

Hearing Officer Hearing Date: September 21, 2010

Agenda Item Number: 7

SUBJECT: This is a public hearing for a request by **SALT RIVER PROJECT – A. T. & T.** located at 2808 North College Avenue for one (1) use permit.

DOCUMENT NAME: 20100921cdng02 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **SRP – PERA SUBSTATION – A. T. & T. (PL100265)** (Brendan Thomson/SRP, applicant; SRP, property owner) located at 2808 North College Avenue in the AG, Agricultural District for:

ZUP10095 Use permit to allow the replacement of nine (9) antennas on an existing monopole and to increase the overall height of the monopole from 72 feet 3 inches to 74 feet.

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

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

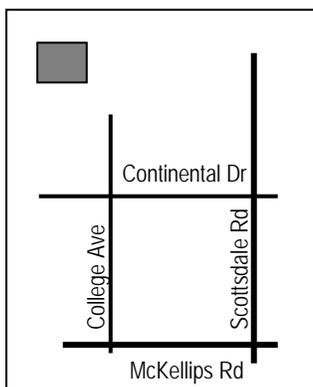
LEGAL REVIEW BY: N/A

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 requesting a use permit to allow the replacement of nine (9) antennas on an existing monopole and to increase the overall height of the monopole from 72 feet 3 inches to 74 feet. The monopole is located at 2808 North College Avenue in the AG, Agricultural District. Proposed antennae will replace the existing antennae mounted at the top of the sixty-five (65) foot monopole. Measured to the top of these proposed replacement antennae will be seventy-four feet (74'). To date, staff has received no public input regarding this request. 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
4. Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Intent
4. Site Plan
5. Elevations & Antenna Plans
6. Staff Photograph

COMMENTS:

The applicant is requesting a use permit to allow the replacement of nine (9) antennas on an existing monopole and to increase the overall height of the monopole from 72 feet 3 inches to 74 feet. The monopole is located at 2808 North College Avenue in the AG, Agricultural District. Proposed antennae will replace the existing antennae mounted at the top of the sixty-five (65) foot monopole. Measured to the top of these proposed replacement antennae will be seventy-four (74) feet.

To date, staff has received no public input regarding this request. Staff recommends approval of the proposal as submitted, with conditions.

Use Permit

The Zoning and Development Code requires a use permit for wireless telecommunication antennas in all zoning districts including the AG, Agricultural 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 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 antennas, will require a new use permit.
3. The wireless devices shall be removed within 30 days of discontinuance of use.
4. The use permit is valid for the plans as approved by the Hearing Officer.
5. The antennae shall be painted to match the existing monopole.
6. A weather resistant emergency contact informational sign shall be posted on the site and shall be visible to the public.

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.
- December 1, 2009 PL090419 – The Hearing Officer approved the request by Pera Substation – Clearwire located at 2806 N College Ave. for 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').

