

# Staff Summary Report



Hearing Officer Hearing Date: November 4, 2009

Agenda Item Number: 2

**SUBJECT:** This is a public hearing for a request by **A. T. & T. WIRELESS (PL090383)** located at 1115 West 5<sup>th</sup> Street for one (1) use permit.

**DOCUMENT NAME:** 20091104dsdp01 **PLANNED DEVELOPMENT (0406)**

**COMMENTS:** Request by **SCALES ACADEMY - A. T. & T. WIRELESS – SITE P476-D (PL090383)** (Randy Pridgeon/Reliant Land Services, applicant; Tempe School District No. 3, property owner) located at 1115 West 5<sup>th</sup> Street in the R1-6, Single Family Residential District for:

**ZUP09138** Use permit to allow a sixty-five foot (65') wireless antenna (monopalm).

**PREPARED BY:** Derek Partridge, Planner I (480-350-8867)

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

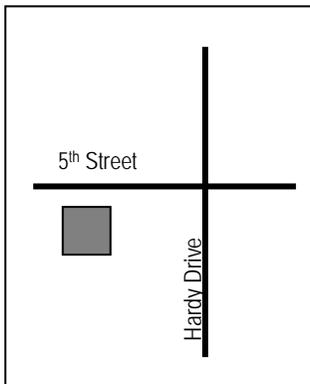
**LEGAL REVIEW BY:** N/A

**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 a sixty-five (65') foot wireless antenna (monopalm). The property is located at 1115 West Fifth Street in the R1-6, Single Family Residence. Staff is in support of the request. To date, no public input has been received.



**PAGES:**

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

**ATTACHMENTS:**

1. Location Map(s)
2. Aerial Photo(s)
- 3-6. Project Narrative/Feasibility Study
- 7-8. Site plan
9. Tower Elevations
- 10-15. Photo Simulations
16. Staff Photograph(s)

## COMMENTS:

The applicant, Randy Pridgeon, with Reliant Land Services, is requesting a use permit to allow a sixty-five (65') foot monopalm (to top of fronds) and associated ground equipment for AT&T Wireless. The property is located at 1115 W Fifth Street in the R1-6, Single Family Residential District. The property is currently an educational use, known as Scales Academy. The proposed monopalm is south of the existing refuse enclosure for the site, which is located on the south side of the staff parking lot on the eastern most portion of the property (approximately 380 feet south of Fifth Street).

The character of the surrounding area is primarily multi-family apartment/condominium complexes to the south, west and east, respectively. To the north there is a mix of single family (R1-6) and multi-family (R-3) properties. There is an abundance of Mexican fan palm and eucalyptus trees throughout the area. Due to the location and context of the area in terms of landscape and land use, staff is supportive of the proposed height of sixty-five (65') feet.

The applicant's co-location survey indicates co-location is not feasible within one-half (½) mile. The closest existing wireless site is located at Hardy and University Drives, which has an existing fifty-five (55') foot T-Mobile monopalm, which is not suitable for co-location. The survey also indicates that no buildings within the one-half (½) mile area were tall enough to meet the needs of a wireless site. Staff has received 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 R1-6 Single Family Residence 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 monopalm is a stealth design and has not been proven a detriment to the surrounding neighborhood.
- d. Compatibility with existing surrounding structures and uses;
  - The proposed use appears to be compatible with surrounding the 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 will be fully screened 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 clearances from the Building Safety Division.
2. The monopalm shall be no greater than 65'-0 (sixty-five feet) in height (to the top of the monopalm fronds) top of panel antennas at 62'-0" (sixty-two feet).
3. The monopalm shall be designed to resemble a **Mexican fan palm tree** (not Date Palm tree). Fronds and pole to be designed to match Mexican fan palm trees to be located on site.
4. Two (2) Mexican fan palm trees shall be planted adjacent to the equipment enclosure.
5. Any intensification or expansion of use will require a new use permit.
6. The proposed enclosure shall be constructed of similar material and color to match the existing refuse enclosure for the property.
7. The wireless device shall be removed within thirty (30) days of discontinuance of use.

