

#39

JAN 22 2015

Chandler



Chandler - Arizona
Where Values Make The Difference

MEMORANDUM

Planning Division – CC Memo No. 15-003

DATE: JANUARY 22, 2015

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: SUSAN FIALA, CITY PLANNER *SF*

SUBJECT: ZUP14-0011 VERIZON WIRELESS – MCCLINTOCK AND RAY

Request: Use Permit approval to install a monopalm wireless communication facility

Location: 3875 West Ray Road, southeast corner of McClintock Drive and Ray Road

Applicant: Rob Jones, Wavelength Management

Zoning: Planned Area Development (PAD)

The request was continued from the November 20, 2014 City Council meeting to allow the applicant time to address neighborhood concerns. Planning Staff met with the applicant to discuss the proposed monopalm distance from residential properties and aesthetics. The applicant consequently worked with the property owner of the subject parcel to select a new location for the monopalm in order to provide greater distances to the single family residences to the east and south.

RECOMMENDATION

Planning Commission and Planning Staff, finding consistency with the General Plan, recommend approval subject to conditions.

BACKGROUND

The request is for Use Permit approval to install a monopalm wireless communication facility within the McRay shopping center, at the southeast corner of McClintock Drive and Ray Road. The proposed monopalm is 50 feet (ft.) in height, measured to the top of antennas. The monopalm would be placed in a parking island within the parking lot. The equipment enclosure

would be in a separate location from the monopalm. The enclosure would be located between two of the commercial retail buildings, in an outdoor seating area.

The nearest residential development is the Golden Keys single family subdivision, approximately 327 ft. south and approximately 159 ft. southeast of the monopalm. These distances from the residentially zoned properties increased due to the new location in the parking lot located north of the commercial retail building. In addition to the increased distance from the residences, the approximate 23 ft. tall building provides both a visual buffer and physical barrier to the proposed monopalm.

The Zoning Code requires a Use Permit for wireless communication facilities in non-industrial zoning districts that do not utilize existing poles or towers.

A monopalm is a cell tower disguised as a palm tree. The monopalm would be a Date Palm design, having a minimum of 65 fronds, and the antennas would be painted to match the fronds. Palm trees are located in the shopping center and surrounding area. The equipment enclosure would be eight feet high and constructed of concrete masonry units painted to match the color of the adjacent building. A state approved pre-fabricated equipment shelter and a back-up generator would be contained within the enclosure. A solid metal gate would allow access for routine maintenance. Existing landscape would be removed and relocated to the south side of the enclosure including additional landscape.

An inventory of existing facilities, vertical towers, and structures located within an approximate one mile radius was prepared by the applicant to assess alternative locations. Within the immediate area, no other suitable alternative for co-location of the wireless communication facility on existing poles or towers was found. The inventory is attached.

DISCUSSION

Planning Staff supports the request. The proposed location is appropriate for a wireless communication facility. The new location appears to be the less visually intrusive to the single family residential subdivision. The separation from the single family residential properties is consistent with recently approved wireless communication facilities which are located approximately 160 ft. from residentially zoned properties.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on September 29, 2014. Three property owners attended the meeting. Concerns voiced related to the distance of the monopalm to their properties, visual impact, and screening.
- Planning Staff received numerous phone calls and a signed letter from property owners stating opposition to this request at the original location which was about 99 ft. from the residences. Concerns voiced related to: decreased property values, health concerns, do not want to see from my home or from my backyard, and lack of screening. Following the continuance, the applicant relocated the monopalm further distance from the homes to address these concerns. Additionally, the applicant and staff conducted further neighborhood

outreach to those concerned property owners to provide an update of the new location and distances from the homes. From discussions with these property owners, the concerns and opposition is minimized or eliminated.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 6 Opposed: 0 Absent: 1 (Ryan)

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of ZUP14-0011 VERIZON WIRELESS – MCCLINTOCK AND RAY, for a wireless communication facility, subject to the following condition:

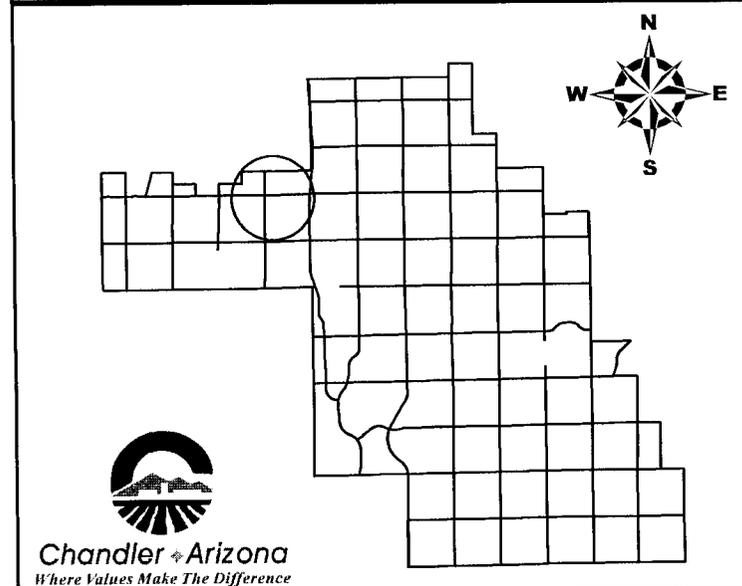
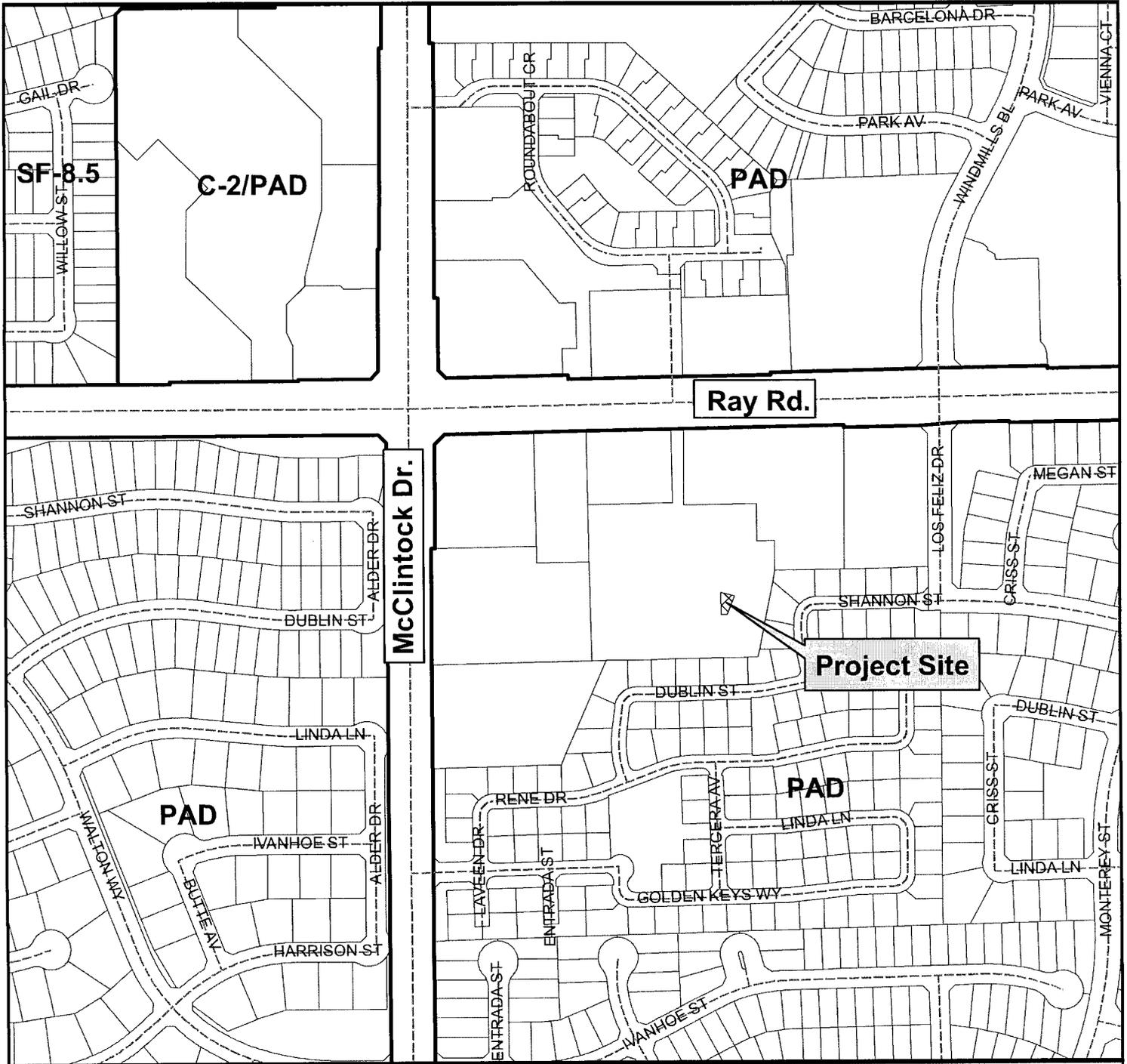
1. Development shall be in substantial conformance with approved exhibits. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.

