

Staff Summary Report



Hearing Officer Hearing Date: June 22, 2010

Agenda Item Number: 6

SUBJECT: This is a public hearing for a request by **VERIZON – PHO DROMEDARY** for one (1) use permit.

DOCUMENT NAME: 20100622dssd01 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **VERIZON – PHO DROMEDARY (PL100151)** (Ryan Rawson/In Command Communications, applicant; RBI Industrial Properties LLC, property owner) located at 528 West 21st Street in the GID, General Industrial District for:

ZUP10053 Use permit to allow co-location of wireless antennas on an existing 107 ft monopole.

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

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

LEGAL REVIEW BY: N/A

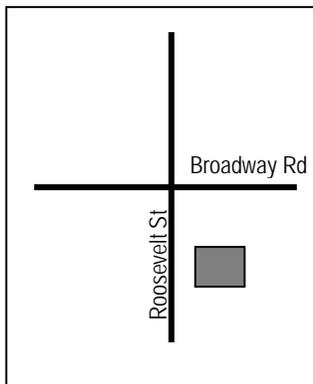
DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:

The applicant is requesting a use permit to allow a new antenna array on an existing 107' monopole. The monopole is located at 528 West 21st Street in the GID, General Industrial District. The proposed antennas will be mounted at the sixty two (62') foot location while the existing Verizon dishes are located towards the top of the monopole. To date, staff has not received any public input on this case.



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(s)
2. Aerial Photo(s)
- 3-4. Letter of Intent
5. Site plan
6. Enlarged Site Plan
7. Elevations
8. Staff Photograph(s)

COMMENTS:

The applicant is requesting a use permit to allow a new antenna array on an existing 107' monopole. The monopole is located at 528 West 21st Street in the GID, General Industrial District. The proposed antennas will be mounted at the sixty two foot (62') height while the existing Verizon antennas and dishes remain at higher levels on the monopole. Verizon's ground equipment will be housed inside the existing building.

To date, no public input has been received. 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 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.
 - There is no evidence that supports a downgrading of surrounding property values. The monopole is existing and has not been proven a detriment to the surrounding neighborhood.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed co-location will be compatible with existing monopole and 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 should not attract disruptive behaviors; the facility exists and adequately controlled.

Conclusion

Staff recommends approval of the use permit, subject to the 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 permits and 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. The wireless devices shall be removed within 30 days of discontinuance of use.
4. The antennas and dishes shall be painted to match the existing monopole.

HISTORY & FACTS:

November 27, 1987

A-87-11.10: Board of Adjustment approved a use permit for METRO MOBILE to allow antennas and microwave dishes on a 107' height monopole.

DESCRIPTION:

Owner – RBI Industrial Properties LLC
Applicant – Ryan Rawson/In Command Communications
Existing Zoning – GID, General Industrial District
Existing Monopole Height – 107'
Verizon Proposed Antennas Height – 62'

