

Staff Summary Report



Hearing Officer Hearing Date: March 16, 2010

Agenda Item Number: 5

SUBJECT: This is a public hearing for a request by CLEARWIRE located at 470 West Elliot Road for one (1) use permit.

DOCUMENT NAME: 20100316dsng03 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by CLEARWIRE – SRP KYRENE SUBSTATION (PL100045) (Brendan Thomson/SRP Telecom, applicant; SRP, property owner) located at 470 West Elliot Road in the AG, Agricultural District and SWOD, Southwest Overlay District for:

ZUP10015 Use permit to allow the addition of one (1) array with three (3) antennas and three (3) microwave dishes to an existing one hundred twenty foot (120 ft) high tower.

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

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

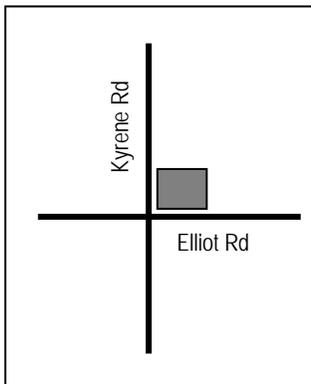
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO: The applicant is 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 twenty foot (120 ft) high tower. The project is located at 470 East Elliot Road in the AG/SWOD, Agricultural District/Southwest Tempe Overlay District. The existing tower is located inside the SRP Kyrene Substation. The property is situated at the northeast corner Kyrene Road and Elliot Road. Staff recommends approval of the proposal as submitted, with conditions. To date, staff has received 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
2. Aerial Photo
3. Letter of Intent
4. Title Sheet
5. Project Site plan
6. Enlarged Plan
7. Site Elevation
8. 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 twenty foot (120 ft) high tower. Both the antennas and the microwave dishes will be mounted at a height of one hundred feet (100 ft). The project is located at 470 East Elliot Road in the AG/SWOD, Agricultural District/Southwest Tempe Overlay District. The existing tower is located inside the SRP Kyrene Substation. The property is situated at the northeast corner Kyrene Road and Elliot Road. Staff recommends approval of the proposal as submitted, with conditions. To date, staff has received no public input regarding this request.

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 the 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; the facility will be fully screened and adequately controlled.

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.

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 antennas shall match existing antennas on the site.

HISTORY & FACTS:

July 28, 1993

BA930145 – The Board of Adjustment approved a request for US West New Vector located at 110 W Elliot Rd for the following:

- a. Use permit to allow a 65' high cellular communication tower,
- b. Variance to waive the required paving of the parking maneuvering areas,
- c. Variance to waive the required parking lot landscaping island and accompanying plant material at the ends of the parking spaces.

July 18, 2000

BA000187 – The Hearing Officer approved a use permit request for SRP/Kyrene Receiving Station located at 202 E Elliot Rd to allow a 130' high communication tower for internal SRP telecommunications and for private wireless communication providers to co-locate on the tower in the future.

January 3, 2008

PL070523 – The Hearing Officer approved a use permit request for SRP Kyrene Power Plant – T-Mobile located at 202 E Elliot Rd to allow the addition of wireless antennas on an existing SRP lattice tower.

