#28

MAR 26 2015

Chandler

All-America City

2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 15-042**

DATE: MARCH 26, 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: ZUP14-0034 VERIZON AT ST. JUAN DIEGO CHURCH

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

Location: 3200 South Cooper Road, south of the southwest corner of Cooper and Queen Creek roads

Applicant: Shaw & Associates, James Gardner

Zoning: Planned Area Development (PAD)

RECOMMENDATION

Planning Commission and Planning Staff, upon finding the Use Permit request to be consistent with the General Plan, recommend approval subject to conditions.

BACKGROUND

The request is for Use Permit approval to install a monopalm wireless communication facility at 3200 South Cooper Road, south of the southwest corner of Cooper and Queen Creek roads. The proposed monopalm is 60 ft., measured to the top of antennas. The monopalm will be located along the north property line of the proposed Saint Juan Diego Church campus. The nearest residential are agricultural zoned properties, approximately 593 ft. south, and Maderas, an undeveloped custom home subdivision, approximately 276 ft. west. The SRP Cooper Electrical Substation and Sienna single family residential subdivision are east, across Cooper Rd.

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 design resembles a Date Palm, having a minimum of 65 fronds, with the antennas painted to match the fronds. A state approved pre-fabricated equipment shelter would be installed adjacent to the monopalm with a 12 ft. high concrete masonry unit wall surrounding all sides. A 12 ft. wide access easement is proposed from Cooper Road that will follow the future driveway alignment of the proposed church. Two 25 ft. tall, live date palm trees and other landscape materials would be planted adjacent to the facility to match future landscape within the campus.

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. The locations were analyzed to determine their feasibility for collocation on utility poles, street and parking lot lights, monopoles, and other verticalities. None of the locations met the frequency requirements and locational service needs. 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.

Photographic simulations of the wireless communication facility illustrating existing and proposed views were provided by the applicant and are attached.

DISCUSSION

Planning Staff supports the request. The proposed location is appropriate for a wireless communication facility in the form of a 60 ft. monopalm, measured to the top of antennas. The monopalm design is appropriate at this location with the addition of two 25 ft. tall live Date Palm trees. The separation from the single family residential zoned properties is greater than the 160 ft. separation of recently approved wireless communication facilities. Planning Staff is of the opinion that permitting the monopalm at this specific location is consistent with the review factors examined as part of the Use Permit process.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on January 29, 2015. No one attended other than the applicant.
- Planning Staff received one phone call with general inquiries and concerns about radiation.
- As of the writing of this memo, Planning Staff is not aware of opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:
In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Use Permit subject to the following conditions:

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.

