

# Staff Summary Report



Hearing Officer Hearing Date: January 4, 2011

Agenda Item Number: 4

**SUBJECT:** This is a public hearing for a request by **CRICKET WIRELESS PHX-313** located at 1002 East Vista Del Cerro Drive for one (1) use permit.

**DOCUMENT NAME:** 20110104cdsl03 **PLANNED DEVELOPMENT (0406)**

**COMMENTS:** Request by **CRICKET WIRELESS PHX-313 (PL100414)** (Scott Quinn/Quinn United Enterprise, applicant; Vista Investment Properties, property owner) located at 1002 East Vista Del Cerro Drive in the GID, General Industrial District for:

**ZUP10074** Use permit to allow a 68 ft tall monopole (monopalm).

**PREPARED BY:** Sherri Lesser, Senior Planner (480-350-8486)

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

**LEGAL REVIEW BY:** N/A

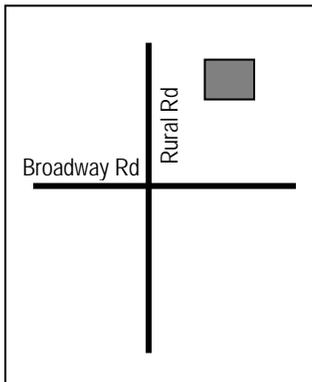
**DEPARTMENT REVIEW BY:** Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions

**ADDITIONAL INFO:**

The applicant is requesting a use permit to allow a sixty-eight foot (68') wireless monopole (monopalm). The property is located at 1002 East Vista Del Cerro Drive in the GID, General Industrial District. The proposed monopole (monopalm) and equipment area will be located along the north property line; adjacent to the railroad right of way. To date, staff has no public input regarding this request.



**PAGES:**

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

**ATTACHMENTS:**

1. Location Map(s)
2. Aerial Photo(s)
- 3-10. Letter of Intent w/Site Photographs
11. Cover Data Sheet
12. Site Survey
13. Site Plan
14. Detailed Site Plan
15. Elevation

**COMMENTS:**

The applicant is requesting a use permit to allow a sixty-eight foot (68') tall wireless monopole configured as a monopalm with six antennas. The property is located at 1002 East Vista Del Cerro Drive in the GID, General Industrial District. The site is an office/warehouse complex and has an existing monopole on site. The character of the surrounding area is commercial to the north, single family residential to the west and multi-family residential to the south.

To date, staff has no public input regarding this request.

**Use Permit**

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

- 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 a wireless antenna; there should be no nuisances.
- c. Contribution to the deterioration of the neighborhood or the downgrading of property values which, is in conflict with goals, objectives or policies for rehabilitation, redevelopment, or conservation as set forth in the city's adopted plans or General Plan.
  - We have no evidences that support a downgrading of property values. The monopole (monopalm) is a dual functioning design and will not cause deterioration to neighborhoods.
- d. Compatibility with existing surrounding structures and uses;
  - The proposed use appears to be compatible with the surrounding uses.
- e. Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public.
  - A wireless communication tower would not attract disruptive behaviors.

**Conclusion**

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

**REASON(S) 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.**

**CONDITION(S)  
OF APPROVAL:**

1. Obtain all necessary clearances from the Building Safety Division.
2. The monopole (monopalm) shall be no greater than 68'-0 in height to top of fronds.
3. The proposed equipment cabinet shall be constructed of similar material and color to match the existing building.
4. Any intensification or expansion of use, including co-location of additional antennas, will require a new use permit.
5. The wireless device shall be removed within 30 days of discontinuance of use.

**HISTORY & FACTS:**

June 06, 2000

The Hearing Officer approved use permit request by Voicestream/Nothum to allow a 60' high cellular communication tower designed to resemble a flag pole located at 1012 E. Vista Del Cerro in the I-2, General Industrial District

**DESCRIPTION:**

Owner – Vista Investment Properties  
Applicant – Scott Quinn/Quinn United Enterprise  
Existing Zoning –GID, General Industrial District  
Total site area – 385,567 s.f. / 8.851 acres  
Enclosure area –240 s.f.  
Proposed Height – 68'-0"