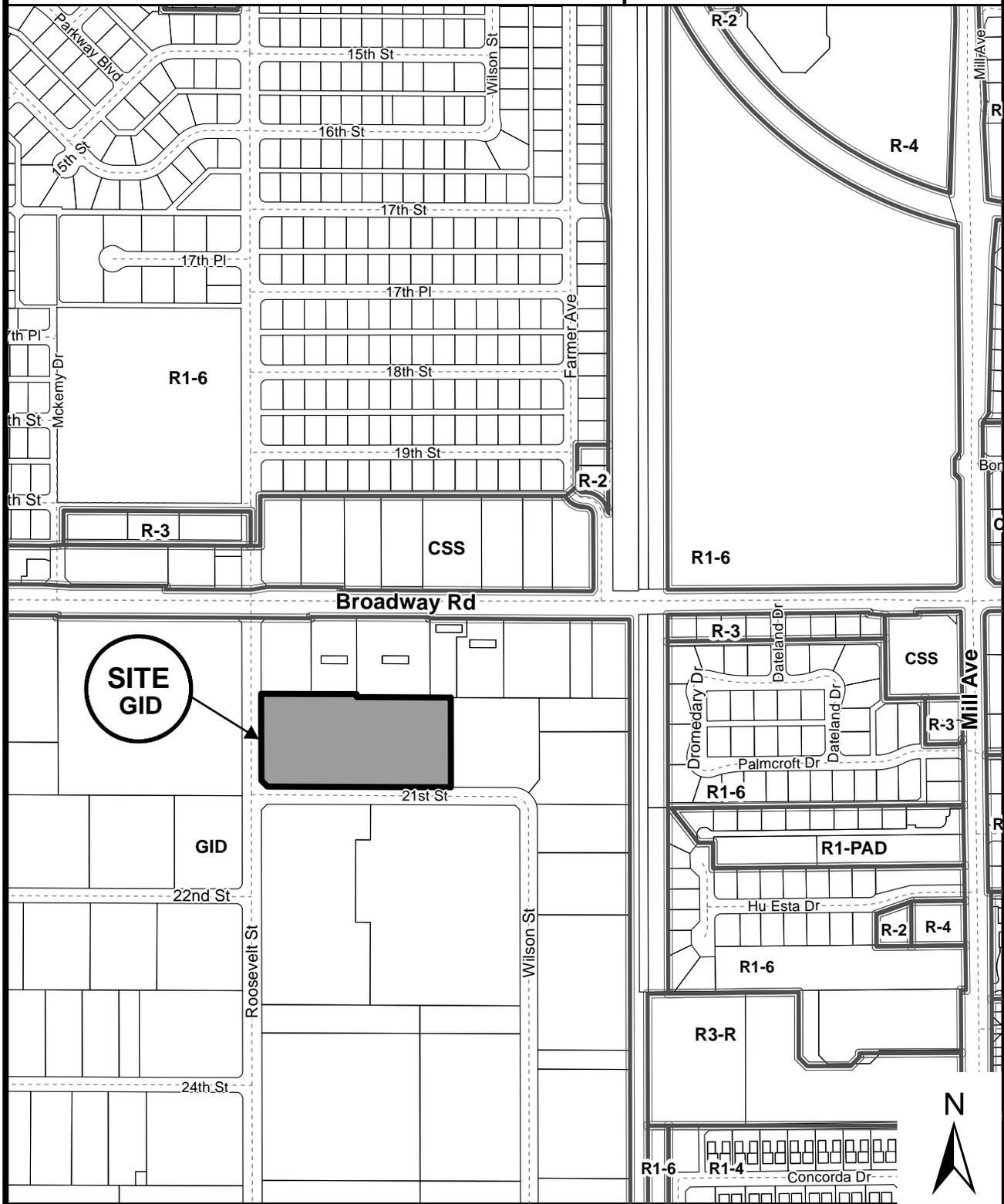
ZONING AND
DEVELOPMENT

CODE REFERENCE:

Part 3, Section 3-302 – Permitted Uses in Office/ Districts
Part 3, Section 3-421 – Wireless Telecommunication Facilities
Part 6, Section 6-308 – Use Permit

VERIZON - PHO DROMEDARY

PL100151



Location Map



VERIZON - PHO DROMEDARY (PL100151)



Project Narrative

Antenna Replacement for Existing Telecommunications Facility

Verizon Site: PHO Dromedary Antenna and MW Site

Intention of Request

The modification to this site is designed to satisfy the demand for Verizon's service in the area and bring the existing wireless telecommunications facility into compliance with the current planning code. Verizon strives to serve its subscribers while working with each jurisdiction to meet local site design needs and requirements.

History

The existing telecommunications facility located at, 528 W. 21st Street, Tempe, AZ 85284, was built by the original tower owner, Metro Mobile. Metro Mobile submitted plans to the Tempe Board of Adjustments, Case number: A-87-11.10, dated November 23, 1987. The Board, by a vote of 5-0, approved the request with conditions that all necessary permits be obtained from the Building Safety Department, obtain FAA/FCC approvals, paint the tower a neutral color, and the proposed 6' MW dish be installed at 60' or lower on the tower. Metro Mobile was purchased by Bell Atlantic Mobile (BAM) in 1995, BAM was purchased by Alltel in 2000, and Alltel was purchased by Verizon in late 2008. I searched all of the records that Verizon obtained from Alltel and was not able to locate any files that would indicate subsequent City approvals for tower modifications from 1987 to present time.

Site Information

Verizon is proposing to clean up the tower by removing two (2) upright Omni antennas at the top of the tower, replacing 9 of 9 existing panel antennas (not previously approved), replacing the existing panel antenna platform mounts with t-arm stand-off mounts, and request City approval for antennas and microwave dishes that were previously not approved by the City. A photo is enclosed to identify antennas and microwaves that Verizon has no record of being previously approved by the City.

The parcel number is 123-36-010. The parcel is zoned GID.

Request for Approval Through Administrative Review

According to the City of Tempe Wireless Telecommunications Facilities ordinance Section 3-421 - Paragraph C, this proposal is exempt from the Use Permit Process:

1. Co-location: The proposed antenna replacement is located within a permitted telecommunication facility and is an existing co-location.

