

Staff Summary Report



Hearing Officer Hearing Date: September 21, 2010

Agenda Item Number: 2

SUBJECT: This is a public hearing for a request by **SALT RIVER PROJECT – CLEARWIRE** located at 1876 East Drake Drive for one (1) use permit.

DOCUMENT NAME: 20100921cdng01 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **SALT RIVER PROJECT – CLEARWIRE (PL100175)** (Jason Mendoza/SRP, Applicant; SRP, property owner) located at 1876 East Drake Drive in the R1-6, Single Family Residential District for:

ZUP10090 Use permit to allow the addition of one (1) array with three (3) antennas and three (3) microwave dishes on an existing one hundred and thirty-two foot (132 ft) high transmission tower.

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

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

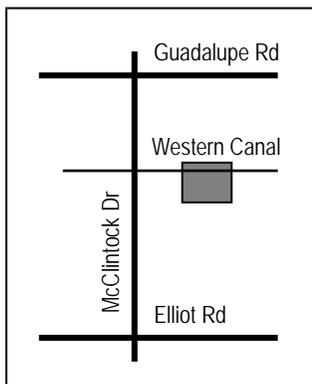
LEGAL REVIEW BY: N/A

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 seeking approval of a use permit to allow the addition of one (1) array with three (3) antennas and three (3) microwave dishes to an existing one hundred and thirty-two foot (132 ft) high transmission tower. The project has been given the address of 1876 East Drake Drive; however, the tower is situated along the Western Canal. The existing tower in question is the second tower east of McClintock Drive along the Western Canal. Staff recommends approval of the proposal as submitted, with conditions. To date, staff has received one (1) phone call of opposition and one (1) phone call of inquiry 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
2. Aerial Photo
- 3-5 Letter of Intent
6. Title Sheet
7. Project Site Plan
8. Enlarged Plan
9. Site Elevation
10. Staff Photograph

COMMENTS:

The applicant is seeking approval of a use permit to allow the addition of one (1) array with three (3) antennas and three (3) microwave dishes to an existing one hundred and thirty-two foot (132 ft) high transmission tower. Both the antennas and the microwave dishes will be mounted at a height of forty-six feet (46 ft). The project has been given the address of 1876 East Drake Drive; however, the tower is situated along the Western Canal. The existing tower in question is the second transmission tower east of McClintock Drive along the Western Canal. Staff recommends approval of the proposal as submitted, with conditions.

To date, staff has received one (1) phone call of opposition and one (1) phone call of inquiry regarding this request. The neighbor who called in opposition was opposed to the location of the site chosen for the proposed addition of antennas and microwave dishes and to the appearance of the proposed request as well.

Use Permit

The Zoning and Development Code requires a use permit for wireless telecommunication antennas in all zoning districts including the R1-6, Single Family Residential 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 wireless antennas; there should be no nuisances.
- c. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding structures and uses.
- d. 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.
 - There is no evidence that supports a downgrading of surrounding property values. The tower or monopole exists today and has not been proven a detriment to the surrounding neighborhood.
- 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 should not attract disruptive behaviors.

Conclusion

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

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 antennas, will require a new use permit.
3. The wireless devices shall be removed within 30 days of discontinuance of use.
4. A weather resistant emergency contact informational sign shall be posted on the site and shall be visible to the public.
5. The use permit is valid for the plans as approved by the Hearing Officer.
6. The proposed CMU walls of the equipment cabinet, necessary for ancillary ground equipment, shall be eight (8) feet in height and shall be of a split-faced design.

HISTORY & FACTS:

None pertinent to this case.