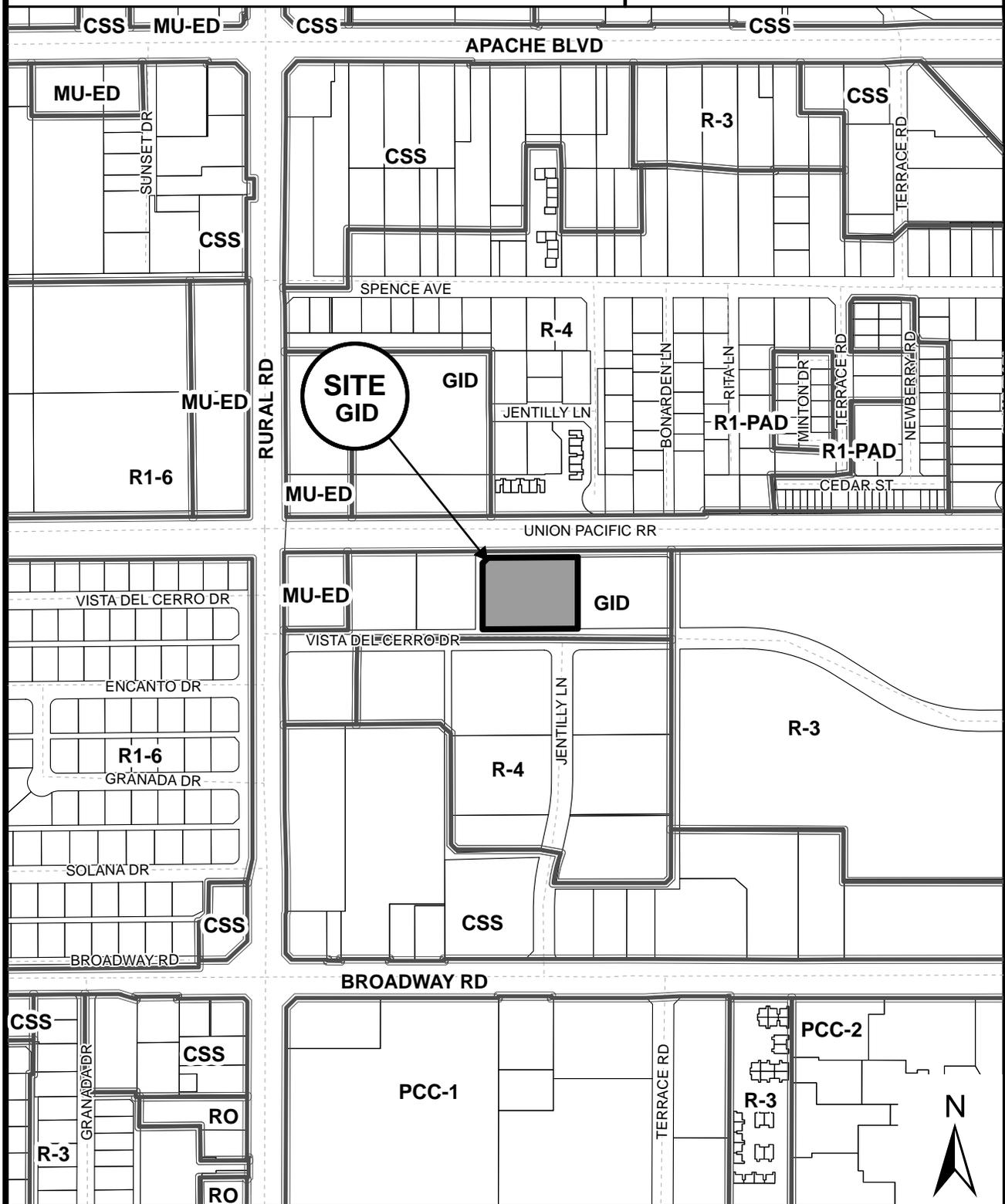
**ZONING AND  
DEVELOPMENT**

**CODE REFERENCE:**

Part 3, Chapter 1, Section 3-302 – Permitted Uses in Industrial Districts  
Part 3, Chapter 4, Section 3-421 – Wireless Telecommunication Facilities  
Part 6, Chapter 3, Section 6-308 – Use Permit

# CRICKET WIRELESS PHX-313

PL100414

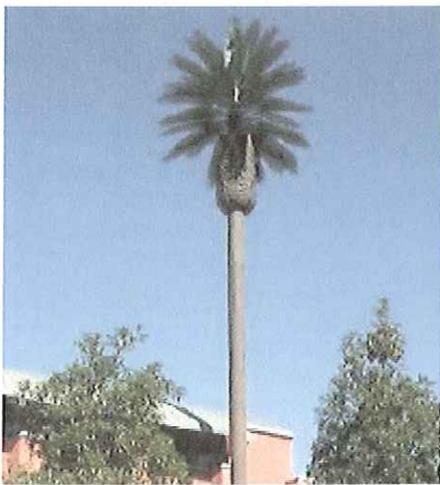
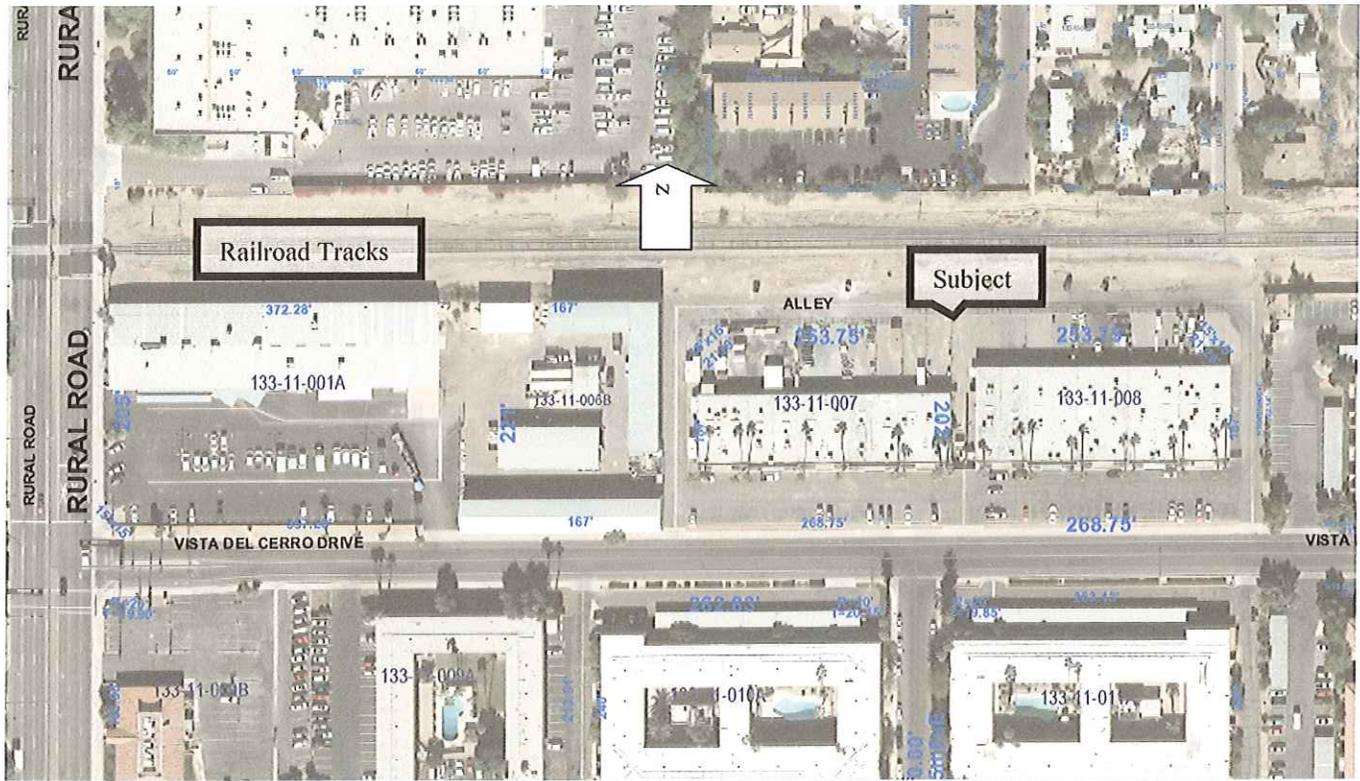


**Location Map**



**CRICKET WIRELESS PHX-313 (PL100414)**

**CITY OF TEMPE -ZONING USE PERMIT ,Dec 01,2010**



**EXAMPLE OF FAUX PALM**

**Proposal:** A new 65-foot high faux palm tree (68' to top of faux fronds) is being proposed at the subject location that will be used to conceal wireless communication antennas to be used for wireless phone, internet, and E-911 services. The associated radio cabinets will be placed at the base of the pole.