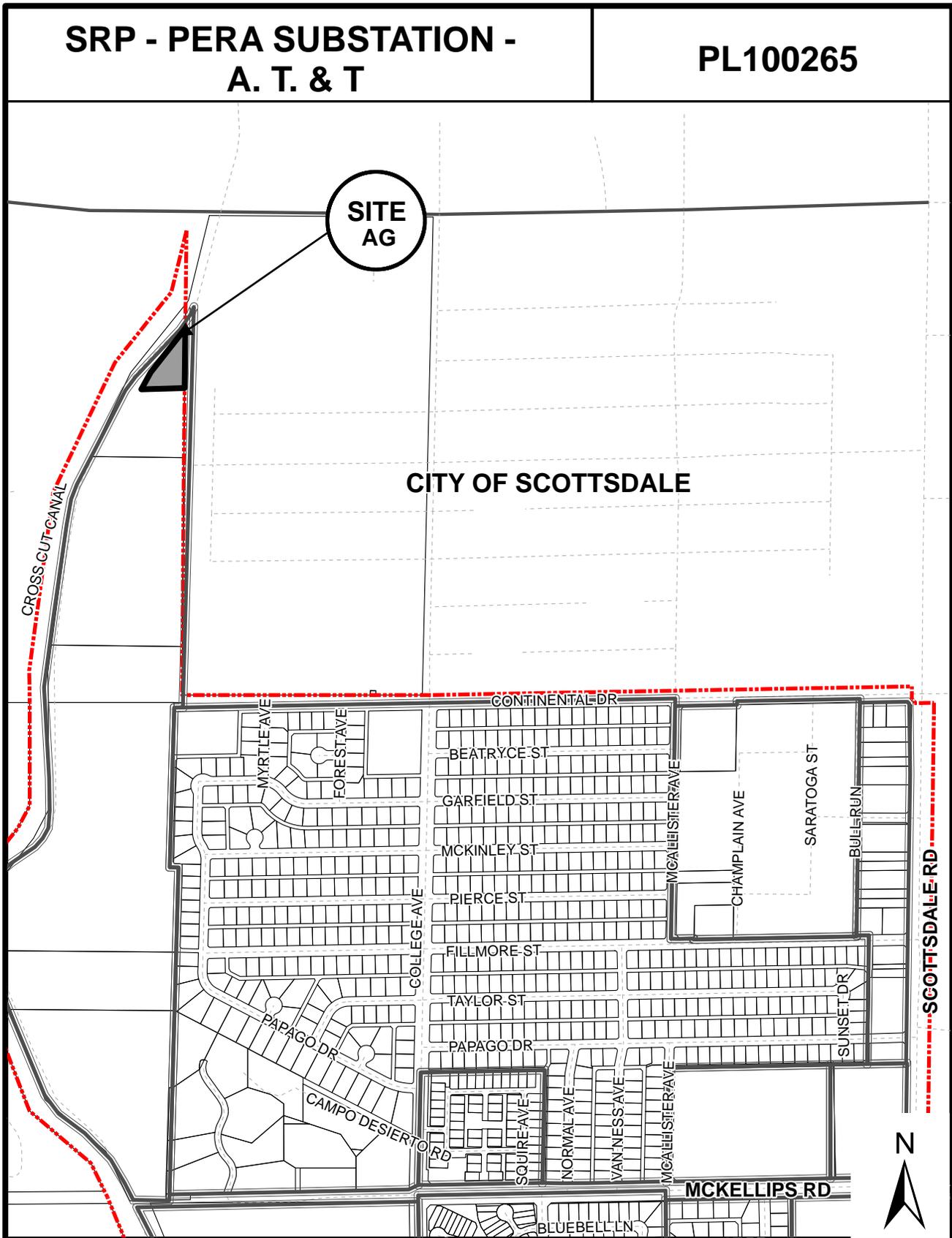
DESCRIPTION: Owner – Salt River Project (SRP)
Applicant – Brendon Thomson/SRP
Existing Zoning – AG, Agricultural District
Existing Monopole Height – 65'
Proposed Antenna Height – 74'

**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

**SRP - PERA SUBSTATION -
A. T. & T**

PL100265



Location Map



SRP - PERA SUBSTATION - A. T. & T. (PL100265)

EXPLANATION OF USE PERMIT REQUEST
AT&T / SRP – PERA SUBSTATION 69kv DROP POLE
2808 NORTH COLLEGE AVE
TEMPE, ARIZONA

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

The request to amend the existing use will not alter the currently allocated 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 request to amend the existing use will not generate any odor, dust, gas, noise, vibration, heat or glare which would exceed the ambient conditions. The request would allow nine new antennas to be installed in place of the nine existing antennas. The antenna count will not increase.

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

This request will not conflict with the goals, objectives or policies of the city. The request to amend the existing use would allow the tip height of the antennas to increase from 72' 3" to 74'.

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

The request to amend the existing use will be compatible with the existing surroundings. The AT&T array is currently located on an existing 69kv drop pole within the Pera substation. There are other power poles leading into and out of the facility which are similar in size and height.

- 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 replacement of existing antennas, the installation will not result in any disruptive behavior which may create a nuisance to the surrounding area or general public.



SRP – PERA SUBSTATION – A.T. & T.

2808 NORTH COLLEGE AVENUE

PL100265

**EXISTING MONOPOLE – VIEW TO
NORTHWEST**