**HISTORY & FACTS:**

None pertinent to this case.

**DESCRIPTION:**

Owner – Tempe School District No. 3  
Applicant – Randy Pridgeon/Reliant Land Services  
Existing Zoning – R1-6, Single Family Residential District  
AT & T Lease Area – 300 s.f.  
Proposed Height – 65'-0" top of fronds (total height)

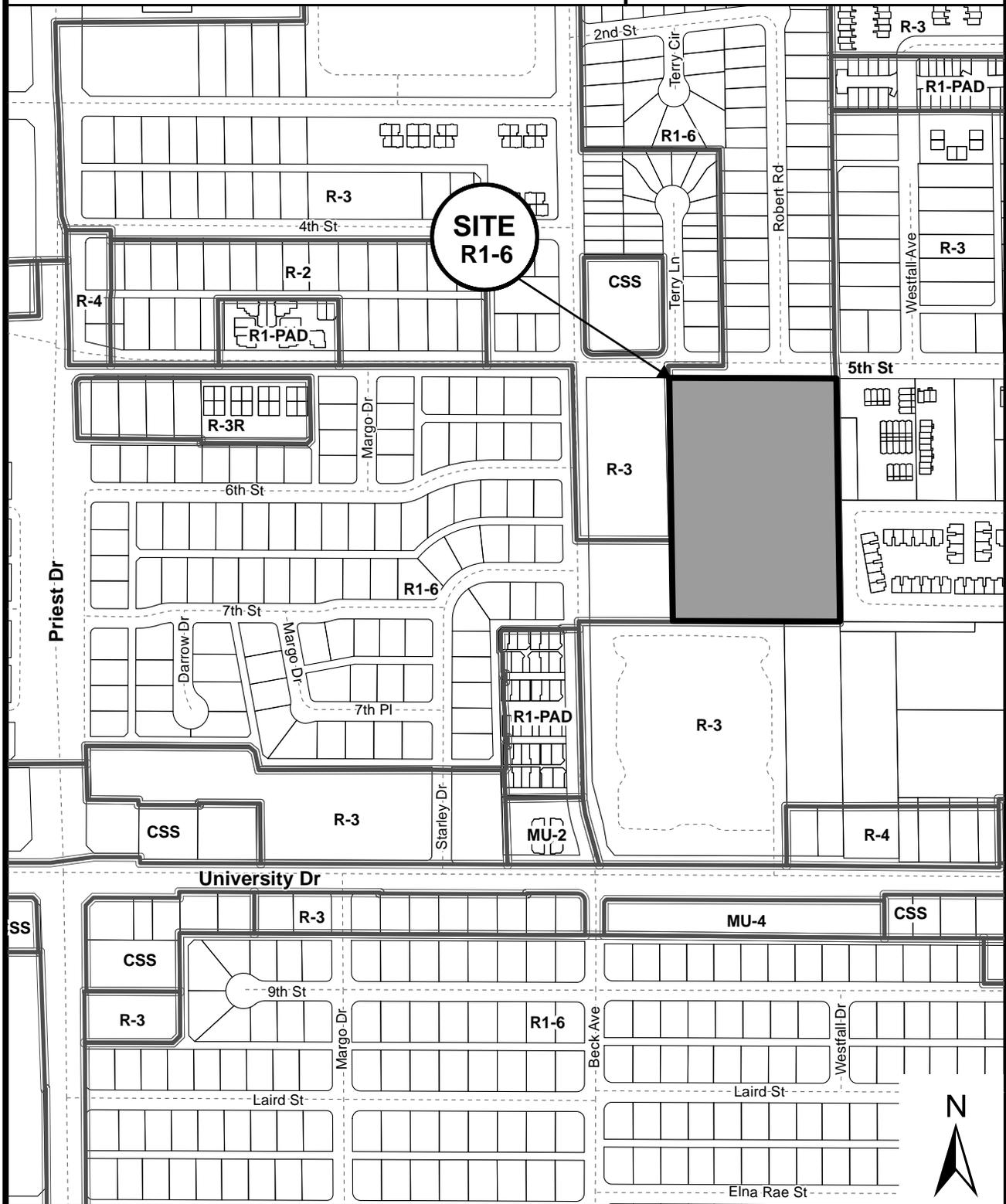
**ZONING AND DEVELOPMENT**

**CODE REFERENCE:**

Part 3, Chapter 2, Section 3-202 – Permitted Uses in Commercial and Mixed-Use Districts  
Part 3, Chapter 4, Section 3-421 – Wireless Telecommunications Facilities  
Part 4, Chapter 4, Section 4-405 – Mechanical Equipment  
Part 6, Chapter 3, Section 6-308 – Use Permit

# SCALES ACADEMY - A.T. & T. WIRELESS - SITE P476-D

PL090383



Location Map



**SCALES ACADEMY - A.T. & T. WIRELESS - SITE P476-D (PL090383)**

# **PROJECT NARRATIVE**

**LETTER OF EXPLANATION  
FEASIBILITY STUDY**

**USE PERMIT APPLICATION  
AT&T WIRELESS  
PROPOSED 65' WTF MONOPALM  
SCALES ACADEMY  
1115 W 5<sup>TH</sup> STREET, TEMPE, AZ 85281**

**9-30-09**

**Revised 10-14-09**

**SUBMITTED TO:**

**CITY OF TEMPE  
DEVELOPMENT SERVICES DEPARTMENT  
31 E 5<sup>TH</sup> STREET, GARDEN LEVEL, TEMPE, AZ 85281**

**REPRESENTATIVE:**

**RANDY PRIDGEON  
RELIANT LAND SERVICES  
3234 S FAIR LANE  
TEMPE, AZ 85282**

## **INTRODUCTION**

AT&T is providing wireless telephone communications throughout the Valley and across the country. The company is in the process of expanding its Phoenix network and requires a site in this portion of Tempe to provide residents and visitors with high quality, reliable wireless communications for personal, business and emergency uses. For the network to be fully functional, each group of antennas must be in line, or “see” each of its neighboring sites. In this way, a call can be switched from site to site as a motorist moves through town. It is important to gain enough height on each facility to be above buildings, treetops and ridgelines. AT&T works diligently to reduce the visual impact of these facilities, using existing lattice towers, monopoles, ball field lights and stealth applications, where possible.