PROPOSED MOTION

Move to approve Use Permit, ZUP14-0011 VERIZON WIRELESS – MCCLINTOCK AND RAY, subject to the condition recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan and Elevations
3. Narrative, Inventory, Photo simulations
4. Citizen Correspondence [related to original location]

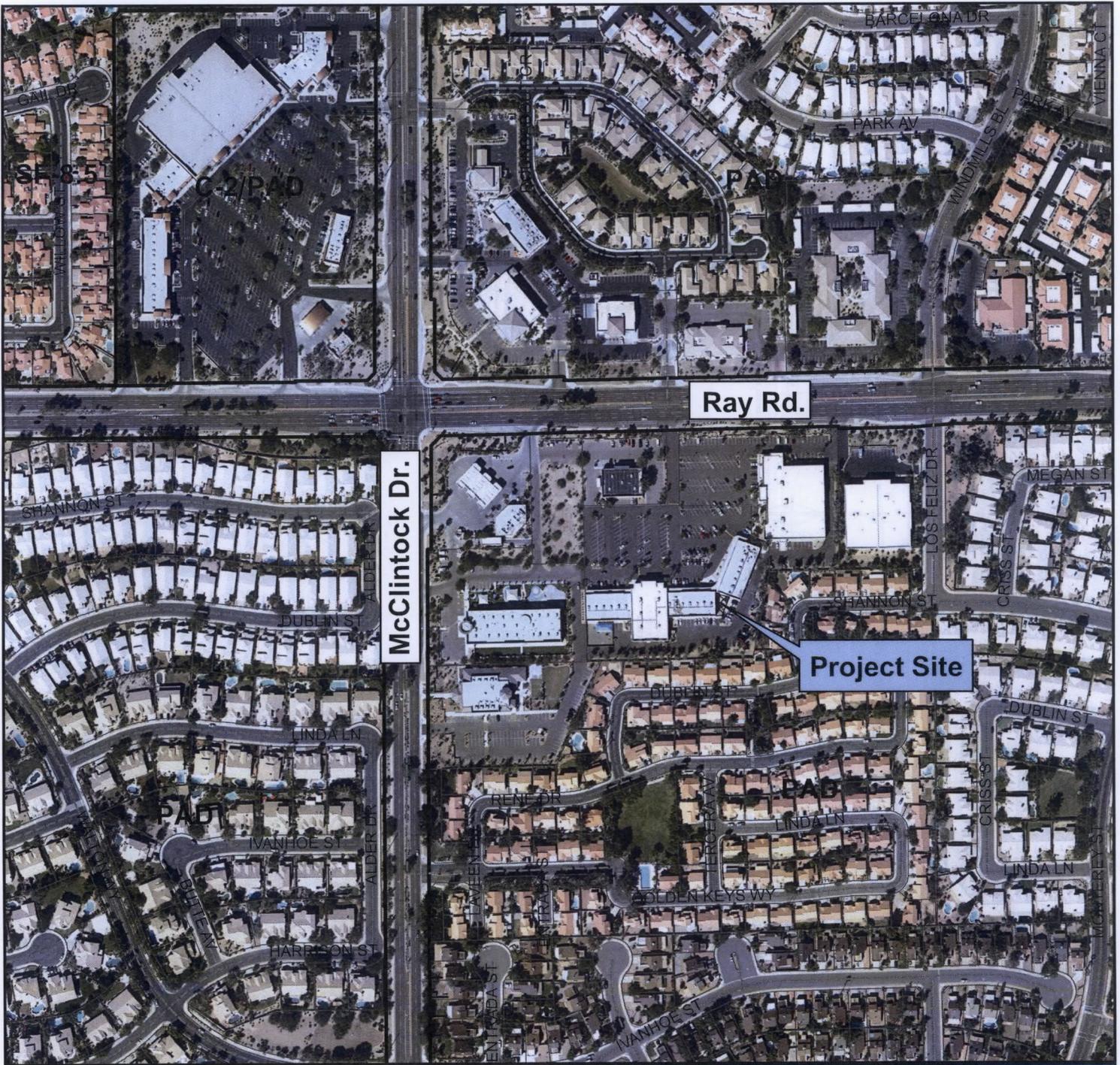


Vicinity Map

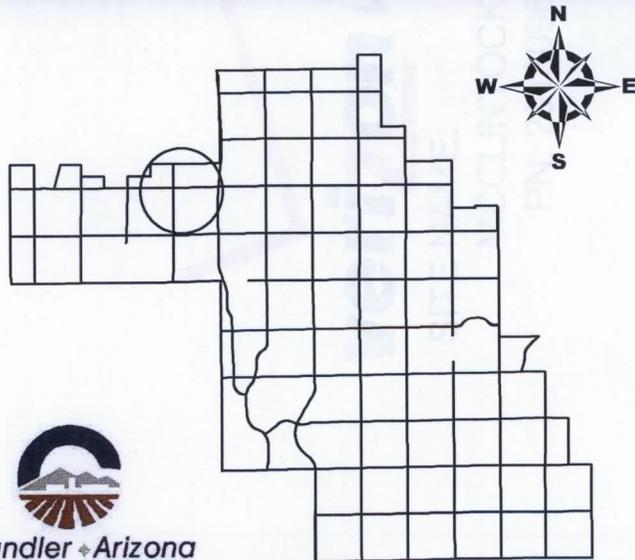
ZUP14-0011

Verizon Wireless- McClintock and Ray

CITY OF CHANDLER 9/18/2014



Vicinity Map



ZUP14-0011

Verizon Wireless- McClintock and Ray

CLIENT

verizon wireless
126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY
young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph. 480 451 9609 fax. 480 451 9608
central@youngdesigncorp.com

SEAL
This drawing is prepared and the property of Young Design Corporation. It is to be used only for the project and site for which it was prepared. Any reproduction or use of this drawing and/or information contained herein without the written permission of Young Design Corporation is strictly prohibited.