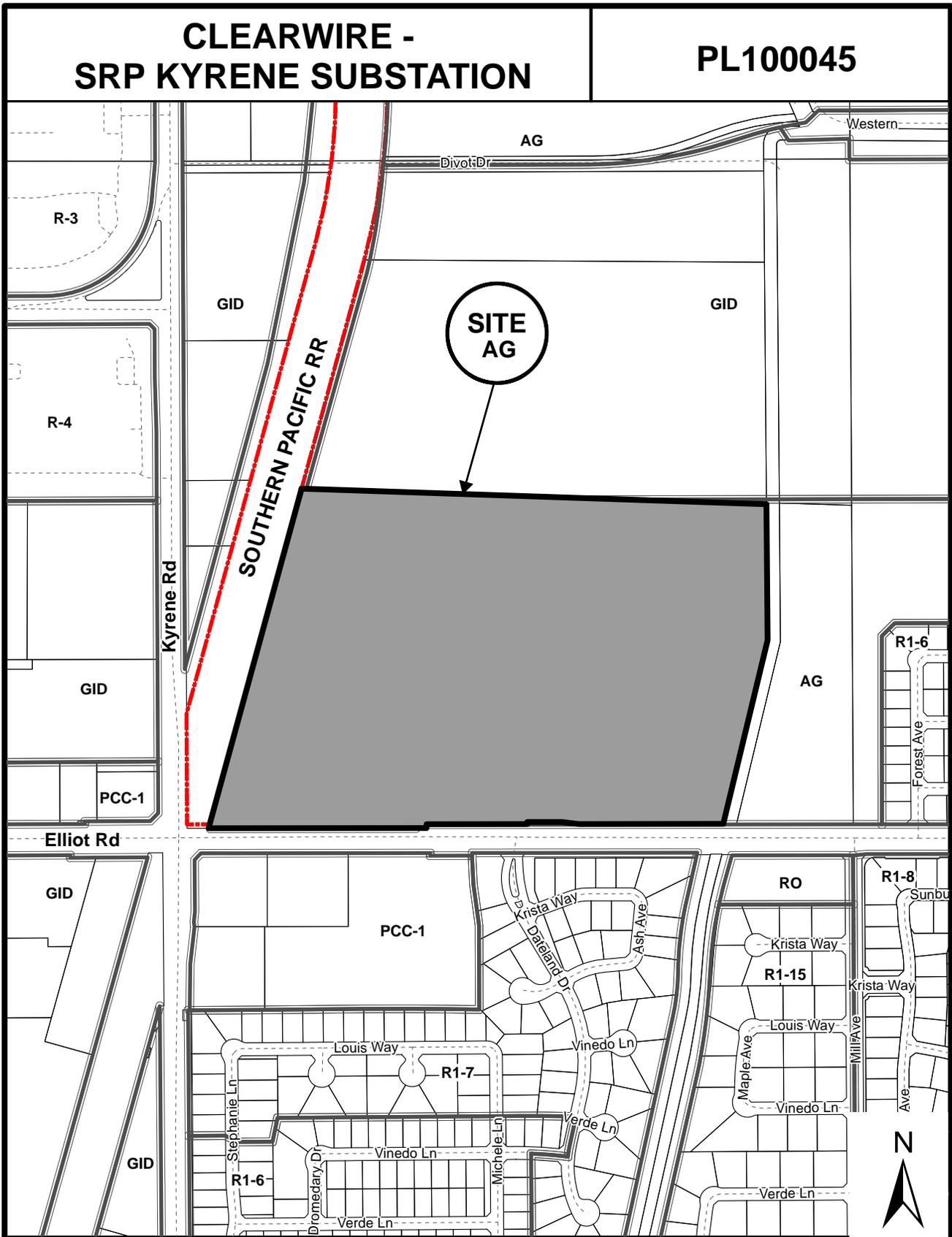
DESCRIPTION:

Owner – SRP
Applicant – Brendan Thomson/SRP Telecom
Existing Zoning – AG, Agricultural District
Overall Tower Height – 120'
Proposed Height of Antenna Array – 100'