This is the preferred site development technique for AT&T within all municipalities in the State of Arizona. The City of Tempe Development Services Department encourages these types of facilities.

## **REQUEST**

AT&T respectfully requests a Use Permit from the City of Tempe Development Services Department to allow installation and use of a Wireless Telecommunications Facility. The location for the proposed site/property is the Scales Academy at 1115 W 5<sup>th</sup> St. The parcel is located just south of 5<sup>th</sup> Street and east of Beck Ave. The owner, Tempe School District 3 will be entering into a contractual agreement with AT&T, leasing a portion of this parcel which the proposed wireless communications facility will occupy. This approx 300 sf compound area located on parcel (APN: 124-36-028G) is currently designated as R1-6 (Residential), City of Tempe zoning district.

The proposed monopalm is designed to accommodate a co-location opportunity for any wireless carrier seeking space in this area. The monopalm and associated equipment placement will remain consistent along standards and aesthetics outlined in the City of Tempe codes and ordinances.

The surrounding property owners land use and zoning classification are as follows:  
North: R1-6. East: R-3. South: R-3. West: R-3.

## **SITE DATA**

This proposed facility will feature a new 65' steel monopalm with AT&T's three-sector array placed at the height of 62' AGL, top of antennas. AT&T proposes to mount (6) panel antennas on the monopalm at the above mentioned vertical position. The total lease area encumbered by AT&T for this facility is approx 300 sf with existing access provided on site.