PRELIMINARY FOR REVIEW

NO.	DATE	DESCRIPTION
1	2/11/2014	PRELIMINARY REVIEW
2	4/14/2014	PLOT
3	5/12/2014	CITY COMMENTS
4	12/2/2014	RE-ISSUE

ARCHITECTS JOB NO.
YDC-56854

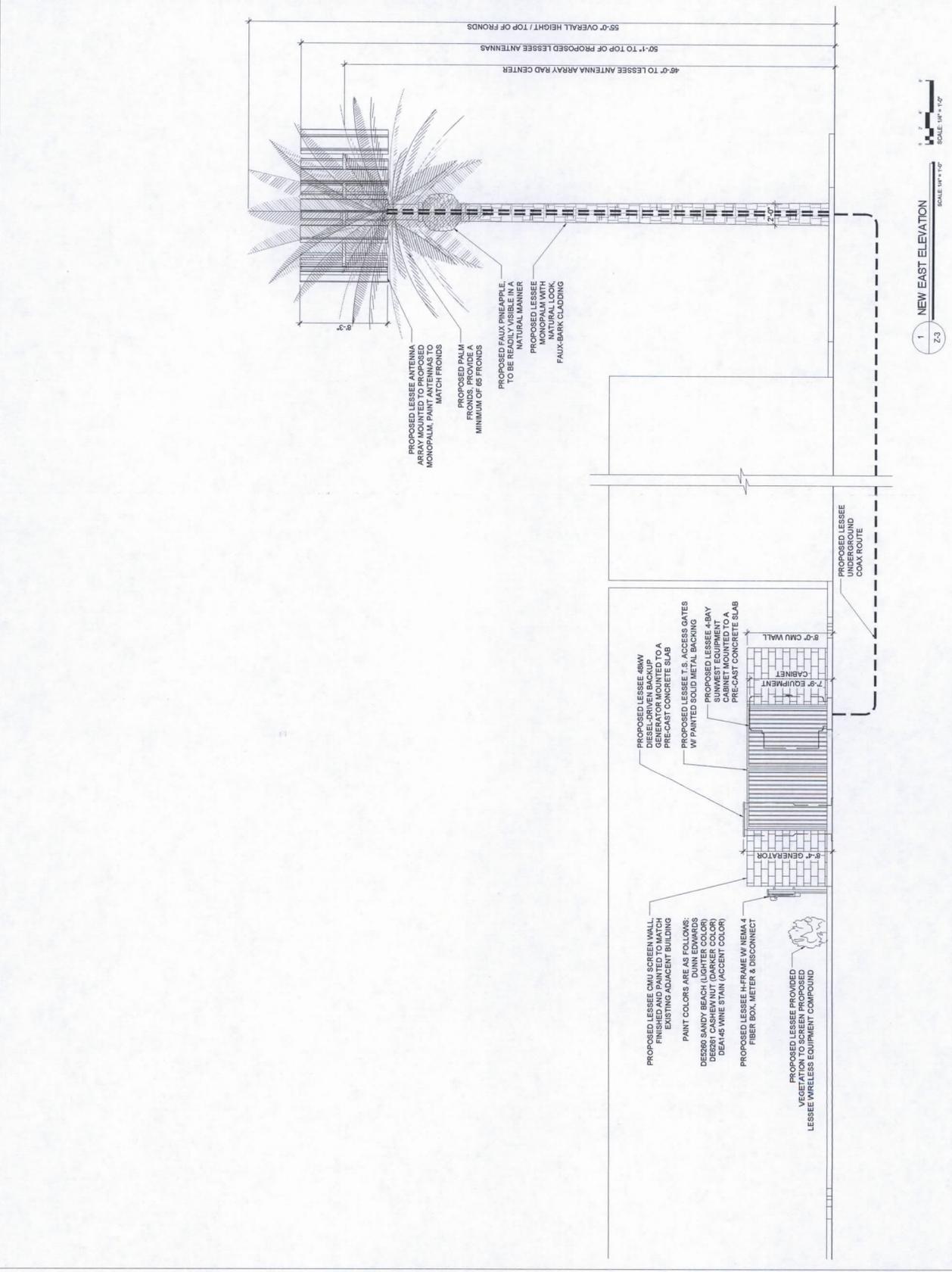
PROJECT INFORMATION

PHO_GOLDEN KEYS
3875 W. RAY ROAD
CHANDLER, AZ 85228

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-3



CLIENT



INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	
PLANS PREPARED BY	



SEAL
 I, **David C. Young**, State of Arizona Professional Engineer License No. 1003, do hereby certify that I am the author of the above described plans, specifications, and/or contract documents, and that I am a duly licensed professional engineer in the State of Arizona. My signature and seal are required for the issuance of these documents without my written permission by Young Design Corporation.