**SCOTT QUINN - QUINN UNITED ENTERPRISES FOR CRICKET**

Member of American Planning Association and National Association of Realtors

**3655 West Anthem Way A109-250, Anthem, AZ 85086**

**623-551-6096, [scottquinn@quinnunited.com](mailto:scottquinn@quinnunited.com), 623-321-9911 Fax**



## PURPOSE OF THE REQUEST

Cricket, a wireless telephone, internet and E911 service provider has received an alarming number of customer complaints from the subject area that is now known as site PHX-313 located near Rural Rd and Vista Del Cerro Dr. Cricket network design for the area was completed a number of years ago but during the initial design adjustments were made due to zoning ordinance requirements and landlord restraints that compromised the original radio frequency engineering design. The system has functioned for a number of years inefficiently and can no longer sustain the demands that the network requires. Without changes now it will prove to be impossible for Crickets to operate its network once the 4G conversion is complete. 4G technology is Long Term Evolution (LTE) that enables the delivery of voice and high-definition video streaming capabilities which is a far superior system. Arizona will be the first Cricket markets to convert to the LTE. LTE mainstream video requires increased demands on the bandwidth and greater sensitivity with precise line of site accuracy to connect to surrounding sites.

By installing a new 65-foot faux palm tree (68-foot top of fronds) it will provide concealment for wireless communication antennas that will be used for internet, phone, and E-911 Emergency Services to the area. The associated ground equipment will be placed behind a new tube steel and mesh screen wall to minimize visual impact and be located in the rear of the next to the alley and railroad tracks.

### **Cricket Wireless Specific Information**

- Cricket proposes (6) six antennas to be placed at the 62-foot Centerline. The antennas will be a maximum of 6-feet in length, 16-inches depth, and T-Arm mounts will have a 4-foot maximum width. (2) Two 2-foot diameter microwave antennas are being proposed but may or may not be installed depending upon availability of future fiber lines. All antennas and appurtenances will be painted to match the faux palm fronds.
- A minimum of 52 palm fronds will be installed that are used to conceal the wireless communication antennas, mounts, and appurtenances. The faux palm tree will be a species consistent with the more common types found in desert type climates and more specific to the site due to there being numerous existing real palm trees on the property. The faux tree will also have cladding that has bark appearance similar to one might see on a real palm.
- The faux palm will also be structurally adequate to handle future antennas that can be placed in a stealth bulb or within the trunk of the faux tree to avoid compromising the esthetics.
- The associated ground equipment will be placed behind a new 6-foot screen wall that will serve as the perimeter of the 12X20 (240sf) lease area. The fence will be tube steel with perforated metal backing that will have limited visibility through it for police surveillance and minimize the potential use of the area by vagrants. The new fence will replace an existing chain link fence with razor wire. The property has also agreed to remove the remainder of perimeter chain link fencing and razor wire with a tube steel fencing to match and also provide security lighting.
- The technician will use one of the existing 9x18 parking spaces for their once a month routine maintenance and emergency visits.



### **RELATIONSHIP TO SURROUNDING PROPERTIES:**

**The subject parcel** is GID and the site has more of an industrial appearance due to the railroad tracks and alley at the rear of the property where the site will be located.

**North of the property** are the railroad tracks with R-4 zoning to north of it.

**East of the property** is GID zoning with R-3 to the east of it.

**South of the property** is Vista Del Cerro Dr with R-4 zoning on the south side.

**West of the property** is GID zoning

### **LOCATION AND ACCESSIBILITY AND PARKING**

The existing access driveway shall be utilized for routine maintenance of the wireless communication facility as well as emergency service repairs or any non routine visits. An existing 9x18 parking space will be used for the once a month routine maintenance and emergency visits.

### **CIRCULATION SYSTEM (IMPROVEMENTS ON AND OFF SITE)**

The existing access will be used resulting in no change to the circulation.

### **DEVELOPMENT SCHEDULE**

Cricket construction will commence upon issuance of a City of Tempe building permit.

### **COMMUNITY FACILITIES AND SERVICES**

The project property is located near Rural Rd and Vista Del Cerro Dr.

### **PUBLIC UTILITIES AND SERVICES**

The proposed unmanned wireless communications facility will generate no refuse, and will use no water or sewer services. There should be no demand for police surveillance. The facility is isolated from other buildings, so that in the remote chance of a fire within the cell site equipment, other buildings in the area would not be threatened. Fire vehicle access is available directly to the site over the paved maintenance facility roads, driveway, and parking area.

### **RADIO FREQUENCY EMISSIONS/ FCC COMPLIANCE**

- PCS facility will fall within the portion of the electromagnetic spectrum, which transmits non-ionizing radio waves. "Non-ionizing" electromagnetic emissions, at the low levels associated with this type of wireless technology, are not harmful to living cells. Among the items which result in non-ionizing electromagnetic emissions are police/fire/EMS radios, television broadcasts, CB radios, microwave ovens, baby monitors, home wireless phones, garage door openers, and many other items used in day to day life. Not to be confused with "ionizing" electromagnetic emissions which include ultra-violet light, medical x-rays and gamma rays.
- The FCC allows Cricket to operate with the FCC approved "transmit" frequencies. The power required to operate the facility typically does not exceed 200 watts per channel, and thus, the Cricket facility is by design a low-power system.



## OTHER INFORMATION

- Drainage is not a concern due to the area being a developed parcel with natural drainage in place.
- No Traffic Impact Study is provided due to only one trip generation per month.
- There will be no noise, smoke, dust, odor, vibration or illumination created by the proposed use.
- The subject proposal is consistent with the general plan and City ordinances.
- The site is compatible with surrounding uses with existing T-Mobile site on the subject property disguised as a flagpole. This was Crickets first choice to collocate but site modifications and physical site restraints made this option cost prohibitive. .
- Existing communication facilities within a 1-mile radius of the subject site were not available or lacked the appropriate radio frequency engineering design requirements and lacked adequate distances from residential uses.
- Public utility poles lacked the available ground space needed and the appropriate height/location for the Radio Frequency signal.
- Other existing vertical elements were eliminated due to unwilling landlords, unavailable height, ground space, and physical site restraints.
- The parcel was chosen due to the subject parcel size allowing adequate distance from residential parcels and existing vertical elements that will help the subject proposal blend in with its surroundings.
- Of the (60) sixty Cricket sites in the 2010 build out (52) fifty-two are collocations. The subject area lacks existing vertical elements that could be used requiring the subject proposal that will also help other wireless providers in the future.