Outdoor equipment cabinetry will exist behind a new 8' high CMU Block Wall perimeter with a locked security gate. It will house AT&T's radios, racks, wire and various other transmission materials needed to operate and function daily. Coaxial cables will be run along a cable bridge from the structure to AT&T's BTS equipment.

## **IMPACT/FEASIBILITY STUDY**

The search ring for this site was centered at University and Hardy. It ran North to 5<sup>th</sup> Street, East to Mitchell, South to 10<sup>th</sup> Street and West to Beck. AT&T exhausted all other existing verticality locations within ½ mile of this proposed WTF prior to choosing this location. A 55' Monopalm at 827 W University Dr was not high enough for collocation. Collocation on existing Monopalms can also be aesthetically challenging. A Stealth Flagpole at 1020 W 1<sup>st</sup> St was not high enough for collocation and was located too far north out of the AT&T RF Search Ring. A 68' US West monopole at 939 S Edgewood Dr was located too far west out of the AT&T RF Search Ring. Existing building rooftops were also considered in this search. Apartments at the SEC of University and Beck appear to be approx 40' in height and were not tall enough to meet the AT&T search criteria. A Commercial Building at the NWC of University and Beck was also considered, although the 30' height was not tall enough to meet AT&T search criteria. The rooftop of Scales School was also considered. It is also approx 30' in height and did not meet the AT&T search criteria.

The citizens of Tempe should not be unduly affected by this application. The site will be unmanned and vehicular traffic minimal, as only periodic technician visits are needed. During the placement of the monopalm, antennas and equipment, every effort will be made by AT&T to maintain ambient noise levels and complete the work in a timely manner.

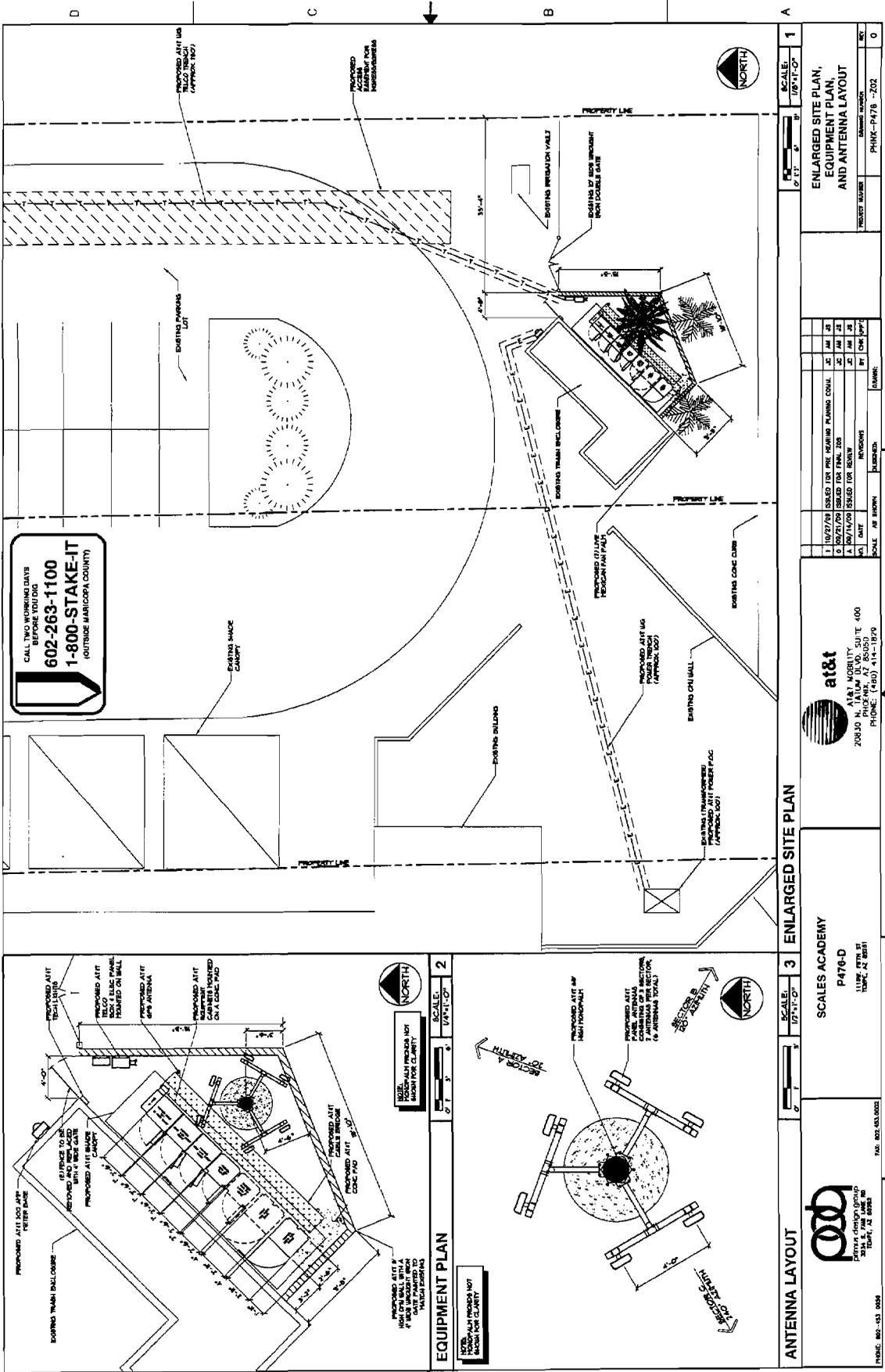
In designing this facility, AT&T has taken into account the perspective of property and business owners in its proximity. The concerns and issues with the citizens in this portion of Tempe were considered in every aspect of design prior to applying for potential permit approval, Use Permit process, with the City of Tempe Development Services Department.