PRELIMINARY FOR REVIEW

NO.	DATE	DESCRIPTION
1	2/11/2014	PRELIMINARY REVIEW
2	4/14/2014	PLOT
3	5/12/2014	CITY COMMENTS
4	12/3/2014	RE-ISSUE

ARCHITECTS JOB NO. YDC-5654

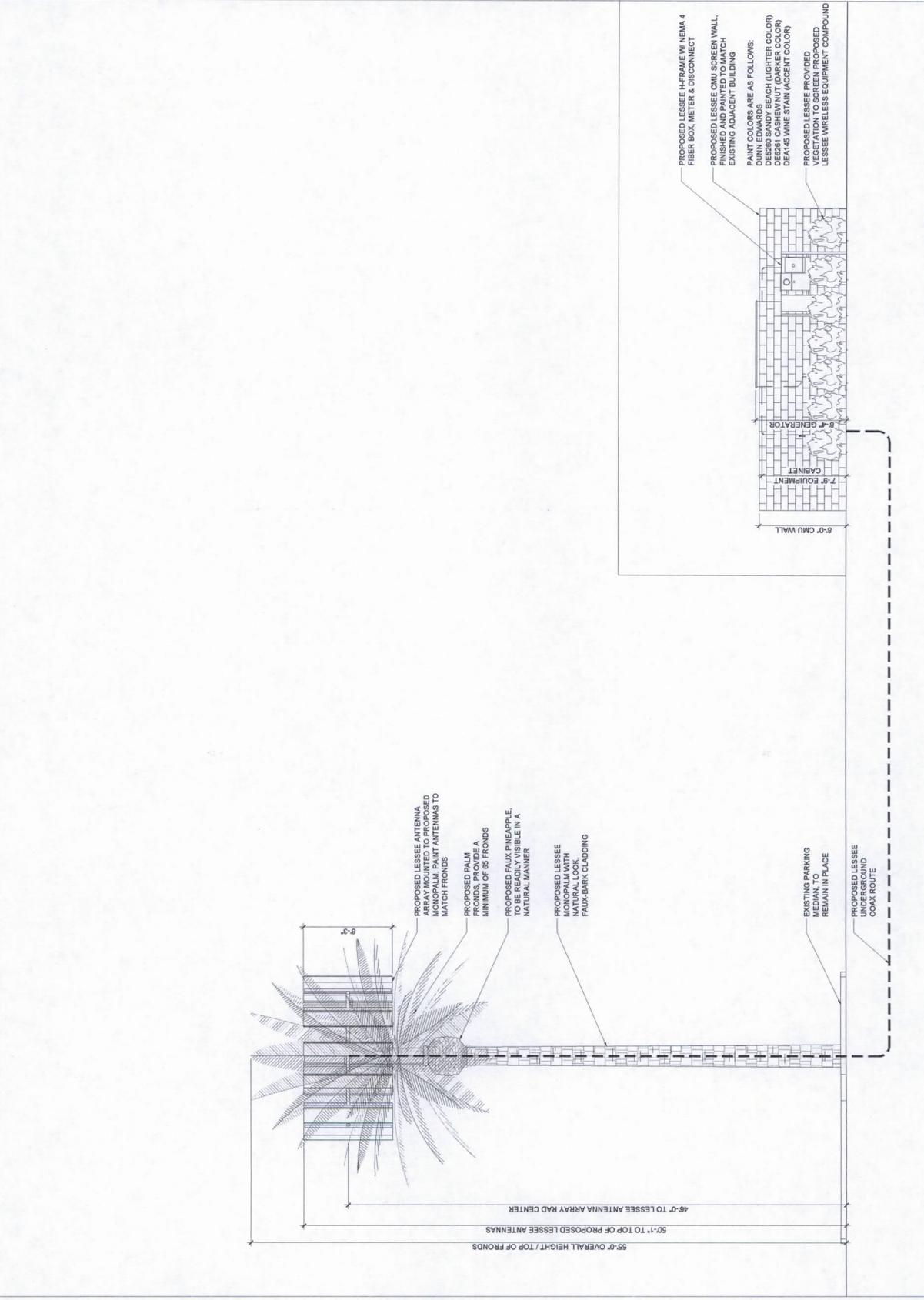
PROJECT INFORMATION

PHO_GOLDEN KEYS
 3875 W. RAY ROAD
 CHANDLER, AZ 85228

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-4



CLIENT



126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	
PLANS PREPARED BY	



architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9908
www.youngdesigncorp.com

SEAL
I, **Young Design Corp**, certify that the project and the property of "YDC" are the property of "YDC". I, the undersigned, certify that the design and construction documents are the work of the undersigned or were prepared under the direct supervision and control of the undersigned and that the undersigned is duly licensed and qualified to practice as a professional architect in the State of Arizona. I hereby certify that the design and construction documents were prepared by me or under my direct supervision and control. I hereby certify that the design and construction documents were prepared by me or under my direct supervision and control. I hereby certify that the design and construction documents were prepared by me or under my direct supervision and control.

