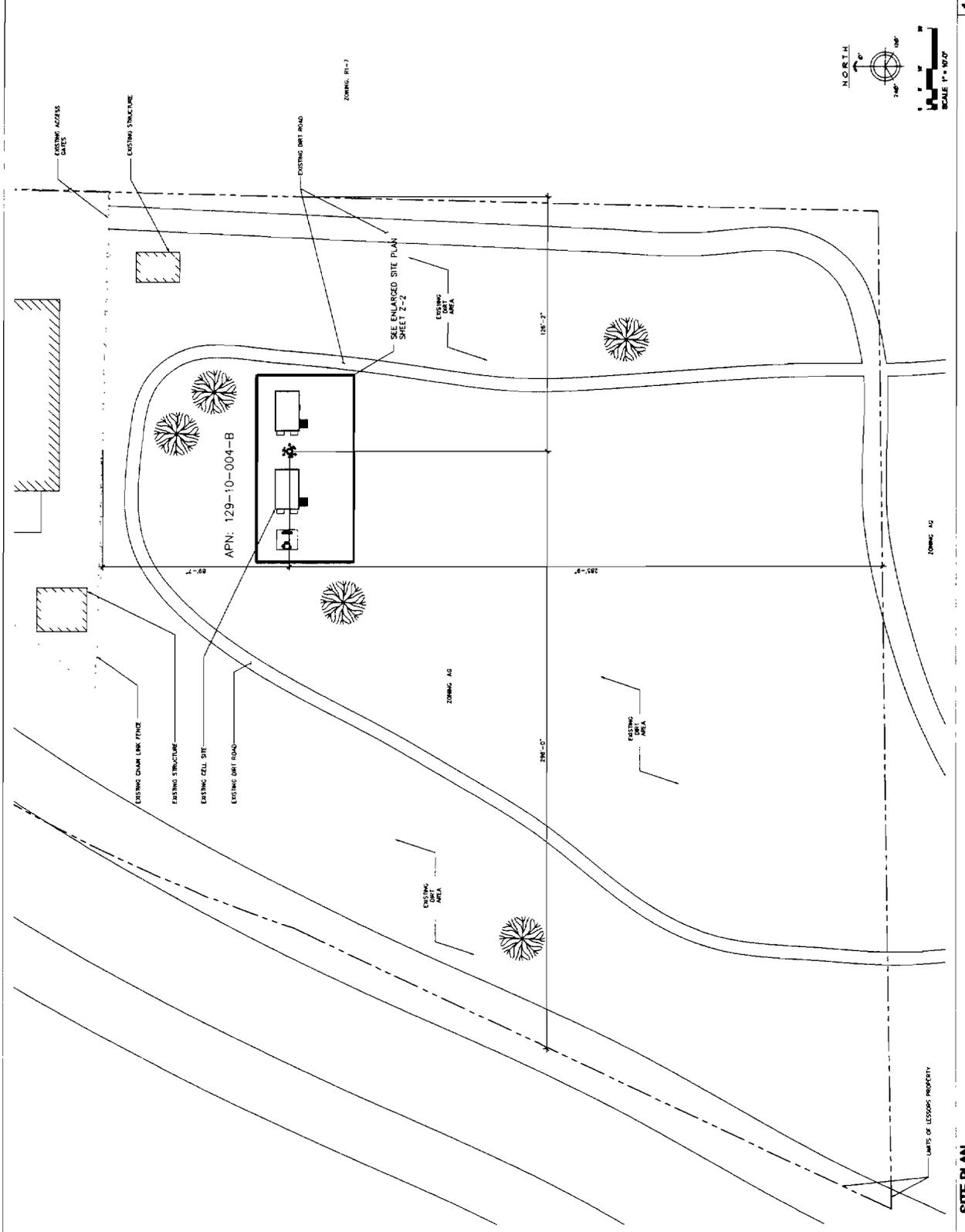
NO.	DATE	DESCRIPTION
1	10/7/09	INITIAL ISSUE
2	10/27/09	SUBMITTAL

ARCHITECT'S JOB NO. YDC-18030
PROJECT INFORMATION
SRP PERA SUB-STATION
AZ-PHX5523
HCT-...
POLE#-...
STAPLEY DRIVE, SOUTH OF BROWN ROAD
MESA, AZ 85205

SHEET TITLE
PROJECT SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER
Z1



SITE PLAN







PERA SUBSTATION – CLEARWIRE

2806 NORTH COLLEGE AVENUE

PL090419

**EXISTING MONOPOLE – VIEW TO
NORTHWEST**