DESCRIPTION:

Owner – Salt River Project (SRP)
Applicant – Jason Mendoza/SRP
Existing Zoning – R1-6, Single Family Residential District
Overall Tower Height – 132’
Proposed Height of Antenna Array – 46’

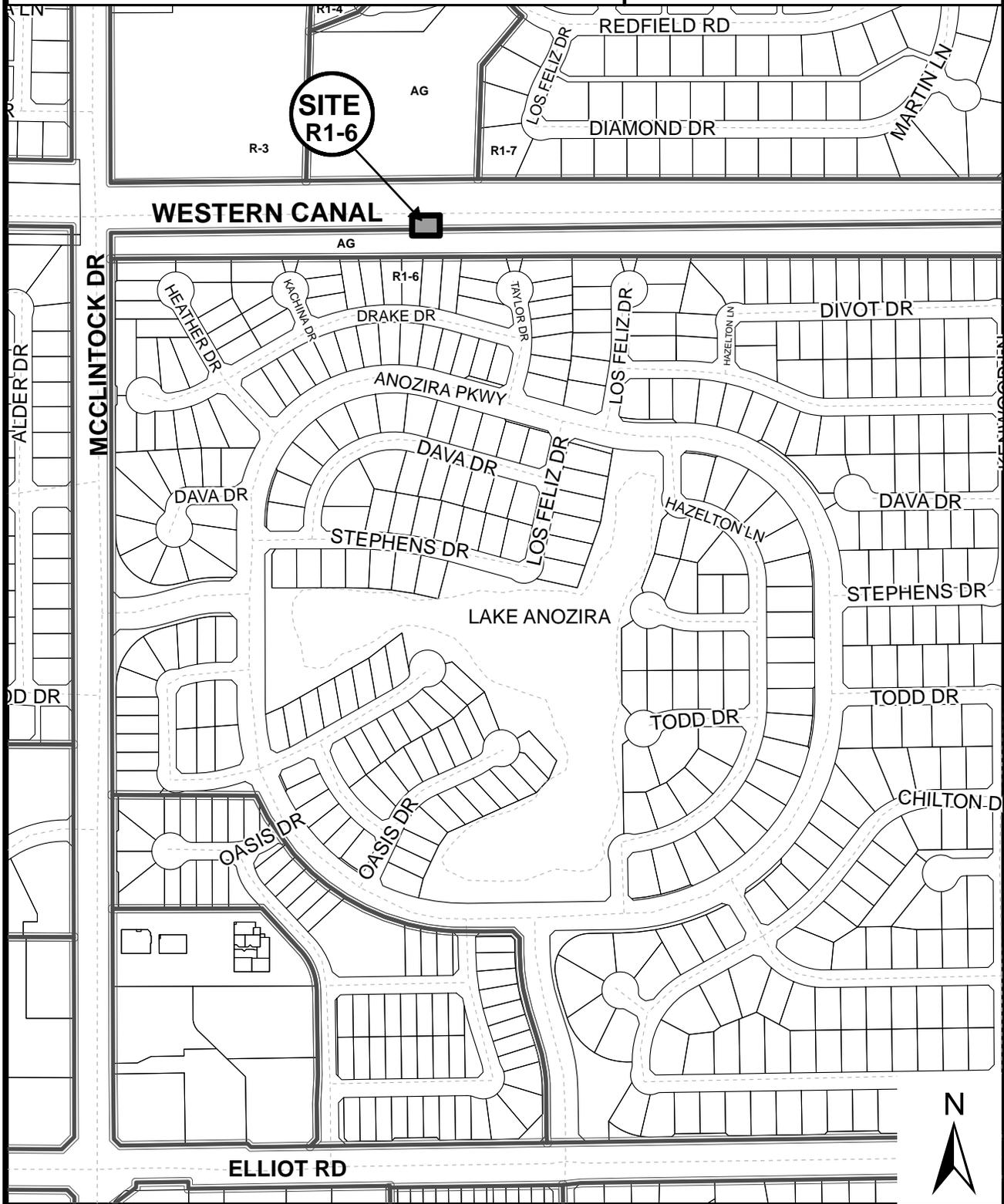
**ZONING AND
DEVELOPMENT**

CODE REFERENCE:

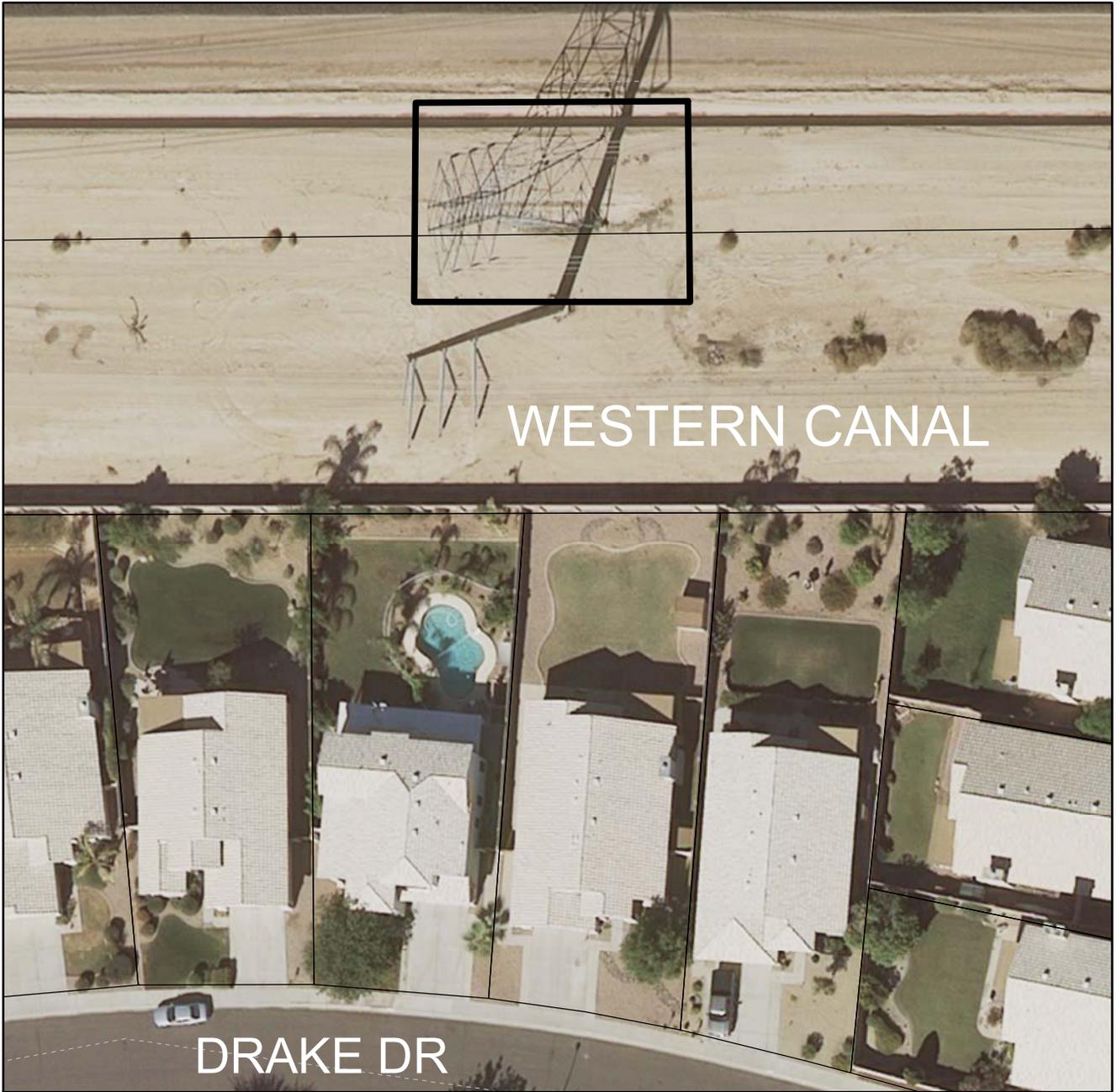
Part 3, Section 3-102 – Permitted Uses in Residential Districts
Part 3, Section 3-421 – Wireless Telecommunication Facilities
Part 6, Section 6-308 – Use Permit

SALT RIVER PROJECT - CLEARWIRE

PL100175



Location Map



WESTERN CANAL

DRAKE DR

SALT RIVER PROJECT - CLEARWIRE (PL100175)