PRELIMINARY FOR REVIEW

NO.	DATE	DESCRIPTION
1	2/11/2014	PRELIMINARY REVIEW
2	4/14/2014	PLAT
3	5/12/2014	CITY COMMENTS
4	12/2/2014	RE-ISSUE

ARCHITECTS JOB NO. YDC-56654

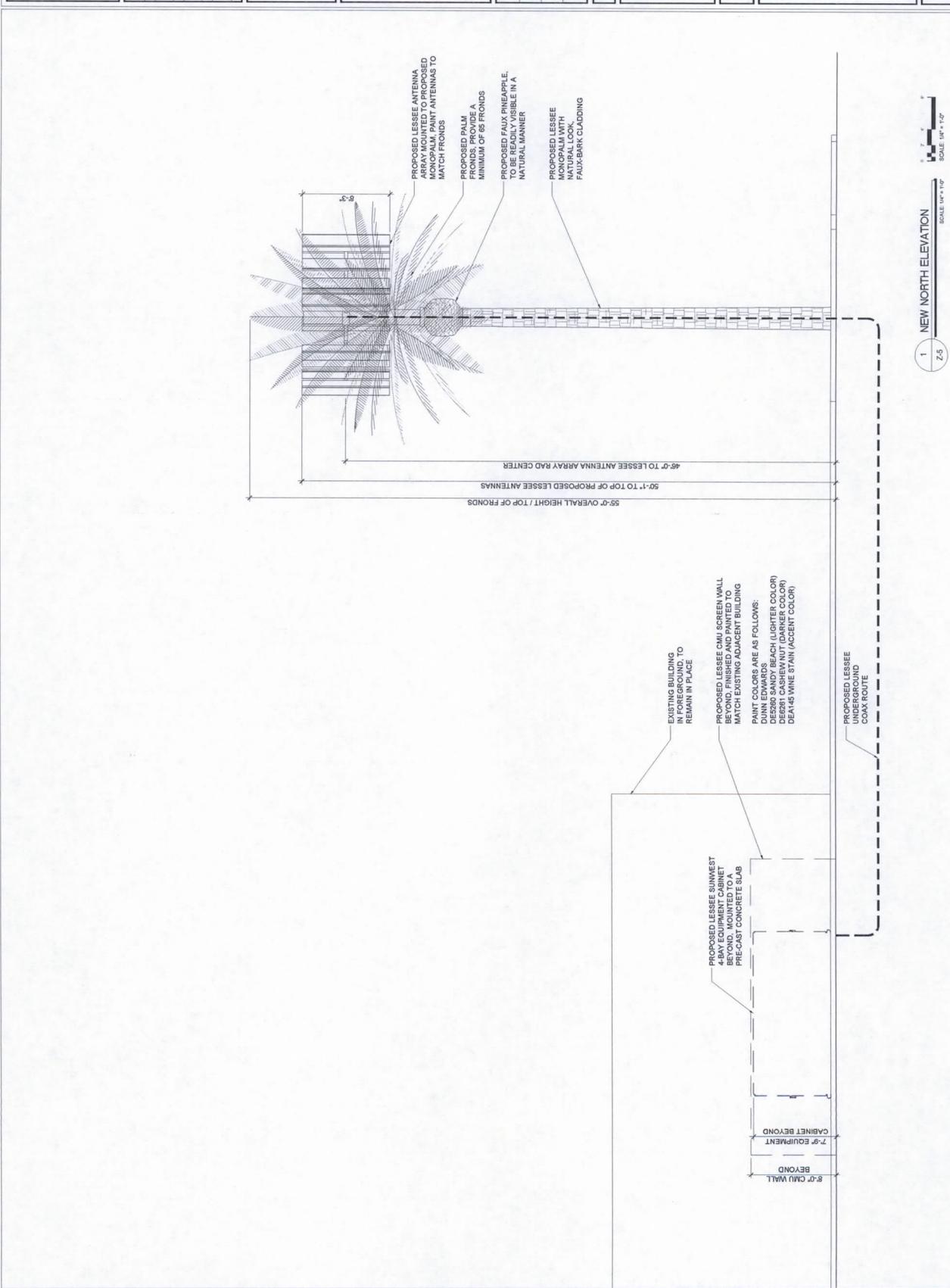
PROJECT INFORMATION

PHO_GOLDEN KEYS
3875 W. RAY ROAD
CHANDLER, AZ 85226

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-5



1 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"

CLIENT



INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	
PLANS PREPARED BY	



SEAL
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Arizona, do hereby certify that I am the author of the above design and that I am a duly Licensed Professional Engineer in the State of Arizona. My license number is 1002. I am not providing this seal for any other project or for any other purpose. My seal is not to be used for any other project or for any other purpose without my written permission by Young Design Corporation.

PRELIMINARY FOR REVIEW ONLY

NO.	DATE	DESCRIPTION
1	2/11/2014	PRELIMINARY REVIEW
2	4/14/2014	PLAT
3	5/12/2014	CITY COMMENTS
4	12/2/2014	RE-ISSUE

ARCHITECTS JOB NO. YDC-5654

PROJECT INFORMATION

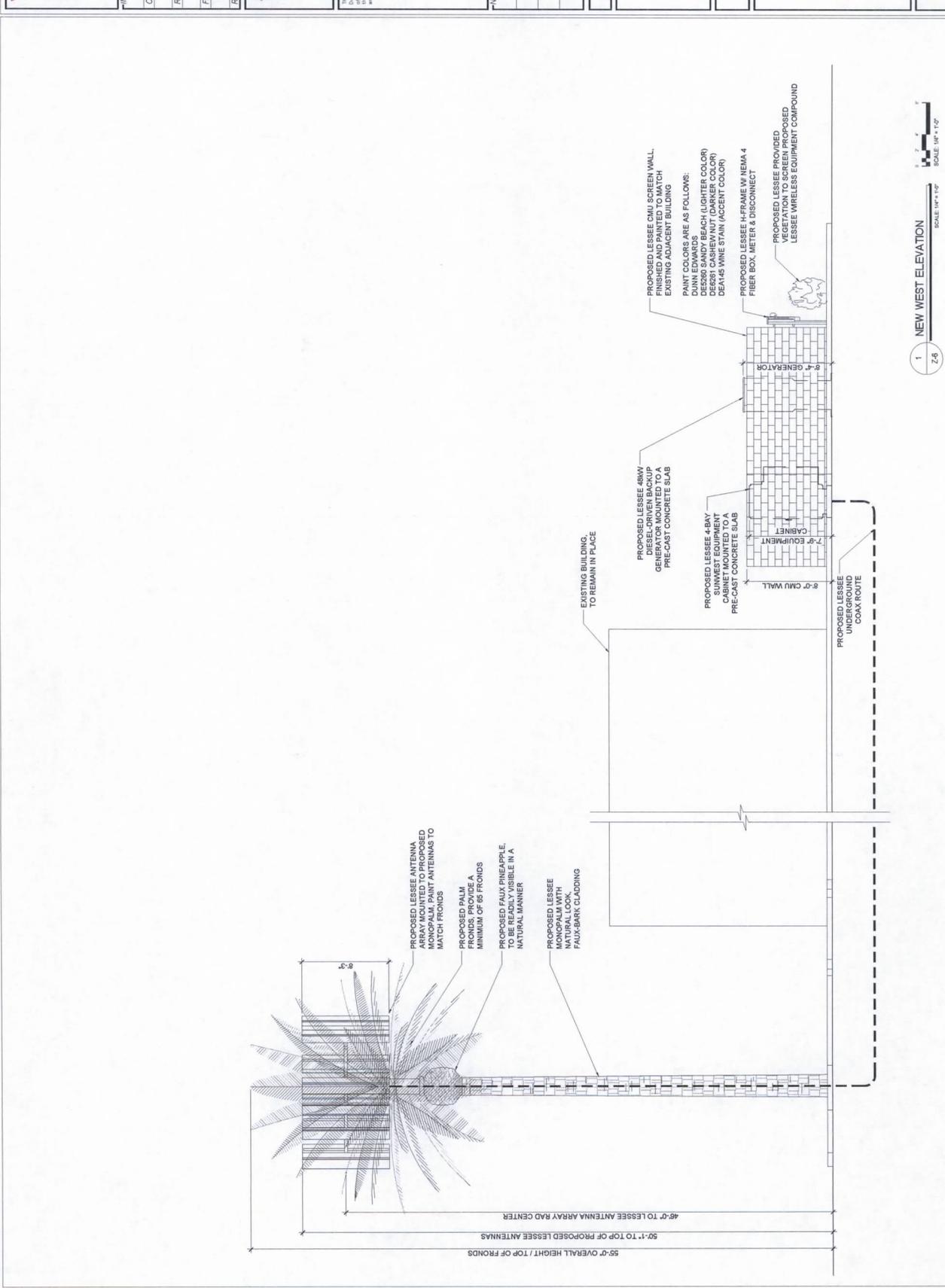
PHO_GOLDEN KEYS
 3875 W RAY ROAD
 CHANDLER, AZ 85226

SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER Z-6



1 NEW WEST ELEVATION
 SCALE: 1/4" = 1'-0"

Z-6
 SCALE: 1/4" = 1'-0"



Site Name: McClintock and Ray

3875 W. Ray Rd.
Chandler, AZ 85226

Case Number: ZUP14-0011

APN: 301-64-876



Wavelength Management
2200 E. Williams Field Rd.
Suite 200
Gilbert, AZ 85295

Purpose of Request

Verizon Wireless is requesting a Use Permit to install a wireless communication facility. The proposed facility will provide wireless services, as required by Verizon Wireless' FCC license, to fill a significant "Gap in Service". This site is necessary due to:

- technological advancements
- growing number of customers
- increased usage of data
- increased voice calls

Description of Proposal

Verizon is committed to improving their service to their customers including: commuters, residents, businesses and first responders (refer to Exhibit A). As part of this, Verizon Wireless is proposing to develop a wireless communication facility at 3875 W. Ray Rd. Verizon will lease approximately 970 square feet for this development. The proposed location is on a 4.03 acre parcel that is zoned Planned Area Development in McRay Plaza. This location has been carefully selected to improve service to the surrounding areas and offload calls and data to adjacent Verizon sites. This proposal is the least intrusive means to fix a "Gap in Capacity" while mitigating the proliferation of towers.

The proposed facility is comprised of a new equipment compound containing a new four bay, fifteen foot-three inches long by three foot wide Sunwest Cabinet, and a new 48kW emergency stand-by generator. All the equipment will be contained within an eight foot tall concrete masonry unit wall. The monopalm is proposed approximately two hundred feet to the North of the equipment compound. This location was moved by Verizon due to the input of concerned citizens that did not want this in close proximity to their homes. The monopalm is designed to resemble the texture and color of a real palm tree and the antennas are painted to match the fronds. The monopalm will consist of 65 fronds.

Verizon requires electric and telephone utilities. These utilities will be installed underground to the site. Ingress and egress to the site is provided from McClintock Road through Lot 2, per a reciprocal access easement.

Relationship to Surrounding Properties and Neighborhood Impact

The proposed site will be located on the Southeast corner of McClintock Dr. and Ray Rd. The commercial shopping center is comprised of 8 parcels totaling more than 16 acres of land. The monopalm is located almost one hundred and sixty feet from the closest residential property line. The tower is also blocked from the view of the residents by the landscape surrounding the property and the twenty three foot tall commercial buildings. The setbacks from the facility to the adjacent parcels are reflected below and shown on the plans.

Adjoining properties:

	Setback		Setback
North - Ray Road	247'8"	East - PAD (Single Family Residence)	288'10"
South - PAD (Single Family Residence)	327'6"	West - McClintock Road	744'1"

The primary areas that will improve are adjacent to the proposed facility, listed below. This site will also provide service to local consumers, commuters, businesses and *first responders*.

Golden Keys	Copperfield Estates
Park Promenade	Parkside Place
Cottonwood Ranch	Corona Gardens
Copper Point – Retail	Windmill Square – Shopping Center
Ray and McClintock Plaza – Shopping Center	Parkside Professional Plaza

HOURS OF OPERATION

The proposed site will operate twenty four hours a day, seven days a week, but is an unmanned facility with no personnel or regular hours of operation. The site will be connected to and monitored by a central switching center in Maricopa County.

NOISE, LIGHT, NUISANCES AND OTHER ENVIRONMENTAL CONSIDERATIONS

The proposed wireless communications facility will not use any water or generate any wastewater or solid waste. There will be a motion detecting exterior light over the shelter door. The proposed facility will not generate any noxious odors, sounds glare or vibrations affecting existing uses or surrounding areas. The site is unmanned with no loading or unloading of supplies or materials storage. The only noise generated will be the operation of standard cooling unit fans and infrequent use of a backup generator. While the generator is running it will produce sound within the range of 70dBA. The generator will run during a loss of local utility power to maintain wireless service in the area. Otherwise, the generator will cycle an average of twice per month as part of maintenance. The odor the generator produces can be compared to a diesel truck. Being that this is enclosed within an 8 foot block wall the sound and the odor are further reduced.

Alternative Site Review

Substantial research was completed to find a site that complies with the City of Chandler's ordinance. Several commercial property owners were researched and interviewed in order to provide the least intrusive means to meet the coverage objective necessary.

The objective search area is comprised of PAD-retail and residential. The area does not consist of any industrial properties. The surrounding buildings do not provide the height necessary to achieve the coverage objective. The plaza contains twenty foot light poles that could be extended twenty-five feet. This height would not accomplish the RF objective and increase the need for additional towers in the vicinity. Extraneous efforts were taken to find a location that met a 300' setback from residential zoning. Unfortunately, due to lack of interest from the commercial property owners and mitigating the loss of parking spaces there are no other options available.

An inventory of all vertical towers or structures within 1 mile of the site that are equal to or greater than the proposed height has been reviewed and provided below. None of the other structures offer a solution, reflected in the Table – Justification.

1	#1 SRP Pole Collocation	SRP	N33° 19' 22.8" W111° 54' 40.9"	.33 miles to the North, 330°	Utility Pole	70'	Too far
2	#2 Ball Field Light Pole 1	Kyrene School District	N33° 19' 33.8" W111° 55' 26.6"	1.03 miles to the North 300°	Ball Field Light	78'	Too far
3	#3 Ball Field Light Pole 2	Kyrene School District	N33° 19' 32.2" W111° 55' 24.5"	.98 miles to the North, 298°	Ball Field Light	78'	This is a Verizon Site
4	#4 Ball Field Light Pole 3	Kyrene School District	N33° 19' 29.7" W111° 55' 22.3"	.93 miles to the North, 298°	Ball Field Light	78'	Too far
5	#5 Ball Field Light Pole 4	Kyrene School District	N33° 18' 59.8" W111° 55' 02.5"	.53 miles to the West, 253°	Ball Field Light	78'	Too far
6	#6 Monopalm	T-Mobile	N33° 19' 58.4" W111° 54' 42.3"	.99 miles to the North, 349°	Monopalm	70'	Too far
7	#7 Rooftop	Commercial Resource Investors III	N33° 19' 06.6" W111° 54' 32.5"	30 feet to the West	Rooftop	21'	Too short
8	#8 Light Poles	Commercial Resource Investors III	N33° 19' 09.6" W111° 54' 31.4"	289 feet to the Northwest, 316°	Light Pole	20'	Too Short
9	#9 Right of Way Poles	SRP	N33° 19' 13.1" W111° 54' 31.2"	.1 miles to the North, 3.9°	Utility Poles	70'	No space

A map is provided, Exhibit B, to reflect the existing structures within the vicinity, with reference to the chart above. Exhibit C provides the Verizon sites that surround the proposed facility, red triangles on the map, with reference to the proposed site. As you can see in the map this site is in the middle of the existing Verizon sites. It provides the best location to offload the existing sites and handle voice and data necessary to solve the significant gap in capacity.

