

Staff Summary Report



Hearing Officer Hearing Date: January 3, 2008

Agenda Item Number: 4

SUBJECT: This is a public hearing for a request by **T-MOBILE (PL070468)** located at 2320 South Hardy Drive for one (1) use permit.

DOCUMENT NAME: 20080103dsac01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **ELKS CLUB – T-MOBILE (PL070468)** (Brandon Peterson/Reliant Land Services, applicant; McCulloch Neel/Schneider John Etal Trust, property owner) located at 2320 South Hardy Drive in the GID, General Industrial District for:

ZUP07195 Use permit to allow the addition of wireless antennas on an existing monopole.

PREPARED BY: Alan Como, Planner II (480-350-8439)

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

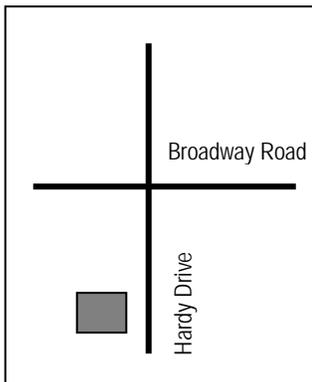
A handwritten signature in black ink, appearing to read 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions (1-4)

ADDITIONAL INFO: The applicant, T-Mobile, is seeking approval of a use permit to install one (1) communication equipment cabinet within existing shelter and three (3) additional wireless antennas (one per sector) on an existing monopole. The project is located at 2320 South Hardy Drive in the GID, General Industrial 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. Staff Photograph

COMMENTS:

The applicant, T-Mobile, is seeking approval of a use permit to install one (1) communication equipment cabinet within existing shelter and three (3) additional wireless antennas (one per sector) on an existing monopole. The project is located at 2320 South Hardy Drive in the GID, General Industrial District. 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 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;
 - 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 southwest corner of the site.

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. Obtain all necessary clearances from the Building Safety Division of the Development Services Department.
2. Any intensification or expansion of use, including co-location of additional antennas, will require a new use permit.
3. The proposed antennas shall match the existing antennas on site.
4. The wireless device shall be removed within thirty (30) days of discontinuance of use.

HISTORY & FACTS:

April 02, 2004

Use permit to allow a 65 foot tall antenna monopole.
Variance to reduce the west side yard setback from 65 feet to 0 feet.
Variance to reduce the south rear yard setback from 65 feet to 0 feet

DESCRIPTION:

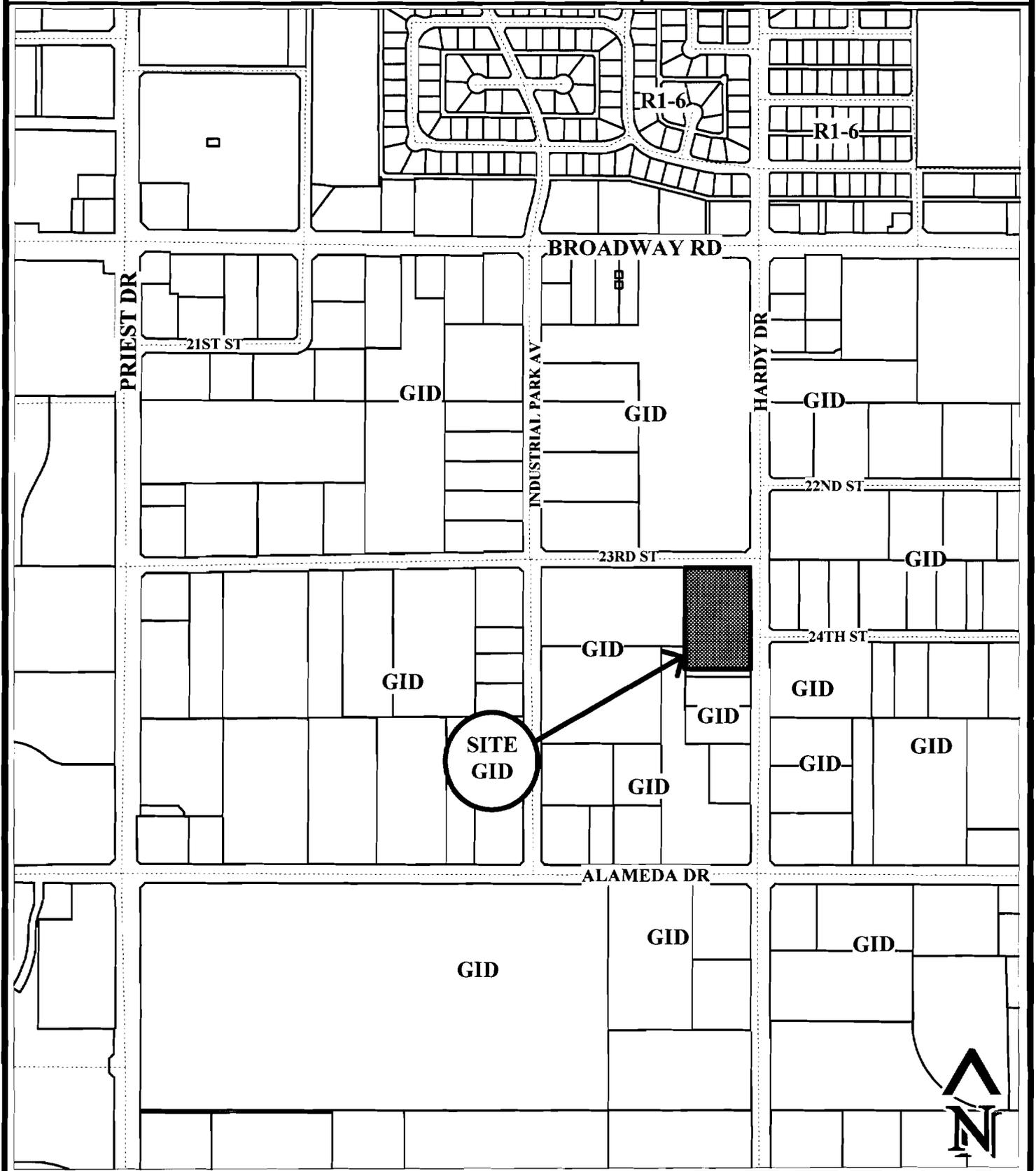
Owners – McCullouch Neel/Schneider John Etal Trust
Applicant – Brandon Peterson/Reliant Land Services
Existing Zoning – GID, General Industrial District