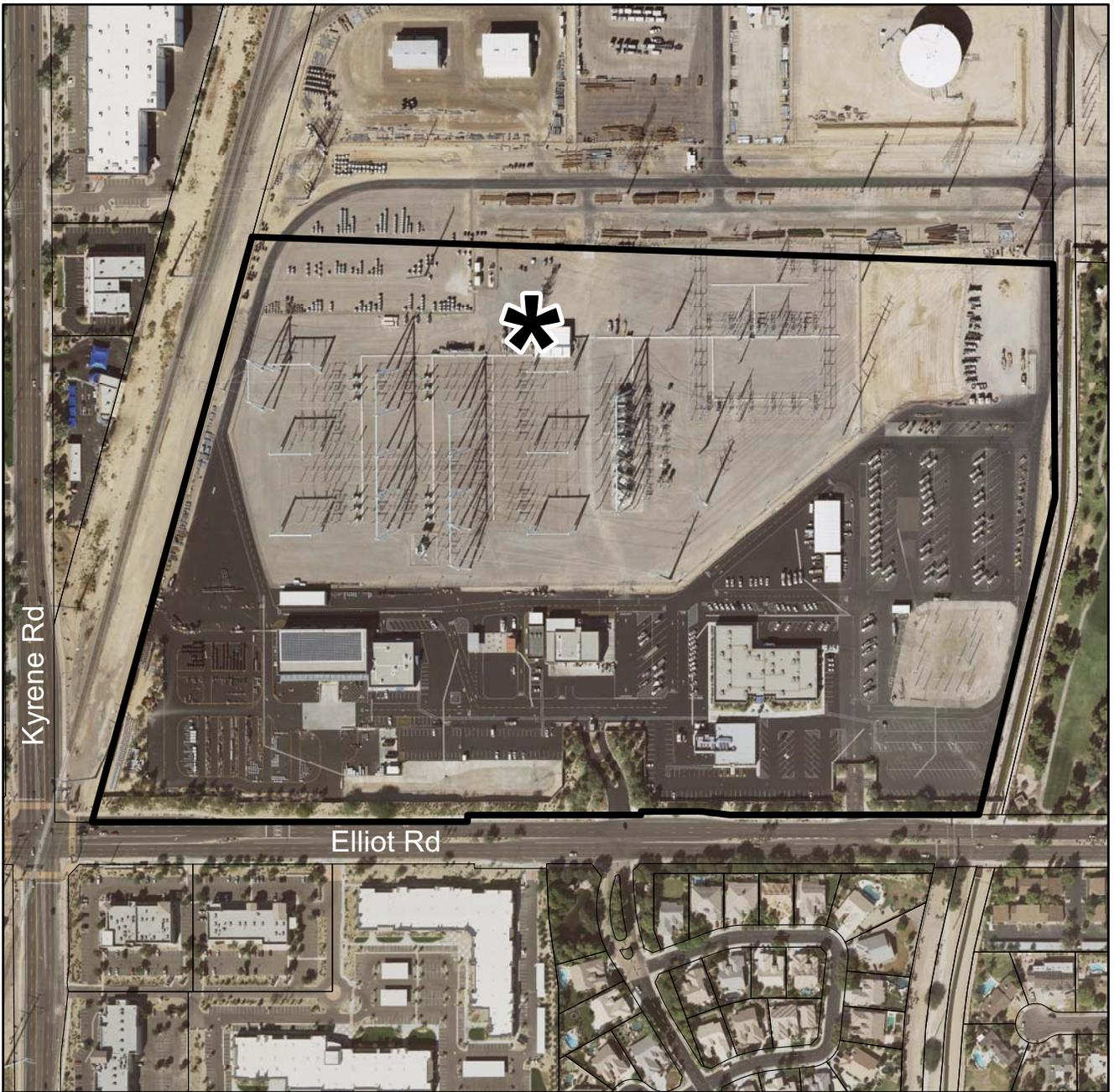
ZONING AND DEVELOPMENT

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



Location Map



CLEARWIRE - SRP KYRENE SUBSTATION (PL100045)

EXPLANATION OF USE PERMIT REQUEST
SRP – KYRENE GENERATING STATION EXISTING LATTICE TOWER
202 E. ELLIOT ROAD
TEMPE, ARIZONA

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

The proposed use, when fully developed, will create 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 proposed use will not generate any odor, dust, gas, noise, vibration, heat or glare which would exceed the ambient conditions.

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

The proposed use will place the new array on the existing 130' lattice tower and not require any new verticality. The base station equipment will be located in an existing equipment compound. Using the existing lattice tower and equipment compound is in line with the city's goals, objectives and policies.

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

The proposed use will be compatible with the existing surroundings. The current zoning is heavy industrial and there are many uses on the property including a pole yard, service center, receiving station and generating station.

- 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 addition of the Clearwire base station equipment and array, the installation will not result in any disruptive behavior which may create a nuisance to the surrounding area or general public.



SRP SITE #: HCT-01946

SRP SITE NAME: SRP KYRENE SUBSTATION
 SITE ADDRESS: 470 W. ELLIOT ROAD
 TEMPE, AZ, 85284
 CARRIERS: CLEARWIRE
 CARRIER SITE #: AZ-PHX5541

clearwire
wireless broadband

PLANS PROVIDED BY



project management
 470 W. ELLIOT ROAD
 TEMPE, AZ 85284
 PH: 480 451 9008
 F: 480 451 9008
 • email: matt.young@youngdesign.com



STATE OF ARIZONA
 PROFESSIONAL ENGINEER
 MATT YOUNG
 LICENSE NO. 12000
 EXPIRES 12/31/2010

NO.	DATE	DESCRIPTION	BY
1	2/2/10	INITIAL ISSUE	
2	2/12/10	COMMENTS	

ARCHITECTS: ARJ US
 YDC-1823

PROJECT INFORMATION
SRP KYRENE SUBSTATION
(AZ-PHX5541)
HCT-01946
 470 W. ELLIOT ROAD
 TEMPE, AZ 85284

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 INFORMATION
 LICENSE AREA : APPROX 70 SQ. FT.
 OCCUPANCY: : N/A
 MONOPOLE : N/A
 WALLS & EQUIPMENT : AG
 CURRENT ZONING : AG
 A.P.N. : 301-47-016-D
 LATITUDE (NAD-83): : 33° 21' 08.14" NORTH
 LONGITUDE (NAD-83): : 111° 56' 31.55" WEST

SITE TYPE: NEW MONOPOLE
PROJECT DESCRIPTION
 THE PROJECT CONSISTS OF AN EXISTING 120' SELF SUPPORT TOWER, THE INSTALLATION AND OPERATION OF (3) ANTENNAS AND (3) MICROWAVE DISHES FOR CLEARWIRE AND ASSOCIATED EQUIPMENT CABINET FOR CLEARWIRE. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. NEW ANTENNAS ARE TO BE MOUNTED TO THE EXISTING SELF SUPPORT TOWER.