## SUMMARY

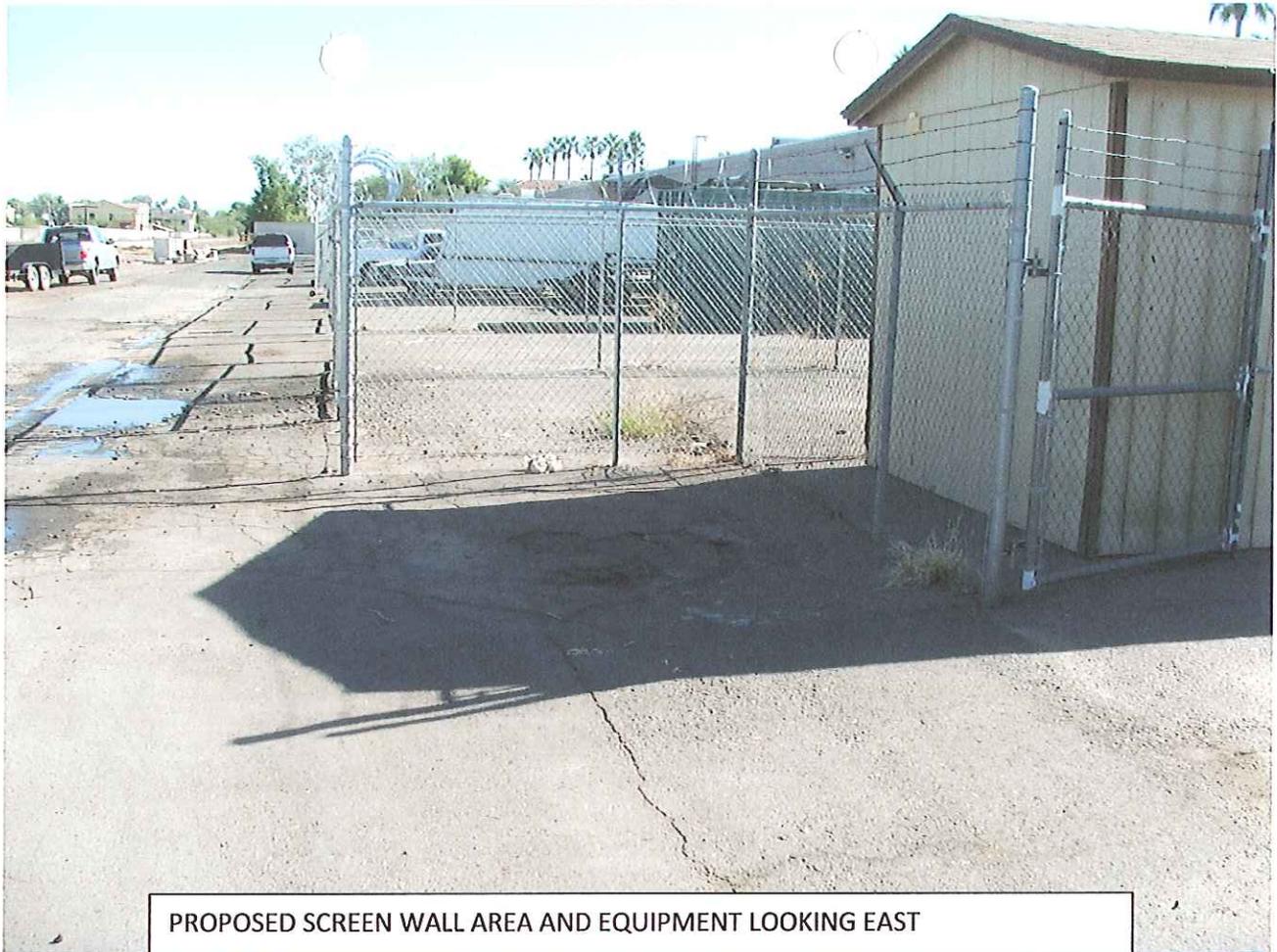
The proposed design will be engineered certified to be in compliance with the City of Tempe Zoning ordinance, International Building, Electric, and Fire Codes. The proposed wireless communication facility will meet or exceed all Federal, State, Local Government agency requirements including the Federal Communication Commission (FCC) and the Radio Frequency (RF) exposure standards.

Cricket is excited about the opportunity to bring enhanced service to the greater Tempe area. As a result, residents and tourist will benefit from the improved coverage and options available. The improvements will help to enhance E-911, City, and Public communication services.