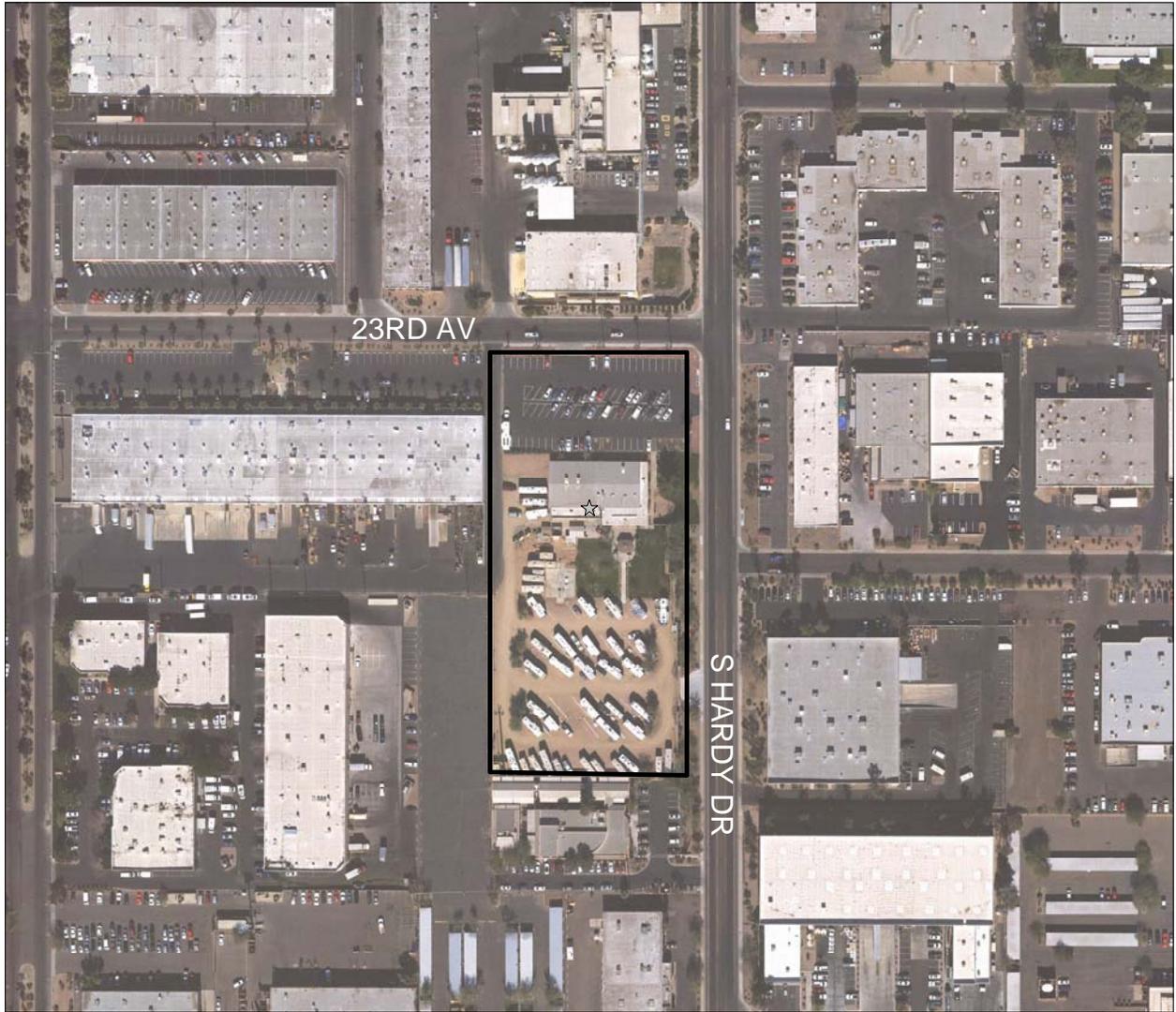
**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

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

ELKS CLUB - T-MOBILE

PL070468





ELKS CLUB-T-MOBILE (PL070468)

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 2320 S Hardy Drive. 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 2320 S Hardy Drive. 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 monopole. The cables will run up inside the monopole using the existing space inside the pole. The additional communication equipment cabinet will be located within the same shelter as the existing communication equipment cabinets. Underground 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 shelter.