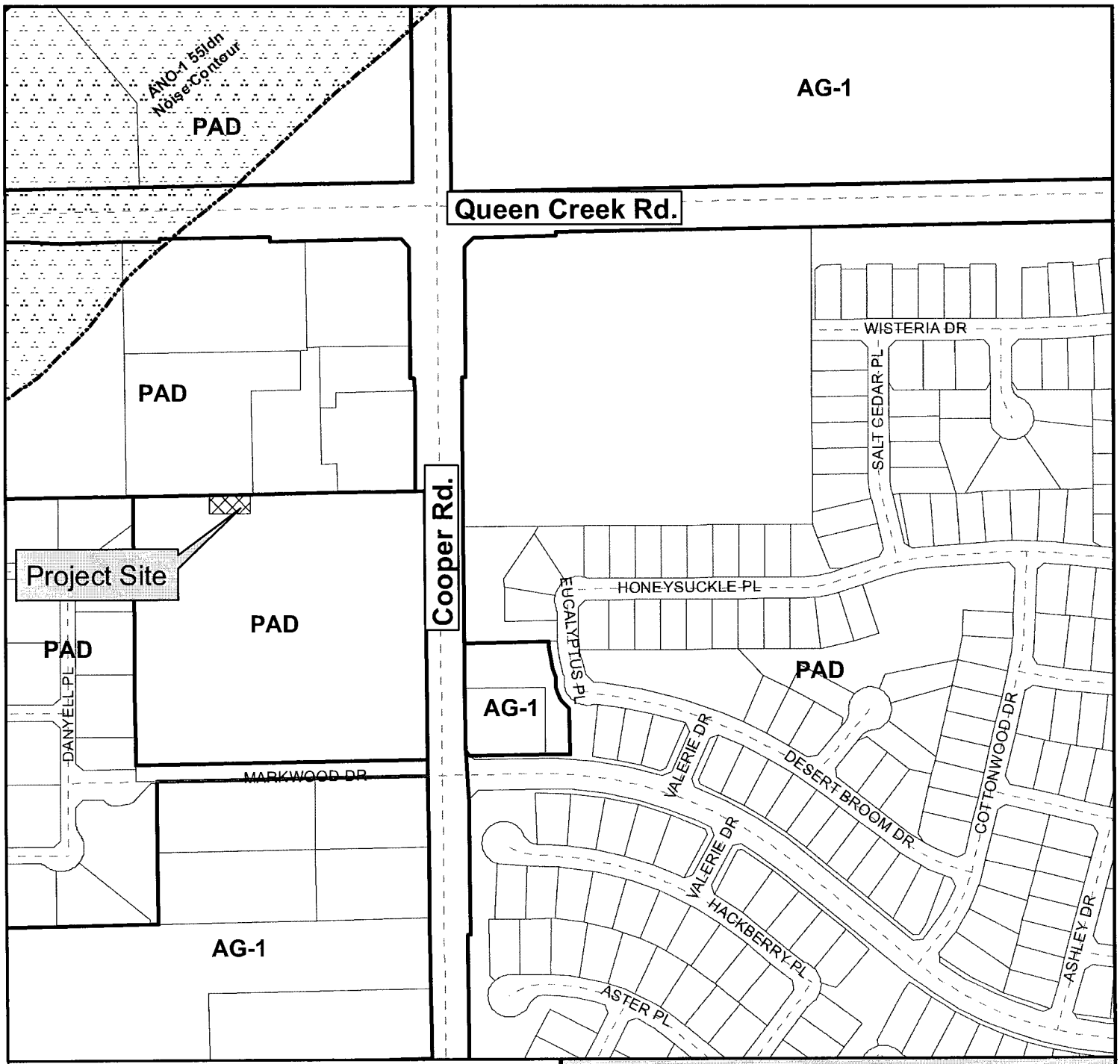
2. The two 25 ft. live Date Palms and landscape shall be maintained at a level consistent with or better than at the time of planting.

PROPOSED MOTION

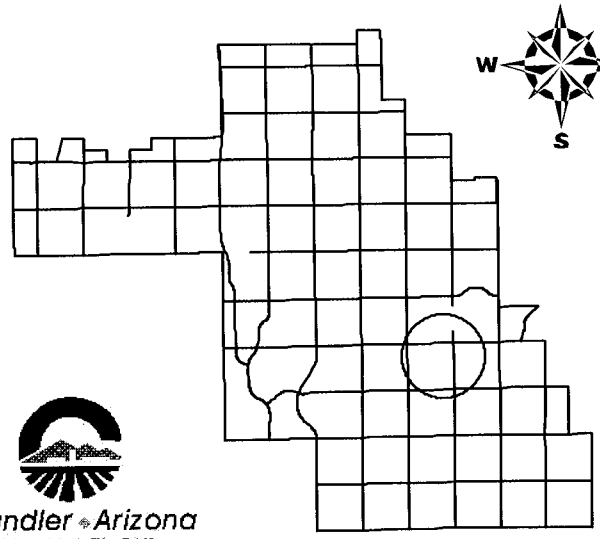
Move to approve Use Permit case ZUP14-0034 VERIZON AT ST. JUAN DIEGO CHURCH, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plans and Elevations
3. Narrative and Inventory
4. Photo simulations