Site Objectives

Given the expansion and growth of the area, the proposed modification will address customer and visitor requests for additional service. The existing microwave dishes located on the tower are vital to the operation of the Verizon network. Each of the microwave dishes that are located on this tower is responsible for transporting traffic between distributed sites within the Verizon network. Removal of these microwaves would render these sites inoperable. Thank you for your time and attention.

Please contact me if you have any questions regarding this proposal. I look forward to working with the City of Tempe on this project as well as future projects. Thank you.

Sincerely,



Ryan Rawson
In Command Communications, LLC
4294 E. Del Rio
Gilbert, AZ 85295
602-550-5700 – Office
ryanrawson@cox.net

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	DATE
BY SIGNATURE	DATE
REGULATIVE SIGNATURE	DATE



8008 E. BASELINE RD., APT. A2, BOCA RATON, FL 33433

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PROJECT NUMBER: 123-36-008

REVISION	DATE	DESCRIPTION
1	11/10/10	ISSUE TO CLIENT
2	11/10/10	ISSUE FOR SUBMITTAL
3	11/10/10	CITY COMMENTS
4	10/10/10	PRELIMINARY

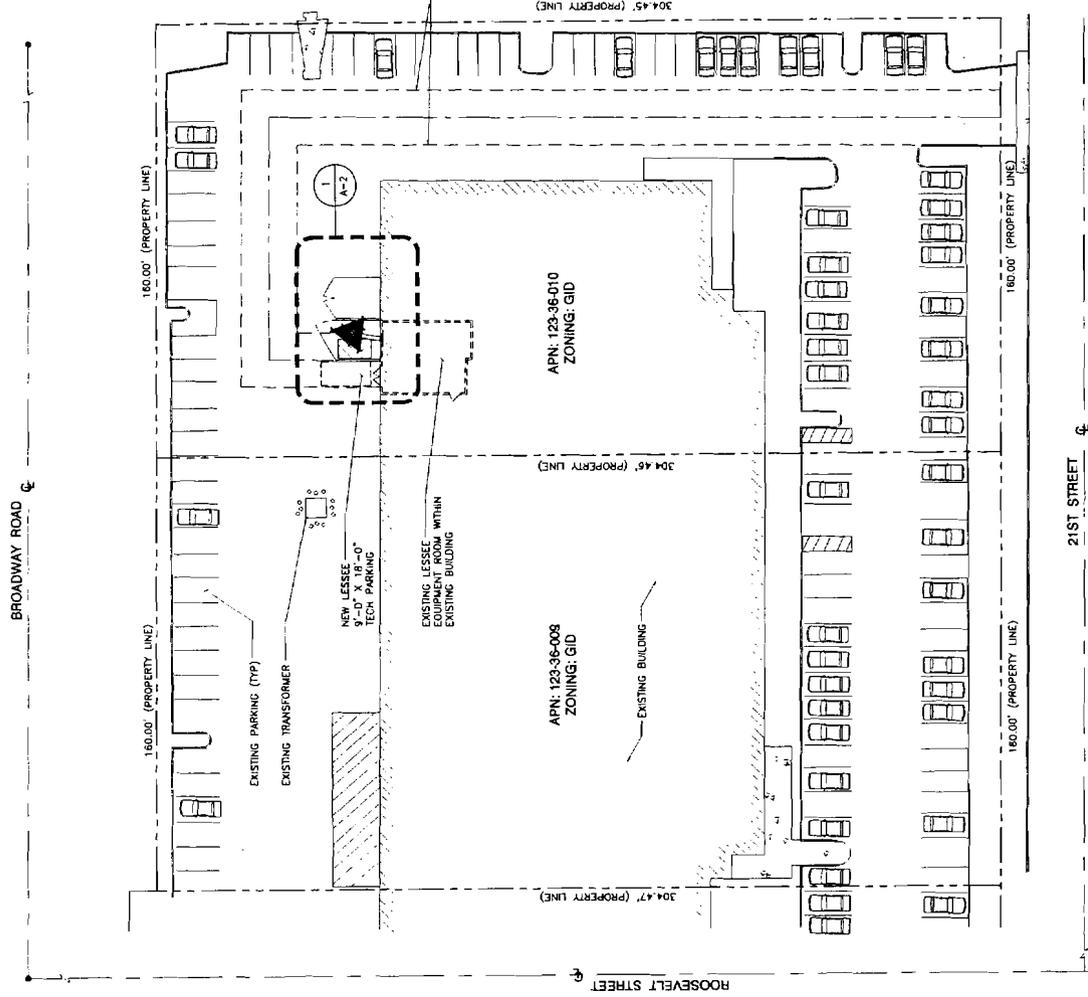
PHO DROMEDARY

128 W. GEORGE DR. TAMPA, AZ 80084

SITE PLAN

A-1

NET INTERIOR LESSEE SQUARE FOOTAGE: 808 50 FT
EXTERIOR LESSEE SQUARE FOOTAGE: 231 50 FT
TOTAL LESSEE SQUARE FOOTAGE: 1,037 50 FT