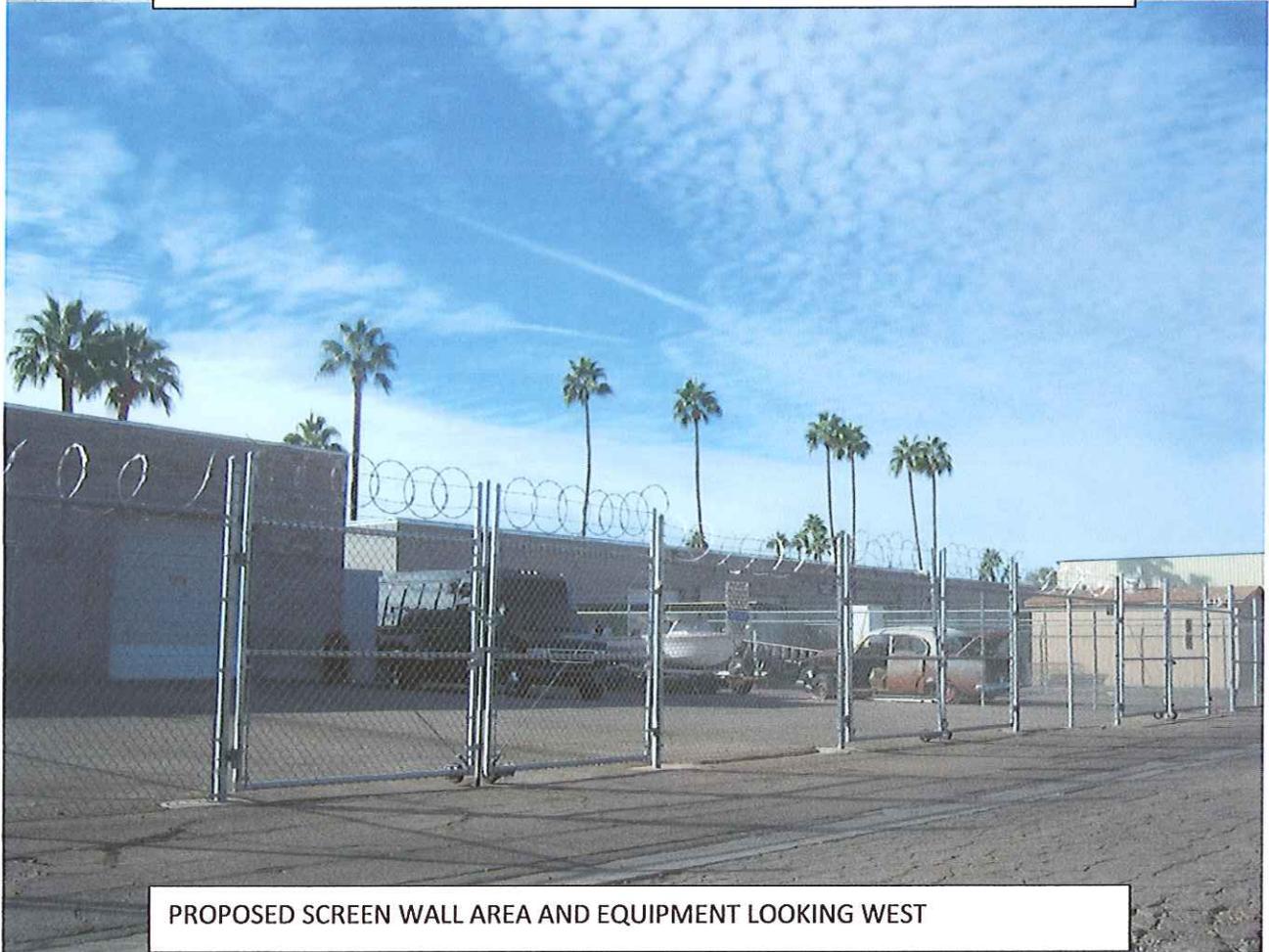
Please refer to the drawings and supplemental information for any further clarification.

Sincerely,

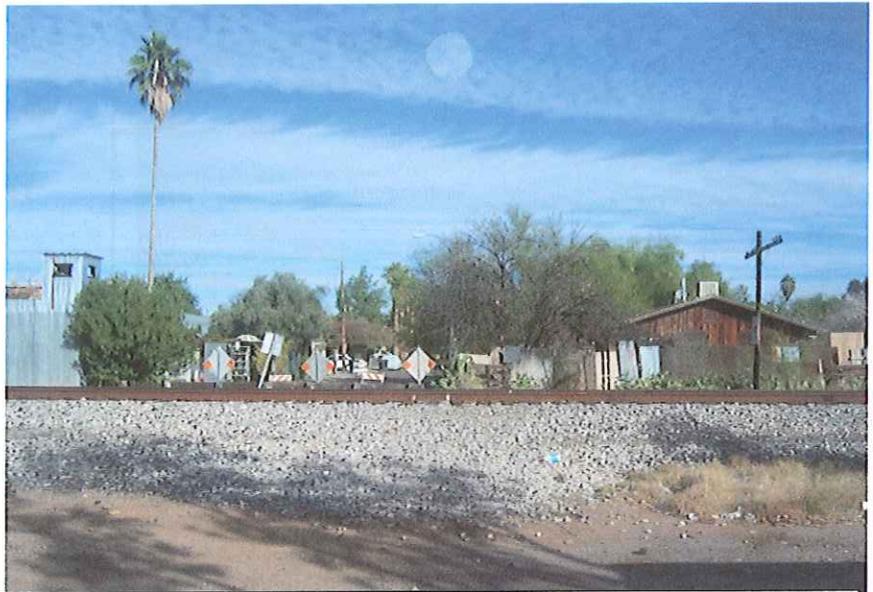
**SCOTT QUINN - QUINN UNITED ENTERPRISES FOR CRICKET**  
Member of American Planning Association and National Association of Realtors  
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623-551-6096, [scottquinn@quinnunited.com](mailto:scottquinn@quinnunited.com), 623-321-9911 Fax