## **SUMMARY**

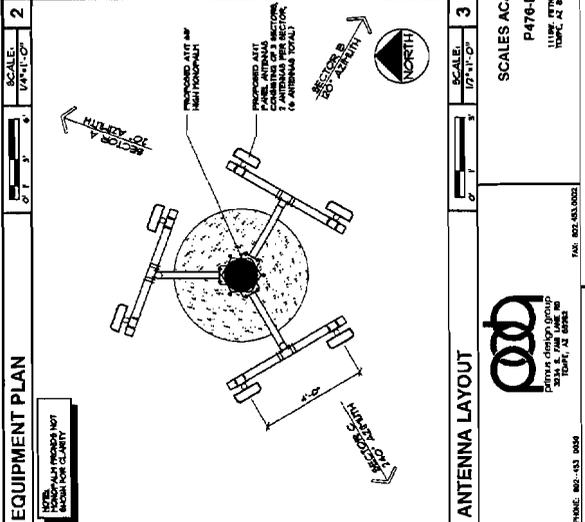
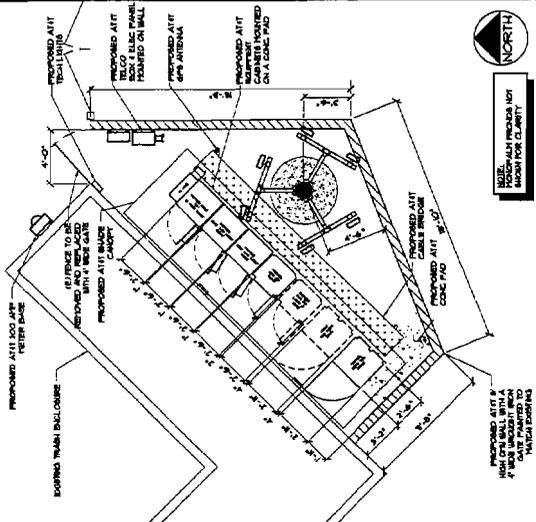
AT&T is applying for a Use Permit in order to develop and construct a clean and viable, Wireless Telecommunications Facility. AT&T is committed to developing the best wireless system for its customers while working cooperatively with the City of Tempe and its citizens to reduce the visual impact of its facilities.

