

Staff Summary Report



Hearing Officer Hearing Date: January 3, 2008

Agenda Item Number: 2

SUBJECT: This is a public hearing for a request by T-MOBILE (PL070432) located at 525 South Mill Avenue for one (1) use permit.

DOCUMENT NAME: 20080103dsdp01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by T-MOBILE (PL070432) (Brandon Peterson/Reliant Land Services; City of Tempe, property owner) located at 525 South Mill Avenue in the CC, City Center District for:

ZUP07193 Use permit to allow building mounted wireless antennas.

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

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

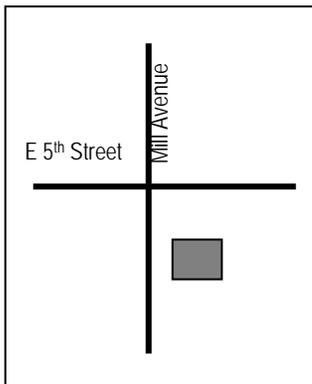
A handwritten signature in black ink, appearing to read 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions (1-5)

ADDITIONAL INFO: The applicant, T-Mobile, is seeking approval of a use permit to install one (1) communication equipment cabinet on a proposed steel platform extension and three (3) additional wireless antennas (one per sector) on the 525 Building. The project is located at 525 South Mill Avenue in the CC, City Center District. Staff is recommending approval of the request subject to conditions. To date staff has received no public input.



PAGES:

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

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Elevation
6. Applicant's Photograph(s)

COMMENTS:

The applicant, T-Mobile, is seeking approval of a use permit to install one (1) communication equipment cabinet on a proposed steel platform extension and three (3) additional wireless antennas (one per sector) on the 525 Building. The project is located at 525 South Mill Avenue in the CC, City Center District. The existing roof mounted equipment is located in a screened area on top of the three (3) story building. The location of the proposed additional equipment will be inside the existing equipment shelter. The new antennas are intended to improve the T-Mobile network for the area. 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 zoning districts including the CC, City Center 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;
 - The proposal is for a wireless antenna; there should be no nuisances.
- c. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be effectively screened from view and is located in a secure enclosed area on the building roof.

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.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

**CONDITION(S)
OF APPROVAL:**

1. Roof mounted equipment shall have a "placard" to identify what equipment belongs to which company.
2. Obtain all necessary clearances from the Building Safety Division of the Development Services Department.
3. Any intensification or expansion of use, including co-location of additional antennas, will require a new use permit.
4. The proposed antennas shall match the existing antennas on the site.
5. The wireless device shall be removed within thirty (30) days of discontinuance of use.

HISTORY & FACTS:

January 15, 2003 Site Plan Review – Roof top communication tower

May 7, 2003 Use Permit - Roof top mounted antenna

DESCRIPTION:

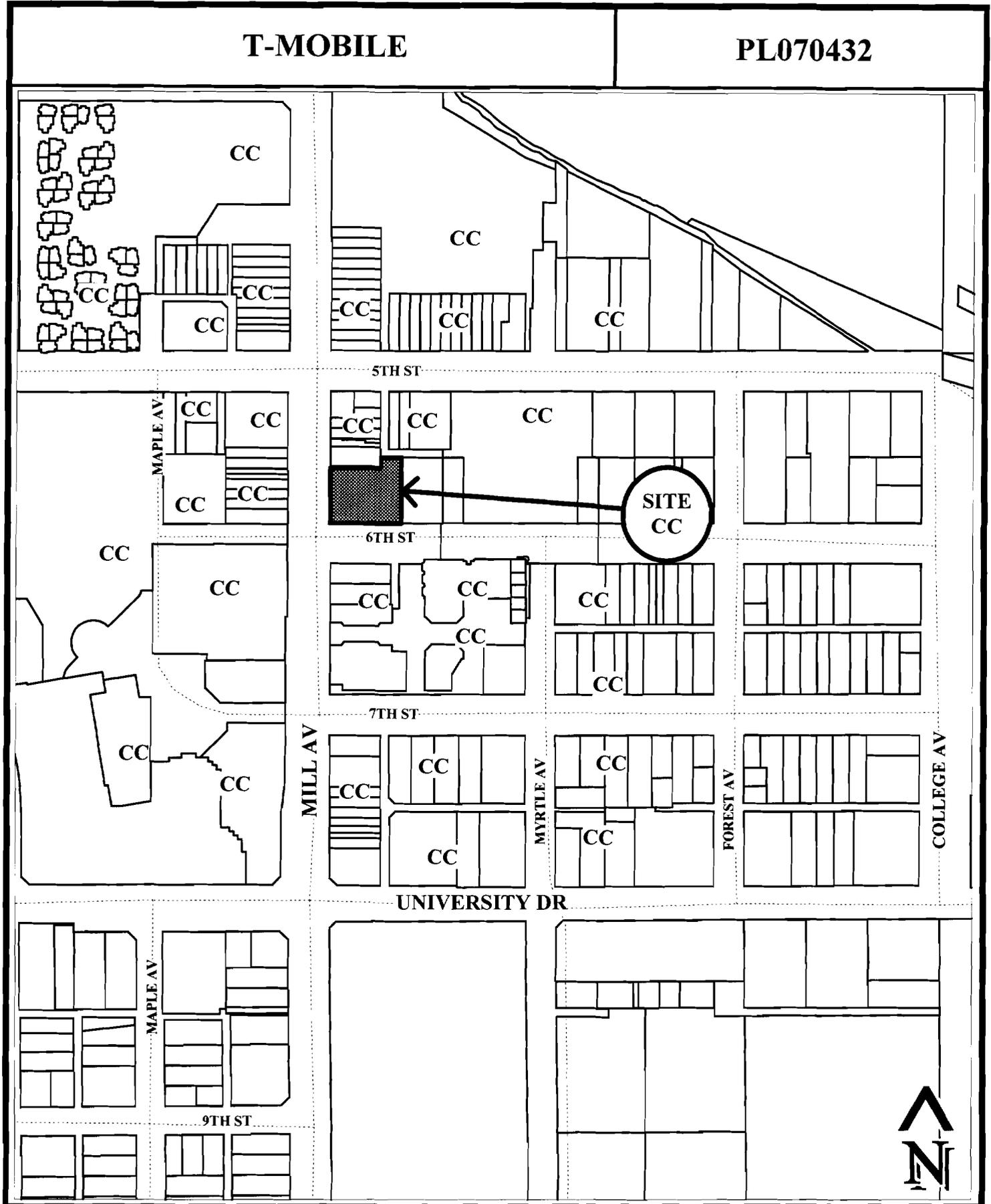
Owner – City of Tempe
Applicant – Brandon Peterson/Reliant Land Services
Existing Zoning – CC, City Center District

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Part 3, Section 3-202 – Permitted Uses in Commercial and Mix-Use Districts
Part 3, Section 3-421 – Wireless Telecommunications Facilities
Part 6, Section 6-308 – Use Permit

T-MOBILE

PL070432



Location Map



525 BUILDING (PL070432)

Background

T-Mobile is currently providing wireless telephone communications services throughout the valley and across much of the U.S. Its Federal Communication Commission license for the Arizona region requires it to provide service throughout this market area, including Tempe. In response to changes in technology to its wireless services, and its commitment to provide service throughout this area, T-Mobile is enhancing its facilities to provide UMTS service to its customers. To satisfy demand for its growing technology, T-Mobile is requesting approval of a wireless communication facility antenna change at 525 S Mill Ave. It is the goal of T-Mobile to work with the City of Tempe to build and maintain a competitive wireless network, providing quality wireless service to residents and travelers, offering the benefits of competition as encouraged by the FCC.

Project Narrative

T-Mobile is requesting approval for an antenna addition at 525 S Mill Ave. The proposal is for T-Mobile to add three (3) antennas to the existing facility, one antenna per sector. The proposed antennas will be painted to match the existing antennas. The coaxial cables connecting the antennas to the equipment will be run from the equipment shelter to the existing antenna mounts. The cables will run along the existing platform. The additional communication equipment cabinet will be located on the steel platform that will also be extended to make room for the new and existing communication equipment cabinets. Power and telephone service will be run from available connections to the equipment as already utilized at the facility.

Purpose of Request

This request is for a Use Permit to allow T-Mobile to install three (3) antennas, one (1) antenna per sector, and one (1) additional communication equipment cabinet located within the existing area.

Relationship to surrounding properties

Currently, the site is zoned C-1 and is bounded Mill Ave to the East, C-1 to the West, 6th Street to the South and C-1 to the North.



Existing Location



Proposed Location