Relationship to surrounding properties

Currently, the site is zoned I-2, to the East is Hardy Drive, to the West is I-2, to the South and the North is I-2..



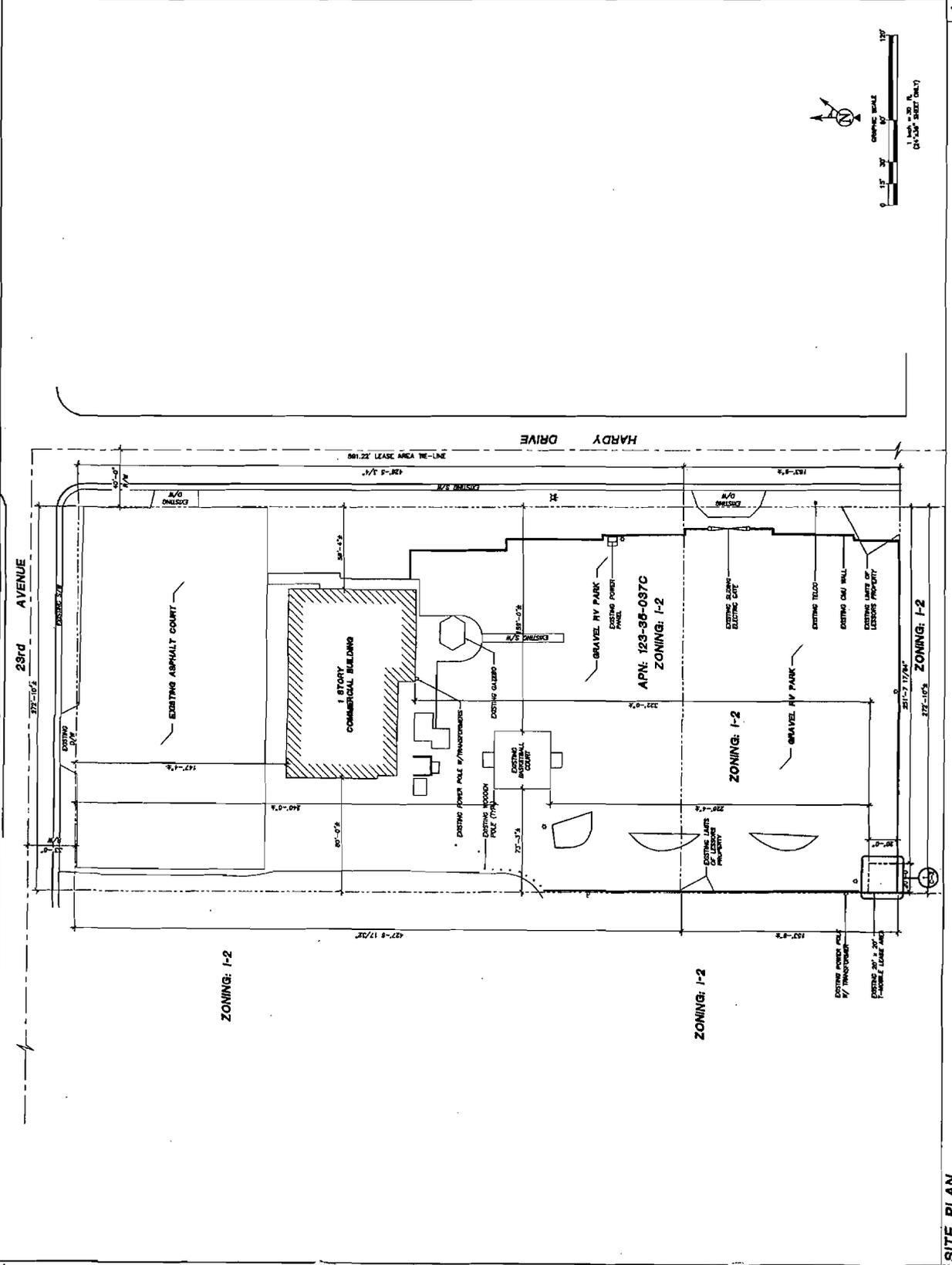
| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-------------|-----|
| 1 | 10/10/07 | PRELIMINARY | OSB |
| 2 | 10/18/07 | FINAL | JRS |
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PROJECT INFORMATION
PH30242D
ELKS CLUB
 8820 S. HARDY DRIVE
 TEMPE, AZ 85288

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-1

APPROVAL BLOCK



1

SITE PLAN



T-MOBILE

2320 S HARDY DR

PL070468

EXISTING MONOPOLE