INTERNAL NUMBER	
DATE	
COMPLETION DATE	
DATE	
DATE	
DATE	



865 E. BASILINE RD., MESA, AZ 85206
PHONE: (480) 839-8343 FAX: (480) 839-8343

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PROJECT NUMBER

REVISION	DATE	BY	DESCRIPTION
1			SCALE FOR CLIENT
2			SCALE FOR PERMITS
3			CITY COMMENTS
4			RE-USED SHAP

DATE

PHO DROMEDARY

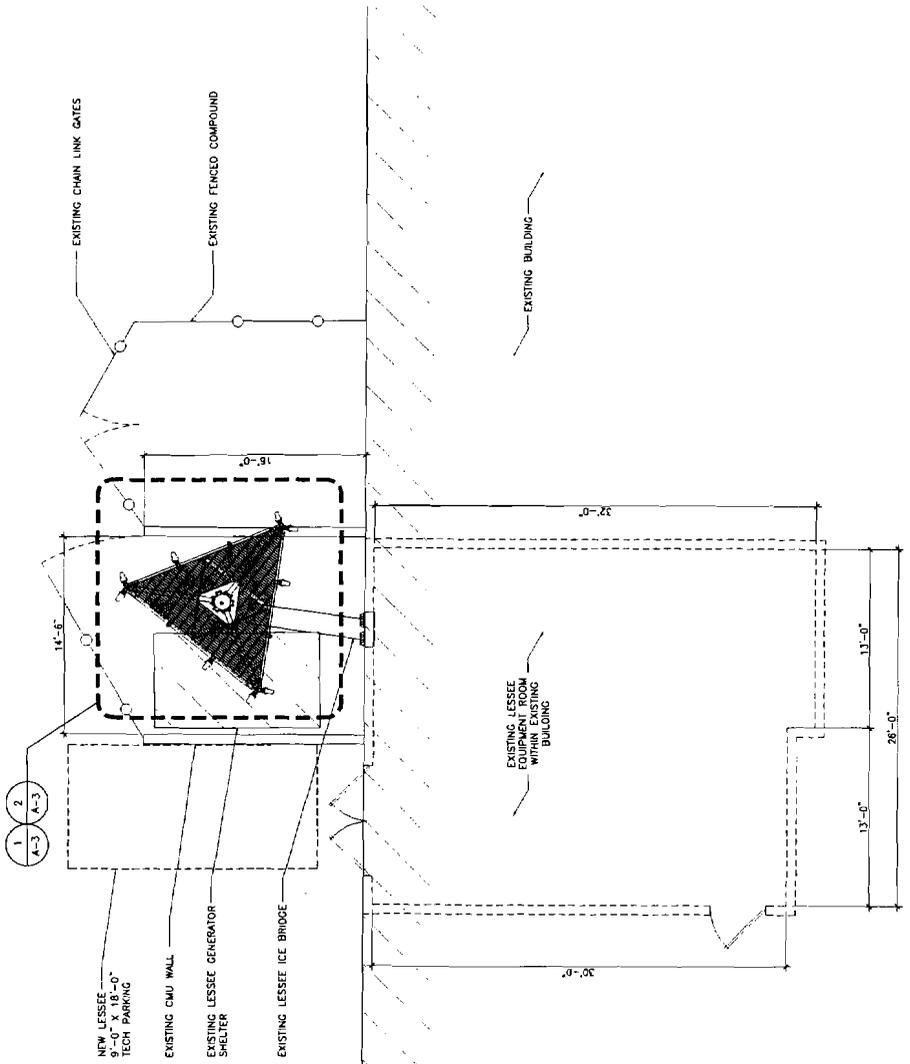
100 N. GARDEN DR.
TEMPE, AZ 85283

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

A-2



NET INTERIOR LESSEE SQUARE FOOTAGE: 808 SQ. FT.
NET EXTERIOR LESSEE SQUARE FOOTAGE: 231 SQ. FT.
TOTAL LESSEE SQUARE FOOTAGE: 1,037 SQ. FT.





VERIZON – PHO DROMEDARY

528 WEST 21ST STREET

PL100151

**EXISTING MONOPOLE VIEW TO SOUTH
WEST**