Location and Accessibility/ Circulation System

This development will not increase traffic due to it being an unmanned facility. This facility will have a non-exclusive space for tech parking just east of the facility.

Development Schedule (phasing)

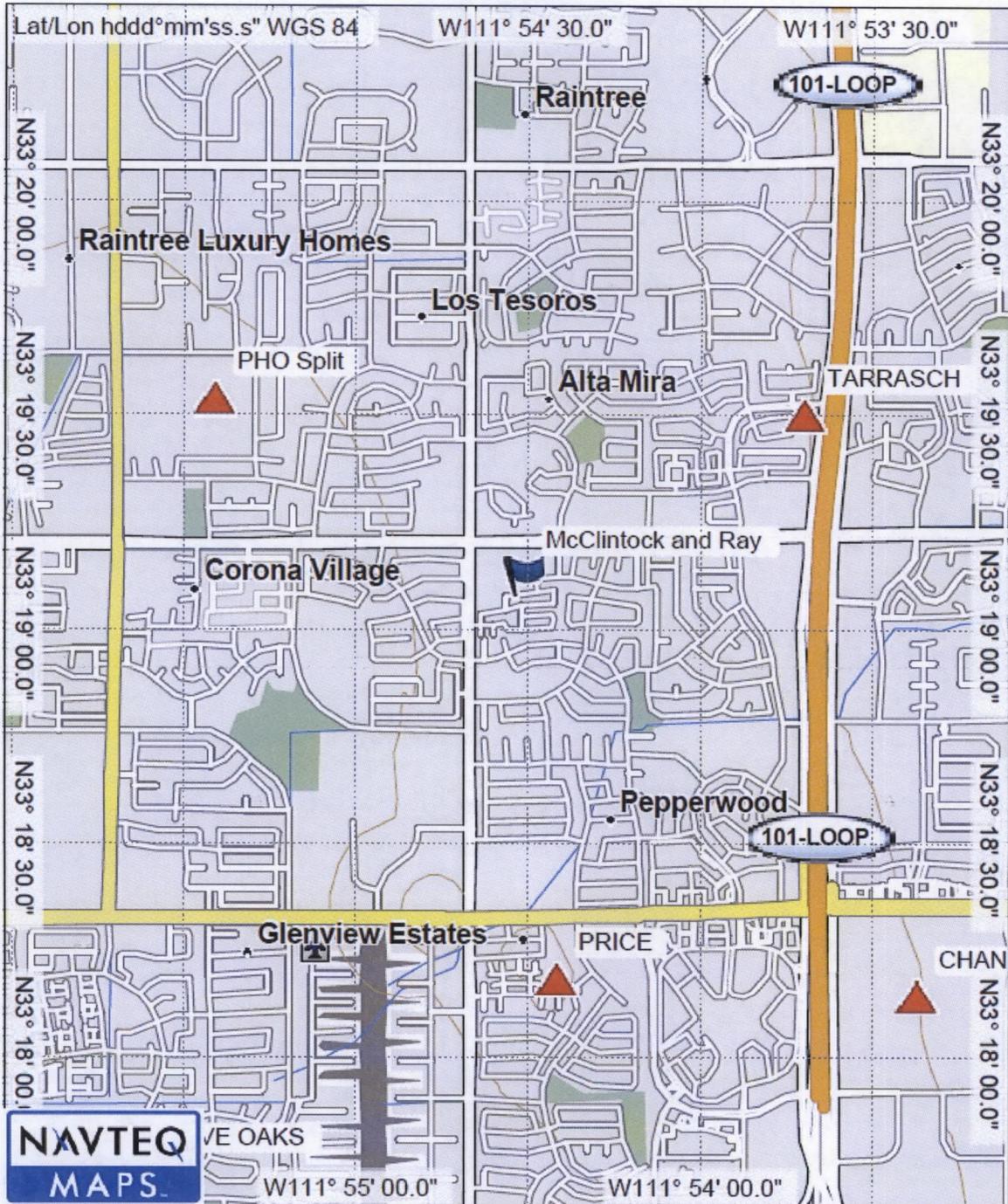
The overall development of the site will take approximately 45 days with the bulk of the work being accomplished in the first 4 weeks. The work will be accomplished during regular business hours and will require the use of standard grading equipment. During this time there may be multiple vehicles and laborers performing the work.

After the completion of development the site will only require general maintenance. Verizon anticipates the site will be visited on average a few times a month. General maintenance usually requires one work vehicle and can be accomplished 24/7.

Exhibit A

- ***First Responders***
 - City of Chandler Police (MiFi and some Phones)
 - Rapid Response Units (MiFi and Phones)
 - Terrorist Liaison Officers (MiFi and Phones)
 - City of Chandler Fire Department (MiFi and some Phones)
 - Arizona Department of Public Safety (MiFi and Phones)
 - And many more...
- Residents (.25 mile count)
 - more than 700 single family homes
 - 556 apartment units
- Students
- Commuters
 - Approximately **26,900 cars daily** at the intersection of McClintock and Ray
 - More than **36,000 cars** on Ray Road, east of the facility
 - More than **19, 000 cars** on McClintock Drive, south of the facility
- Business Owners and Employees
 - 21 Commercial Use Properties within .25 mile

Exhibit C



Topo U.S. 24K Southwest
© 2008 NAVTEQ. All Rights Reserved.
© Garmin Ltd. or its Subsidiaries 1995-2009