Thank you for your consideration.





CALL TWO WORKING DAYS BEFORE YOU START 1-800-STAKE-IT (OUTSIDE METROPCS COUNTY)



SCALE: 1/8"=1'-0"		SCALE: 1/4"=1'-0"		SCALE: 1/2"=1'-0"		SCALE: 1/2"=1'-0"	
ANTENNA LAYOUT		EQUIPMENT PLAN		ENLARGED SITE PLAN		ENLARGED SITE PLAN, EQUIPMENT PLAN, AND ANTENNA LAYOUT	
 AT&T MOBILITY SUITE 400 20030 N. PRICE HWY. #7, SUITE 400 PHOENIX, AZ 85020 PHONE: (480) 414-1899		SCALES ACADEMY P476-D 1000 S. 10TH AVE TEMPE, AZ 85281		PROJECT NUMBER: PHK-P476 --202 SHEET NUMBER: 0		DRAWN BY: [blank] CHECKED BY: [blank] DATE: [blank]	





SITE CANDIDATE

**SITE NUMBER: P476-D**  
**CANDIDATE NAME: SCALES ACADEMY**



**at&t**



**Reliant Land Services Inc.**  
**3234 S. Fair Lane**  
**Tempe AZ. 85282**  
**602-453-0050 Office**



PROPOSED SITE

PHOTO SIMULATIONS  
 PHOTOGE CORP  
 5820 E HOOVER AVE  
 MESA, AZ 85205  
 (480) 948-1770  
 WWW.PHOTOGE.COM



SITE CANDIDATE

**SITE NUMBER: P476-D**  
**CANDIDATE NAME: SCALES ACADEMY**



**Reliant Land Services Inc.**  
 3234 S. Fair Lane  
 Tempe AZ. 85282  
 602-453-0050 Office

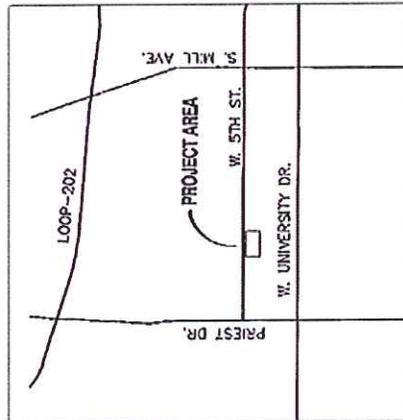


PROPOSED SITE

PHOTO SIMULATIONS  
 PHOTOCE CORP  
 5820 E HOOVER AVE  
 MESA, AZ 85205  
 (480) 970-1222  
 www.photoce.com



SITE CANDIDATE



VICINITY MAP



PROPOSED SITE MODIFICATION

SOUTH FROM 5TH ST AT 380'

SITE NUMBER: P476-D  
 CANDIDATE NAME: SCALES ACADEMY

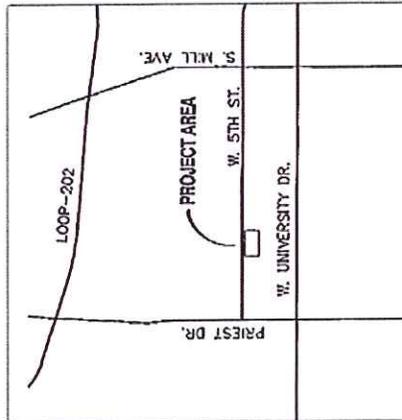
Reliant Land Services Inc.  
 3234 S. Fair Lane  
 Tempe AZ. 85282  
 602-453-0050 Office



PHOTO SIMULATIONS  
 PHOTO CORP  
 5601 W. Camelback Rd.  
 Suite 1000  
 Scottsdale, AZ 85253  
 www.photosimulations.com