Vicinity Map



Chandler Arizona
Where Values Make The Difference

ZUP14-0034

Verizon at St. Juan Diego Church

CITY OF CHANDLER 2/23/2015

Vicinity Map

ZUP14-0034

Verizon at St. Juan Diego Church

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 2/23/2015

verizonwireless

SITE NAME: PHO SIENNA

SITE PHOTO

SHEET INDEX

- T-1 PROJECT DATA AND INFORMATION
- LS-1 SITE SURVEY
- Z-1 FUTURE SITE PLAN
- Z-2 ENLARGED SITE PLAN & ANTENNA PLAN
- Z-3 PROJECT ELEVATIONS
- Z-4 PROJECT ELEVATIONS

CLIENT

VERIZON WIRELESS
126 W. GEMINI DR.
TEMPE, AZ. 85283
CONTACT: DIEGO TORRES
PHONE: (602) 819-2949

PROPERTY OWNER

ST. JUAN DIEGO CHURCH
CONTACT: FATHER DAN MCBRIDE
PHONE: (623) 221-8121

SITE ACQUISITION

SHAW & ASSOCIATES, P.L.C.
6501 E. GREENWAY PKWY.
#103-643
SCOTTSDALE, AZ. 85254
CONTACT: RICK SHAW
PHONE: (480) 204-1843

DESIGNER

BK DESIGN INC.
3100 N. 3RD AVE. SUITE 100
PHOENIX, AZ. 85013
CONTACT: BRYAN KORTE
PHONE: (480) 204-1412

SURVEYOR

RLF CONSULTING, LLC
1214 N. STANDEM DR.
TEMPE, AZ 85281
CONTACT: RYAN FIDLER
PHONE: (480) 510-3668

PROJECT DATA

LESSEE:	VERIZON WIRELESS
ZONING:	PAD
APN:	303-42-018C
JURISDICTION:	CITY OF CHANDLER
BUILDING CODES:	2009 IBC W/ CITY AMENDMENTS 2008 NEC W/ CITY AMENDMENTS 2009 UPC W/ CITY AMENDMENTS 2009 IMC W/ CITY AMENDMENTS 2009 IFC W/ CITY AMENDMENTS
LEASE AREA:	700 S.F.
BUILDING AREA:	240 S.F.
PARKING REQUIRED:	1 SPACE
PARKING PROVIDED:	1 SPACE

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE PLACEMENT OF A NEW EQUIPMENT SHELTER WITHIN A SECURED COMPOUND – PROPOSED ANTENNAS MOUNTED TO A PROPOSED MONOPALM.

DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.

THIS PROJECT INCLUDES PERMANENT TELEPHONE AND ELECTRICAL CONNECTIONS.

PROJECT UTILITIES

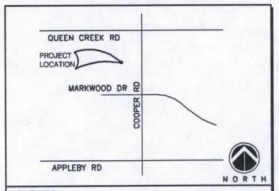
- POWER COMPANY:
  SALT RIVER PROJECT
  PHONE: (602) 236-8888
- TELEPHONE COMPANY:
  CENTURY LINK
  PHONE: (800) 954-1211

SITE DIRECTIONS

FROM 126 W. GEMINI DR., TEMPE – HEAD EAST ON W GEMINI DR TOWARD S MAPLE. TURN RIGHT ONTO S MAPLE. TURN LEFT ONTO E GUADALUPE RD. TURN RIGHT ONTO S PRICE RD. TAKE THE ARIZONA 101 LOOP S RAMP ON THE LEFT. MERGE ONTO AZ-101 LOOP S CONTINUE FOR 4.1 MI. TAKE THE EXIT ON THE LEFT ONTO AZ-202 LOOP E CONTINUE FOR 3.2 MI. THEN TAKE EXIT 47 FOR AZ-87/ARIZONA AVE. TURN RIGHT ONTO AZ-87 S/S ARIZONA AVE. TURN LEFT ONTO E QUEEN CREEK RD. TURN RIGHT ONTO S COOPER RD. SITE WILL BE ON THE RIGHT.