Letter of Explanation

August 17th, 2010

City of Tempe
Attn: Development Services Department
31 E. 5th Street, Garden Level
Tempe, Arizona 85281
(480) 350-8331

RE: Special Use Permit for SRP / Clearwire McClintock & Western Canal

Applicant: SRP Telecom, Jason Mendoza

Site Information:

Address: 1876 E Drake Drive
APN: NA
Owner: Salt River Project
Zoning: NA

Jason Mendoza, MBA

**Salt River Project • 1600 N. Priest Drive • Tempe, AZ 85281
Tel: (602) 236-2856 • Cell: (602) 515-3065 • Fax: (602) 629-8301**

www.srpnet.com/telecom



Salt River Project (hereinafter, “SRP”) is working with Clearwire in order to provide an efficient wireless network to serve the City of Tempe. This is an application for a Special Use Permit to allow the collocation of a wireless communications facility on an existing SRP 230kV tower located on the 2nd tower east of McClintock and Western Canal.

CURRENT CONDITIONS:

SRP owns and operates a 230kV line that runs east/west across the subject property which is otherwise vacant and undeveloped land. The particular tower which is the subject of this application is located within Salt River Project’s right-of-way easement.

SURROUNDING LAND USE:

North: Within half mile North of the subject, there is a developed R-4 & R1-3 subdivision and an R1-7 multifamily development.

South: Within half mile South of the subject, there is a developed R1-6 subdivision.

East: Within half mile East of the subject, there is undeveloped land– Right of Way.

West: Within half mile West of the subject, there is undeveloped land– Right of Way.

CURRENT CONDITIONS:

This is a request to allow collocation of a wireless communications facility on an existing structure. This location is appropriate for the proposed development largely because of the current property conditions, as well as the zoning and land use surrounding the property. Significant growth in the surrounding neighborhoods has caused greater demand for wireless communications. This proposal for collocation reduces the need for new structures and mitigates the visual impact of wireless communications facilities on neighboring properties.



ANTENNAS:

The proposed antenna array will be mounted below the electrical conductors at approximately 46' from ground level. The ancillary ground equipment will be placed in a 10' x 10' CMU masonry wall underneath the base of the existing tower. Coaxial cable will run from the equipment shelter underground to the tower legs then up to the antennas.

EQUIPMENT:

The proposed antennas and microwaves will be located on North, East, and West sides of the existing lattice tower. There will be three antennas and three microwaves. Each antenna is 4' 2" and each microwave is 2' 2".

TRAFFIC:

The proposed facility is unmanned and therefore will have a negligible traffic impact.

COMPATABILITY:

Given the zoning and land use of the subject property and the surrounding properties, the proposed 230kV lattice tower is an appropriate location for this type of facility.



SRP Telecom

SRP SITE #: HCT-02144

SRP SITE NAME: SRP MCCLINTOCK & WESTERN CANAL

SITE ADDRESS: 2ND TOWER EAST OF MCCLINTOCK TEMPE, AZ. 85283

CARRIER NAME: CLEARWIRE
CARRIER SITE #: AZ-PHX0512

clearwire
wireless broadband

PLANS PREPARED BY
young design corp
project management
10245 E. Via Linda, Scottsdale, AZ 85258
PH: 480 431 8009 Fax: 480 431 9628
e mail: matt.young@youngdesign.com



THE ENGINEER ON THIS SEAL HAS REVIEWED THESE PLANS AND CERTIFIES THAT THEY COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS AND THAT HE IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ARIZONA.