PROPOSED SCREEN WALL AREA AND EQUIPMENT LOOKING EAST



PROPOSED SCREEN WALL AREA AND EQUIPMENT LOOKING WEST



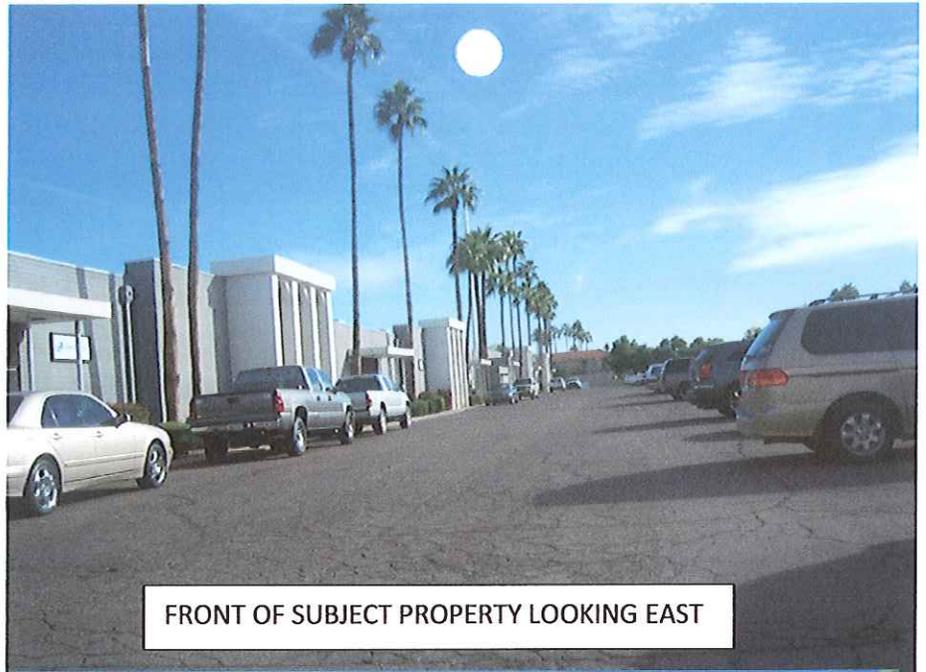
NEAR PROPOSED SITE LOOKING NORTH ACROSS THE TRACKS



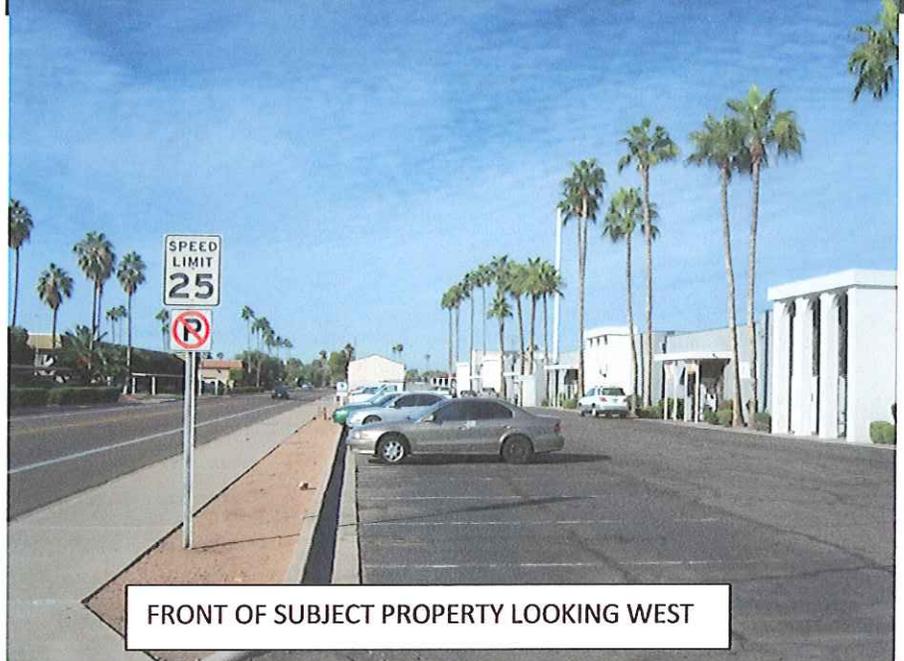
NEAR PROPOSED SITE LOOKING EAST



NEAR PROPOSED SITE LOOKING WEST DOWN RAILROAD TRACKS



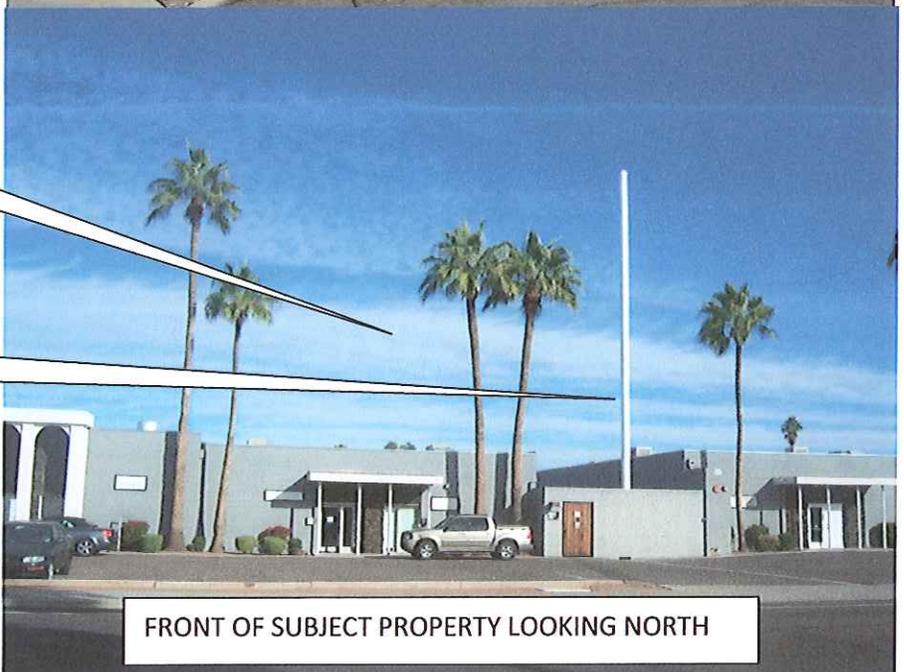
FRONT OF SUBJECT PROPERTY LOOKING EAST



FRONT OF SUBJECT PROPERTY LOOKING WEST

APPROXIMATE FAUX PALM TREE LOCATION

EXISTING T-MOBILE WIRELESS COMMUNICATION FACILITY



FRONT OF SUBJECT PROPERTY LOOKING NORTH

Existing T-Mobile wireless communication facility in Flagpole at front of the property

Approximate new fake palm location to the rear of the property



Further south looking north at subject property



Adjacent Property/Building to the west

Approximate fake palm tree location to the rear of the property

Subject Property



# cricket® communications

**SITE NAME:** NOTHUM  
**SITE NUMBER:** PHX-313  
**SITE ADDRESS:** 1002 EAST VISTA DEL CERRO DRIVE TEMPE, ARIZONA 85281

**cricket®**  
 communications  
 4000 E. COTTON CENTER BUILDING, SUITE 504  
 TEMPE, ARIZONA 85281  
 PHONE: (602) 454-4438

**PLANS PREPARED BY:**  
**CDS**  
 Custom Design Services  
 600 E. Baseline Road, Suite 10-1  
 Tempe, Arizona 85283  
 PH: (602) 758-3339 FX: (602) 391-2132

NO.	DATE	DESCRIPTION	BY
1	09/27/10	PRELIMINARY	CJW
2	10/06/10	SUBMITTAL	CJW
3	12/09/10	CHANGES	CJW

**PROJECT INFORMATION**  
 03--224--03  
**PHX-313**  
 NOTHUM  
 1002 EAST VISTA DEL CERRO DRIVE  
 TEMPE, ARIZONA 85281