SITE CANDIDATE



VICINITY MAP

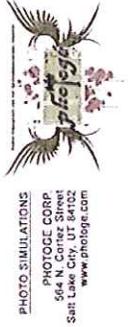


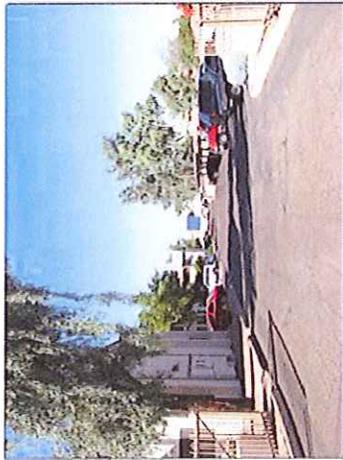
PROPOSED SITE MODIFICATION

EAST FROM BECK AVE 600'

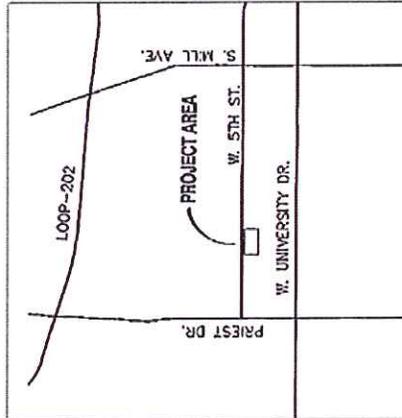
SITE NUMBER: P476-D  
 CANDIDATE NAME: SCALES ACADEMY

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 3234 S. Fair Lane  
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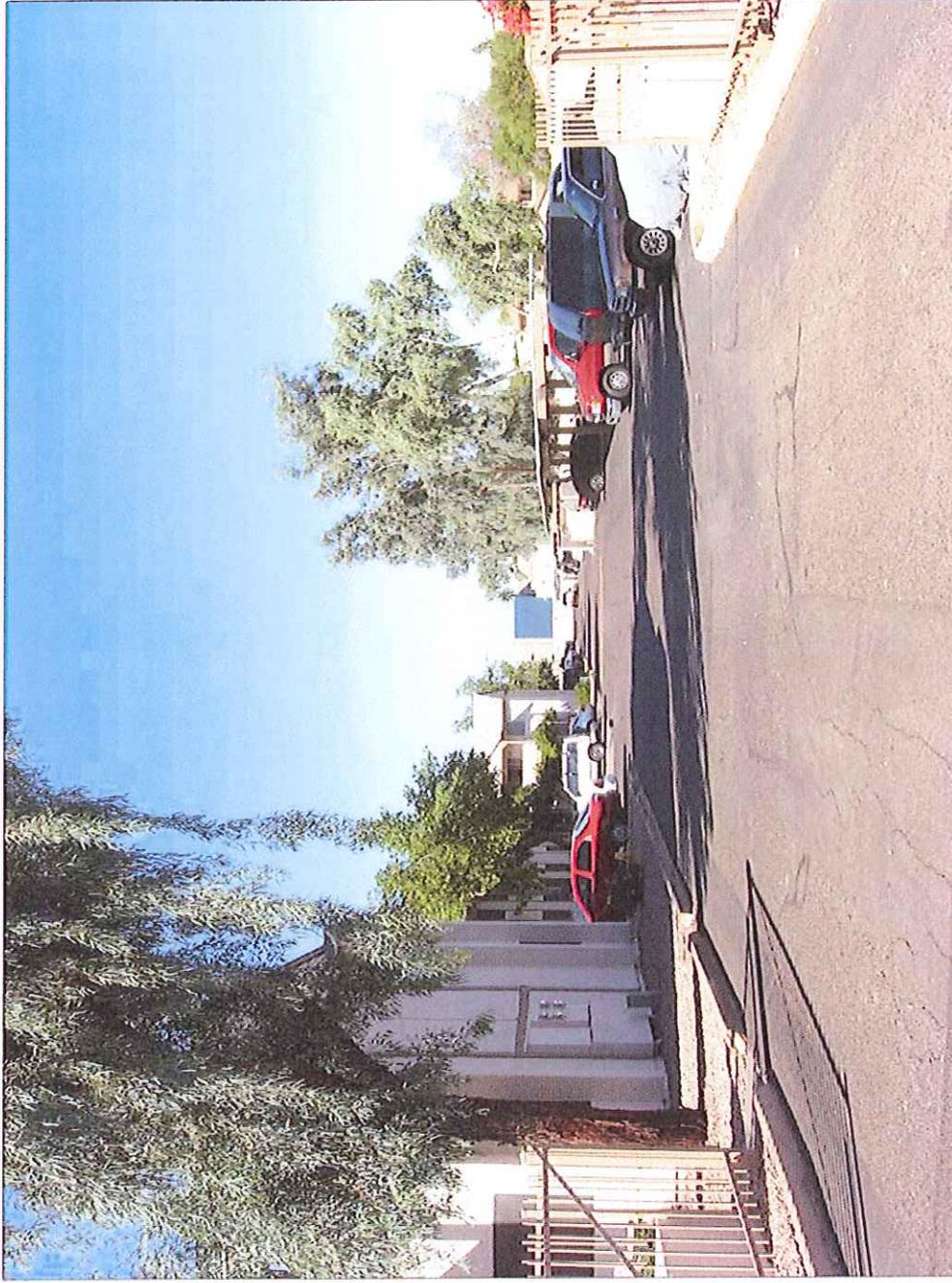