0 mi 0.25 mi 0.5 mi 0.75 mi 1 mi

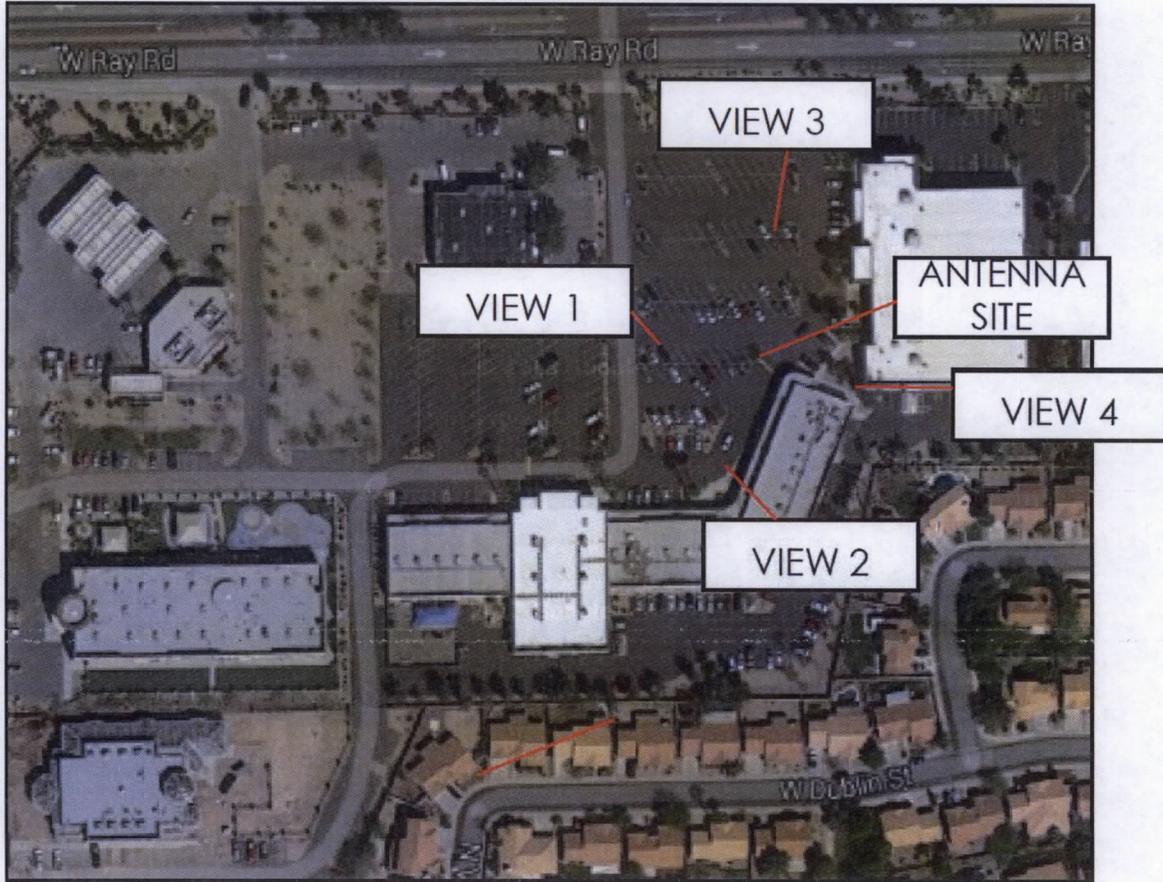
Chandler Tower Inventory-data

GARMIN

TN MN
11.6°
1/1/2010

Exhibit D

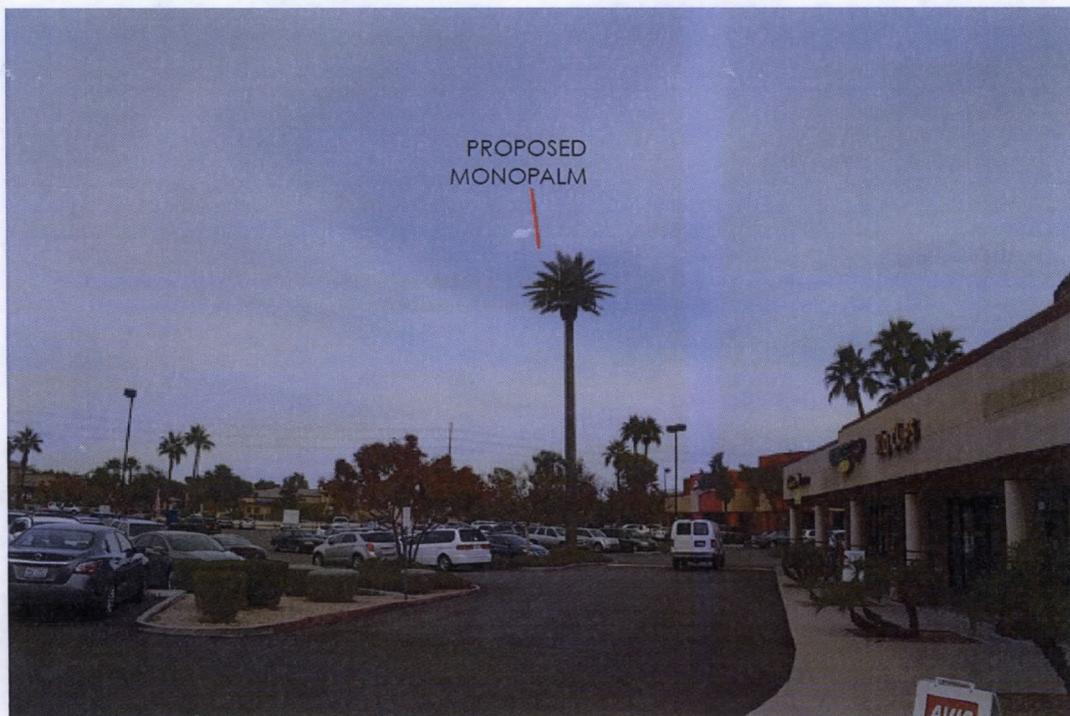
PHOTOGRAPHIC SIMULATIONS



PHOTOGRAPHIC SIMULATION -
VIEW 1: LOOKING EAST



PHOTOGRAPHIC SIMULATION -
VIEW 2: LOOKING NORTH



PHOTOGRAPHIC SIMULATION -
VIEW 3: LOOKING SOUTH



PHOTOGRAPHIC SIMULATION -
VIEW 4: LOOKING WEST



"original location"
C.

September 20, 2014,

Susan Fiala, City Planner, City of Chandler

This letter is in response to the proposed Verizon facility with a fifty foot monopalm to be placed in the McRay Plaza near the intersection of Ray Rd. and McClintock. Zoning case ZUP14-0011.

The monopalm would be an unacceptable visual object for the entire community of Golden Keys East which is adjacent to the South of McRay Plaza. A facility such as this should be placed in a location that is not visible by neighboring communities. This would cause a negative impact on our property values.

Hopefully, this zoning permit will be refused.

Thank you,

Bradley & Diana Brasfield
3861 W. Dublin St. 85226

Phoebe & Edward Ash
3881 W. Dublin St 85226

Barb Alexander
882 N. Pepperwood Cir. 85226

Culoch & Ray Selze
3860 W Dublin St 85226

Alla & Tracy Dooly
3870 W. Dublin St. 85226

Zenovia Teroyannis
3863 W. Rere Dr 85226

Bernard Komard
3880 W. Dublin St 85226