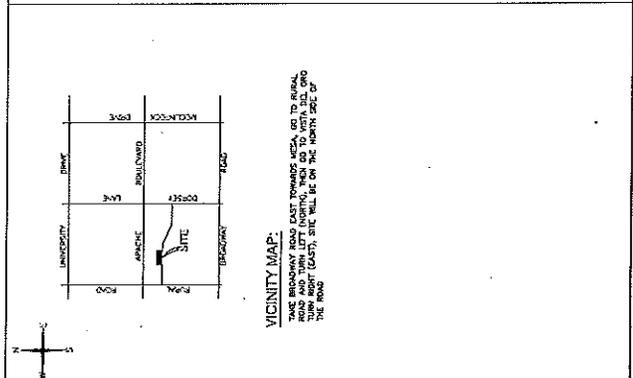
**SHEET TITLE**  
 TITLE SHEET,  
 VICINITY MAP AND  
 GENERAL INFORMATION  
**SHEET NUMBER**  
 T-1

**CONSULTING TEAM**  
**DESIGN COMPANY:**  
 CUSTOM DESIGN SERVICES  
 600 E. BASILINE RD. B-1  
 TEMPE, ARIZONA 85283  
 PHONE: (602) 758-3339  
 FAX: (602) 391-2132  
**DESIGNER:** JIM LINDA, DATE: 10-10-10  
 1002 EAST VISTA DEL CERRO DRIVE  
 SCOTTSDALE, AZ 85258  
**CONTACT:** JOHN WALK  
 PHONE: (602) 758-3339  
 FAX: (602) 618-2720

**SHEET INDEX**

DESCRIPTION	SHEET NUMBER
TITLE SHEET, VICINITY MAP AND GENERAL INFORMATION	T-1
SITE SURVEY	U-1
SITE PLAN	Z-1
ENLARGED SITE AND DIVISION PLAN	Z-2
ELEVATION	Z-3

**PROJECT SUMMARY**  
**PERMITTING INFORMATION:**  
 VISTA DEL CERRO DRIVE  
 1002 EAST VISTA DEL CERRO DRIVE  
 TEMPE, ARIZONA 85281  
**APPLICANT:**  
 CRICKET COMMUNICATIONS  
 4000 E. COTTON CENTER  
 TEMPE, ARIZONA 85281  
 PHONE: (602) 454-4438  
**ZONING/PERMITTING CONTACT:** SCOTT QUINN  
 PHONE: (602) 551-6096  
**PROJECT DESCRIPTION:**  
 PROPOSED (2) ANTENNAS PER SECTOR WITH (3) SECTORS AT ADJACENT OF  
 1002 EAST VISTA DEL CERRO DRIVE AND PROPOSED (2) 2' DIAMETER DISHES MOUNTED TO A 4'  
 TOWER. THE PROPOSED ANTENNAS AND DISHES WILL BE MOUNTED TO A 4' TOWER  
 67' HIGHER TO A 12' HIGH METEOROLOGICAL EQUIPMENT AND ANEMOMETER MAST.  
 A PERMITTED 12' TOWER ANTENNA SECURITY FENCED LEASE AREA.







**cricket**  
communications

4000 E. CENTRAL EXPRESSWAY, SUITE 20  
PHOENIX, ARIZONA 85032  
PHONE: (602) 438-4338

**CDS**

PLANS PREPARED BY

**Custom Design Services**  
600 E. Baseline Road, Suite B-1  
Tempe, Arizona 85283  
Ph: (602) 755-5829 Fax: (602) 391-2132

NO.	DATE	DESCRIPTION	BY
1	09/27/10	PRELIMINARY	CJW
2	10/06/10	SUBMITTAL	CJW
3	12/09/10	CHANGES	CJW

PROJECT INFORMATION  
03-224-03

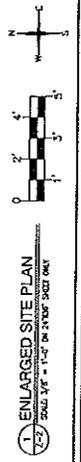
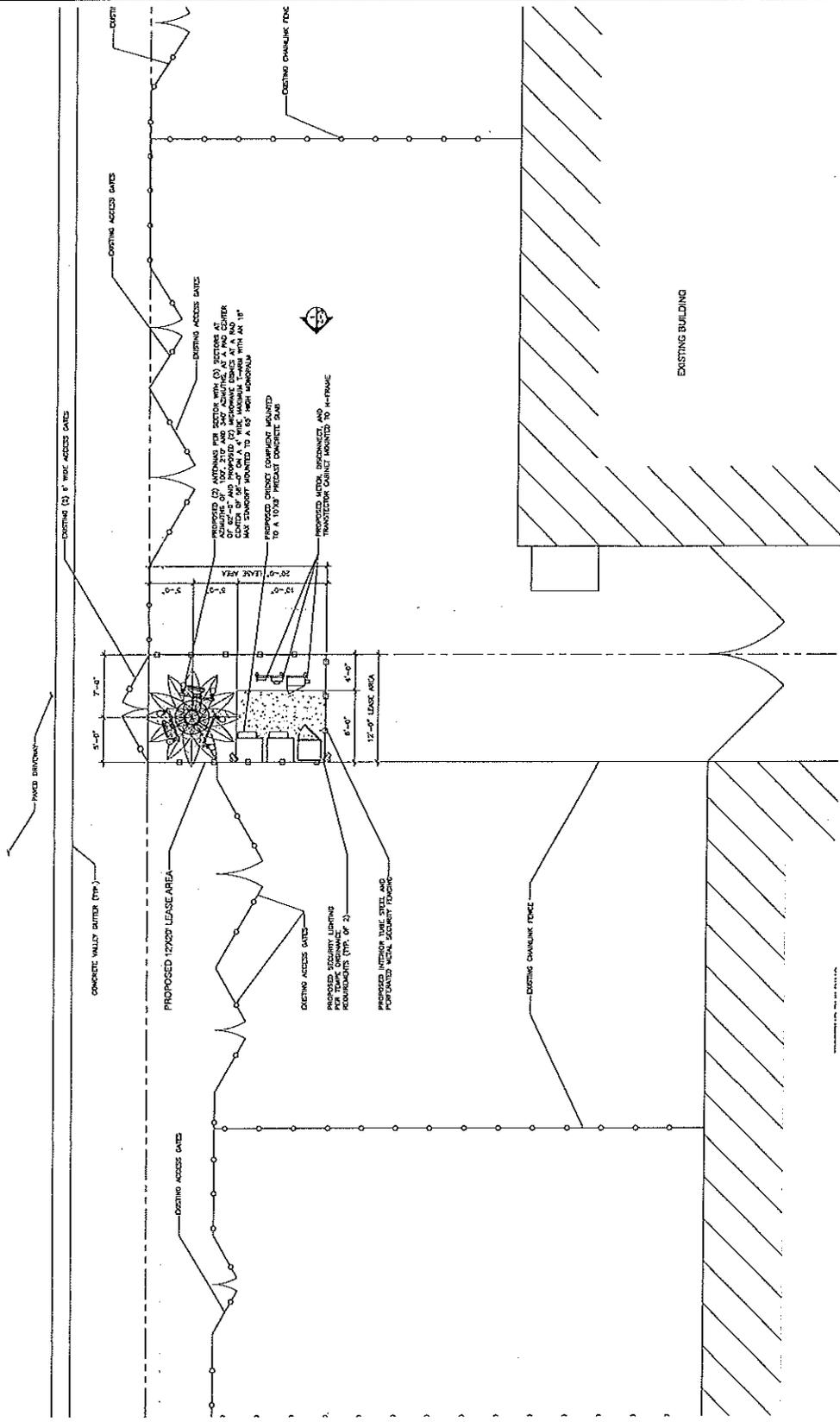
**PHX-313**  
NOTHUM