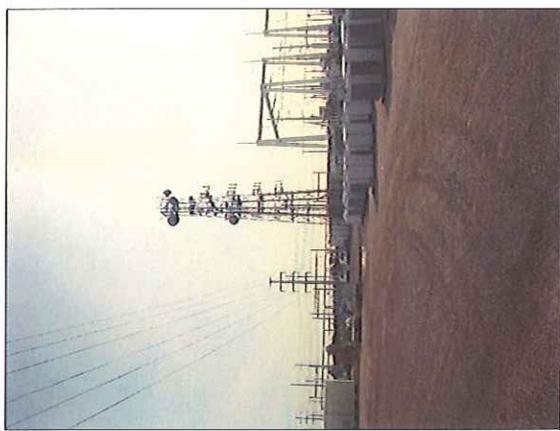
REPRESENTATIVE	SIGNATURE	DATE

COMPANY APPROVALS (ONLY)

FOR ZONING ONLY

PROJECT CONTACTS
APPLICANT
 SRP TELECOM
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 SRP TELECOM
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SITE ACQUISITION
 REA LAND CONSULTING
 3523 E. PRESIDIO CIRCLE
 MESA, AZ 85213
 PHONE: (602) 321-4903

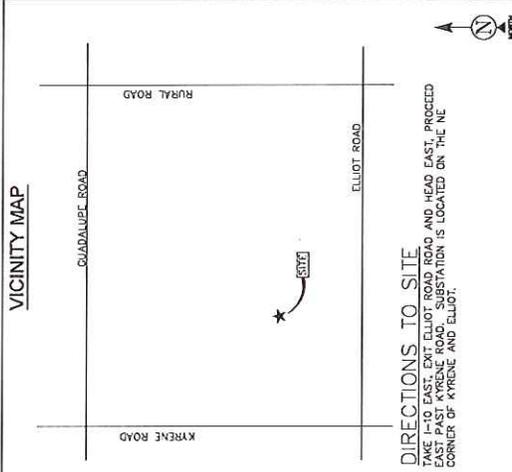
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ARCHITECT
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 10245 E. VIA LINDA #211
 SCOTTSDALE, AZ 85258
 CONTACT: JOHN SULTZBACH
 PHONE: (480) 451-9609

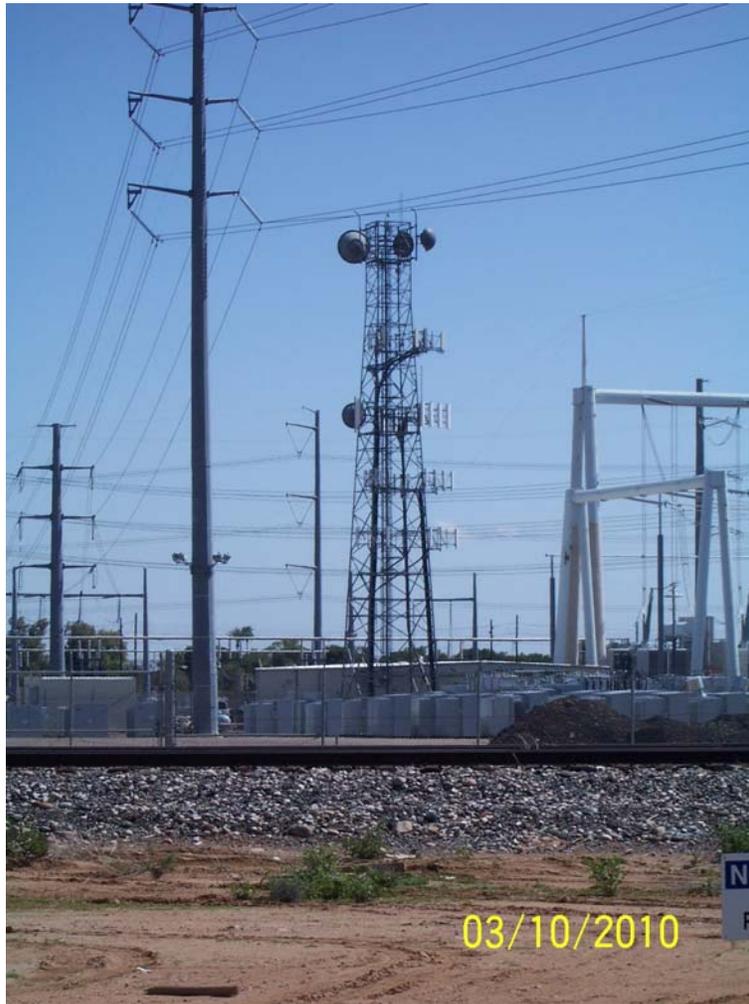


PROPOSED



EXISTING





CLEARWIRE – SRP KYRENE SUBSTATION

470 WEST ELLIOT ROAD

PL100045

**EXISTING TOWER – VIEW TO
NORTHEAST**