SITE CANDIDATE



VICINITY MAP



PROPOSED SITE MODIFICATION

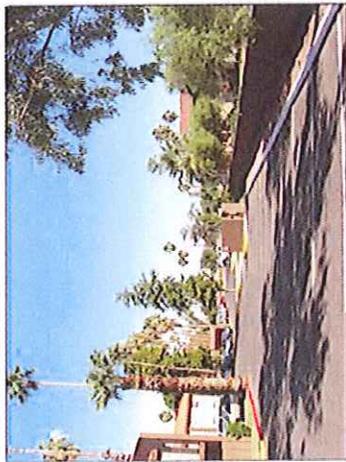
WEST FROM HARDY DR 700'

SITE NUMBER: P476-D  
 CANDIDATE NAME: SCALES ACADEMY

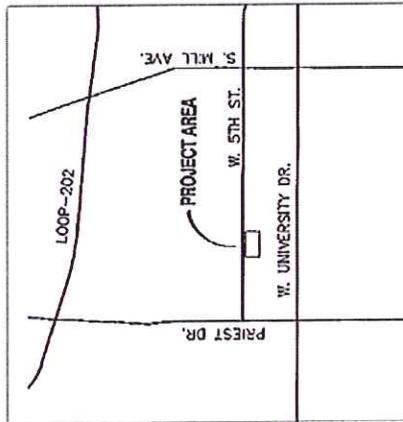
Reliant Land Services Inc.  
 3234 S. Fair Lane  
 Tempe AZ. 85282  
 602-453-0050 Office



PHOTO SIMULATIONS  
 PHOTOCE CORP  
 504 N. Center Street  
 Salt Lake City, UT 84143  
 www.photoce.com



SITE CANDIDATE



VICINITY MAP

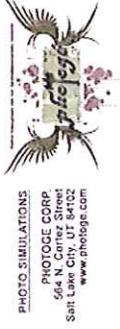


PROPOSED SITE MODIFICATION

NORTH FROM UNIVERSITY 900'

SITE NUMBER: P476-D  
 CANDIDATE NAME: SCALES ACADEMY

Reliant Land Services Inc.  
 3234 S. Fair Lane  
 Tempe AZ. 85282  
 602-453-0050 Office





# **SCALES ACADEMY - A. T. & T. WIRELESS – SITE P476-D**

**1115 WEST 5<sup>TH</sup> STREET**

**PL090383**

**PROPOSED LOCATION OF MONOPALM –  
VIEW TO SOUTHWEST**