1002 EAST VISTA DEL CERRO DRIVE  
TEMPE, ARIZONA 85281

SHEET TITLE  
**ENLARGED SITE PLAN  
AND DETAIL**

SHEET NUMBER  
**Z-2**

**NOTE:**  
EXISTING PERIMETER FENCE AND GATES TO BE REMOVED AND REPLACED BY OWNER WITH TUBE STEEL AND PERFORATED METAL SECURITY FENCING AND SECURITY LIGHTING



**cricket**  
communications

4550 E. GORDY STREET, SUITE 20  
TAMPA, FLORIDA 33611  
PHONE: (813) 438-4433

**CDS**

Custom Design Services  
600 E. Baseline Road, Suite B-4  
Tampa, Arizona 85283  
PH: (602) 758-5629 FX: (602) 391-2132

PLANS PREPARED BY

NO.	DATE	DESCRIPTION	BY
1	08/27/10	PRELIMINARY	CJW
2	10/09/10	SUBMITTAL	CJW
3	12/09/10	CHANGES	CJW

PROJECT INFORMATION  
03-224-03

**PHX-313**  
NOTHUM

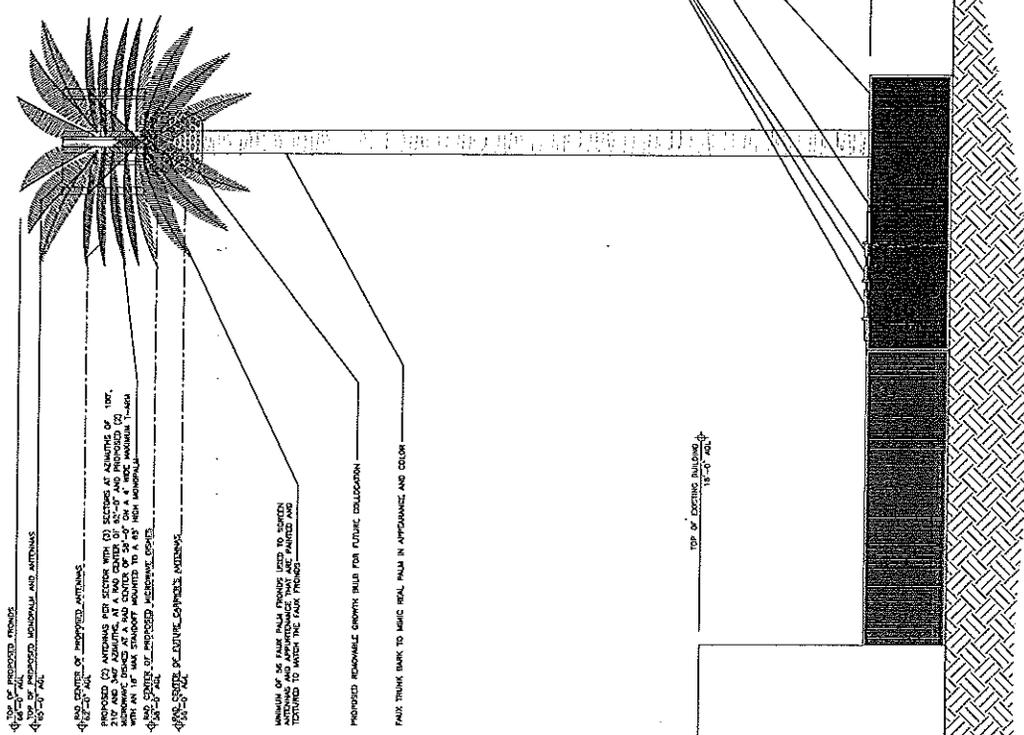
1002 EAST VISTA DEL CERRO DRIVE  
TAMPA, ARIZONA 85281

SHEET TITLE

ELEVATION

SHEET NUMBER

**Z-3**



TOP OF PROPOSED MONUMENTAL AND ANTENNAS  
10'-0" FINISH

PROPOSED ANTENNAS (SEE SECTION) TO BE LOCATED AT CENTER OF TOP OF WINDOW BANK AT A HAZ CENTER OF 36" ON A 4" HAZ INTERVAL FROM WINDOW BANK CENTER OF PROPOSED WINDOW BANK  
10'-0" FINISH

PROPOSED MONUMENTAL GULL FOR FUTURE COLLEGION  
10'-0" FINISH

TOP OF EXISTING BUILDING  
10'-0" FINISH

PROPOSED INTERIOR TUBE STEEL AND PORTLAND MORTAR SECURITY FENCING  
10'-0" FINISH

PROPOSED INTERIOR TUBE STEEL AND PORTLAND MORTAR SECURITY FENCING  
10'-0" FINISH



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0" OR 1/4" = 1'-0"