NO.	DATE	DESCRIPTION	BY
1	09/12/10	INITIAL ISSUE	

ARCHITECTS JOB NO. **YDC-1000**

SRP MCCLINTOCK & WESTERN CANAL
AZ-PHX0512
HCT-02144
2ND TOWER EAST OF MCCLINTOCK
TEMPE, AZ. 85283

SHEET TITLE
TITLE SHEET

JURISDICTION 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 PAB553
P.O. BOX 52025
PHOENIX, AZ. 85072
CONTACT: JASON MENDOZA
PHONE: (602) 236-2844

PROPERTY OWNER
SRP TELECOM
MAIL STATION PAB553
P.O. BOX 52025
PHOENIX, AZ. 85072
CONTACT: ANGELA CASTELLANO
PHONE: (602) 236-2856

SITE ACQUISITION
REALAND CONSULTING
3523 E. PRESIDIO CIRCLE
MESA, AZ. 85213
PHONE: (602) 321-4903

PROJECT INFORMATION

LICENSE AREA : APPROX 100 SQ. FT.
OCCUPANCY : N/A
MONOPOLE : N/A
WALLS & EQUIPMENT : N/A
CURRENT ZONING : N/A
A.P.N. : N/A
LATITUDE (NAD-83): 33° 21' 23.30" NORTH
LONGITUDE (NAD-83): 111° 51' 18.76" WEST

SITE TYPE: EXISTING LATTICE TOWER

PROJECT DESCRIPTION
THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF (3) ANTENNAS, (3) MICROWAVE DISHES AND ASSOCIATED EQUIPMENT CABINET FOR CLEARWIRE WIRELESS BROADBAND. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. NEW ANTENNAS ARE TO BE MOUNTED TO THE EXISTING TRANSMISSION TOWER.

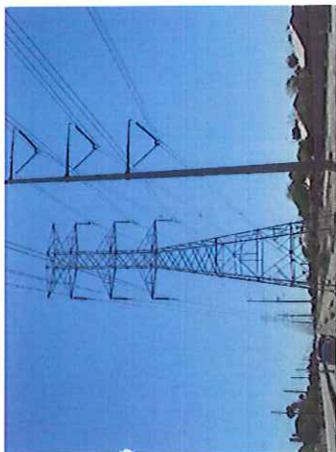
REPRESENTATIVE	SIGNATURE	DATE

COMPANY APPROVALS (ONLY)

FOR ZONING ONLY

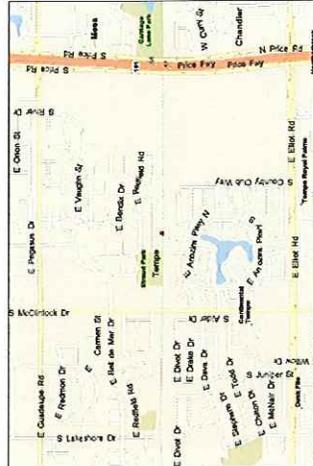


PROPOSED



EXISTING

VICINITY MAP



DIRECTIONS TO SITE

TAKE I-10 EAST TO US 60 EAST. PROCEED TO MCCLINTOCK DRIVE. EXIT AND TURN RIGHT. PROCEED SOUTH AND TURN LEFT. IMMEDIATELY AFTER CANAL THE SITE IS LOCATED ON SOUTH SIDE OF CANAL UNDER 2ND TRANSMISSION TOWER.

clearwire
wireless broadband

PLANS PREPARED BY
young design corp
project management
architectural
interior design
p.c. 480 451 8609 fax: 480 401 9608
e mail: mcs@youngdesigncorp.com



THE STATE OF ARIZONA
MICHAEL S. YOUNG
LICENSE NO. 12345
MECHANICAL
EXPIRES 12/31/2011

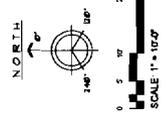
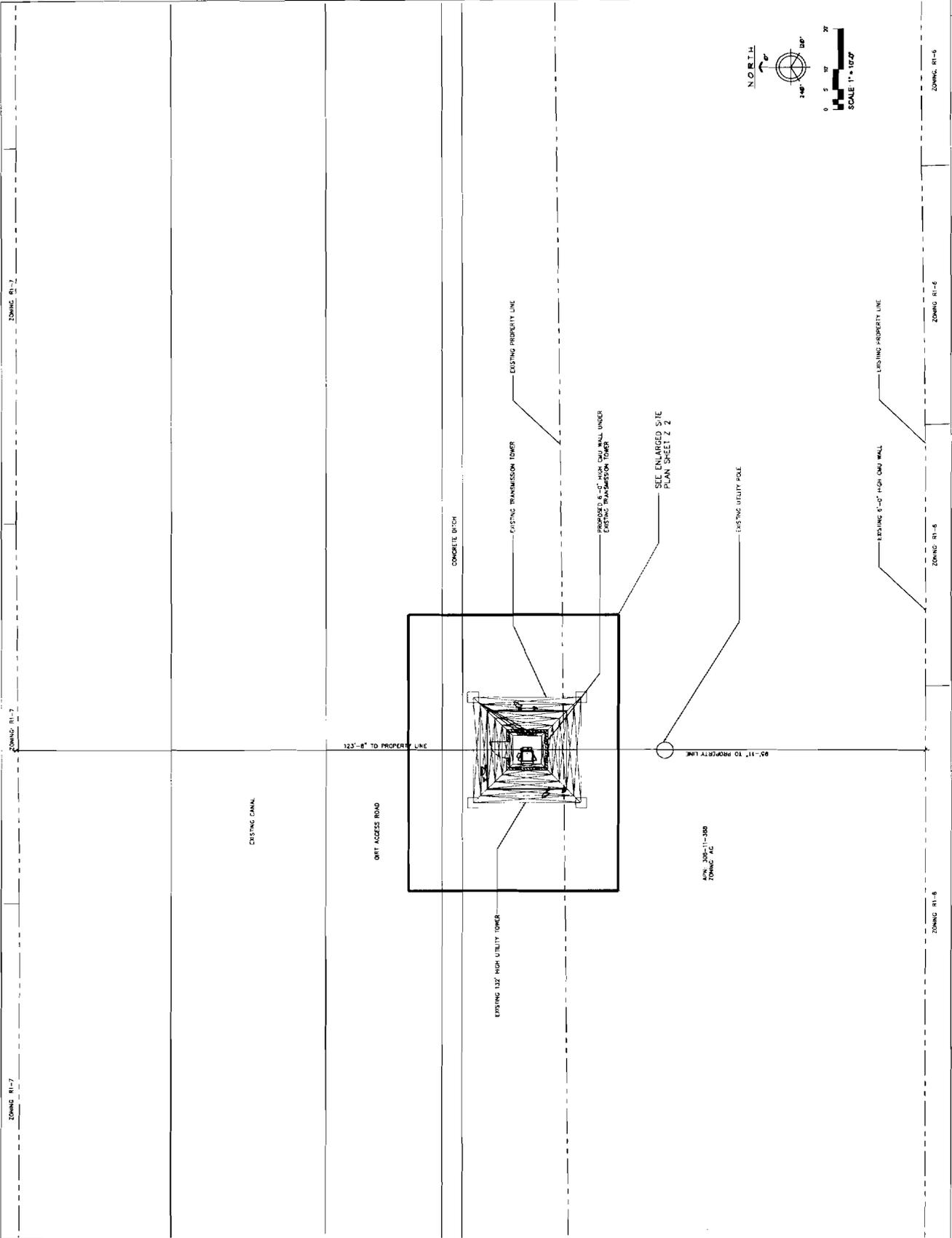
NO.	DATE	DESCRIPTION	BY
1	05/12/10	INITIAL DESIGN	

ARCHITECTS JOB NO. YDC-1980
PROJECT INFORMATION
SRP MCCLINTOCK & WESTERN CANAL
AZ-PHX0512
HCT-02144
2ND TOWER EAST OF MCCLINTOCK TEMPE, AZ 85283

SHEET TITLE
PROJECT SITE PLAN

SUBSCRIPTION APPROVAL

SHEET NUMBER
Z1



SITE PLAN



SALT RIVER PROJECT – CLEARWIRE

**1876 EAST DRAKE DRIVE
(2ND TOWER EAST OF MCCLINTOCK)**

PL100175

EXISTING TRANSMISSION TOWER