SYMBOLS

- DETAIL MARK
- SECTION MARK
- REVISION
- NORTH ARROW
- LEASE LINE
- PROPERTY LINE
- CHAIN LINK FENCE LINE
- BLOCK WALL
- ELEV.0 ELEVATION DATUM A.F.F.



VICINITY MAP

verizonwireless
126 W. GEMINI DR., TEMPE, AZ. 85283

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

BK Design Inc.
3100 N. 3RD. AVE. SUITE 100
PHOENIX, AZ 85013
PHONE: (480) 204-1412

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PROJECT NUMBER	DRWN BY	CHK'D BY
13319	RO	BK

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9	12.17.14	CITY COMMENTS
10	12.22.14	CITY COMMENTS

SITE NAME

PHO SIENNA

SITE ADDRESS

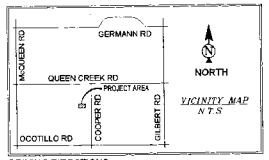
3200 S. COOPER RD.
CHANDLER, AZ 85286

SHEET TITLE

PROJECT INFORMATION AND DATA

SHEET NUMBER

T-1



DRIVING DIRECTIONS

TAKE LOOP 101 S, TAKE LOOP 202 E, EXIT McQUEEN RD AND TURN RIGHT, TURN LEFT ON QUEEN CREEK RD, TURN RIGHT ON COOPER RD. TURN RIGHT ON MARKWOOD DR TO SITE ON THE RIGHT.

SCHEDULE B EXCEPTIONS

(4) A PLAT RECORDED IN BOOK 1 PAGE 28 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (REFERENCED)

(6) AN EASEMENT FOR ANCHORS AND ALL OTHER MATTERS AS SET FORTH THEREIN. RECORDED IN DOCKET 4424, PAGE 380 OF OFFICIAL RECORDS. (REFERENCED)

8. ANY ACTION THAT MAY BE TAKEN BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY TO ACQUIRE EASEMENTS, RIGHTS OF WAY, OR RESTRICTIVE RIGHTS FOR DRAINAGE AS DISCLOSED BY RESOLUTION RECORDED IN 2001-0264398 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

(9) AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND ALL OTHER MATTERS AS SET FORTH THEREIN. RECORDED IN 2005-1064278 AND RE-RECORDED IN 2006-0527859 AND AMENDMENT AND RESTATEMENT OF EASEMENT RECORDED IN 2007-0680472 OF OFFICIAL RECORDS. (REFERENCED)

11. ALL MATTERS AS SET FORTH IN CHANDLER MUNICIPAL AIRPORT TRAFFIC PATTERN AIRSPACE RECORDED AS 2004-0240033 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

(12) ALL MATTERS AS SET FORTH IN FINAL PLAT OF "MADERAS" RECORDED AS BOOK 922 OF MAPS, PAGE 5 OF OFFICIAL RECORDS. (REFERENCED)

SURVEYOR'S NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY INC., ORDER NO.: 21302033 EFFECTIVE DATE 04/5/2013.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)*. ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA STATE PLANE COORDINATE ZONE CENTRAL*, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 08/15/13.

LEGEND

- WM WATER METER
- WATER CONTROL VALVE
- FIRE HYDRANT
- FOUND AS NOTED
- ELECTRICAL PULL BOX
- TELEPHONE PEDESTAL
- GAS VALVE
- BREAKLINE
- IRRIGATION CONTROL VALVE
- BOLLARD
- POSITION OF GEODETIC COORDINATES
- NG NATURAL GRADE
- FND FOUND
- FC FACE OF CURB
- R/W RIGHT OF WAY
- EP EDGE OF PAVEMENT
- (E) EXISTING
- TOP TOP OF SLOPE
- TOE TOE OF SLOPE
- SW SIDEWALK
- CMU CONCRETE MASONRY UNIT
- MCR MARICOPA COUNTY RECORDER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- 1419.19 SPOT ELEVATION
- BOUNDARY LINE
- BOUNDARY LINE (OTHER)
- CENTERLINE
- EASEMENT LINE
- LEASE LINE
- WOOD FENCE

PROPOSED LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE

COMMENCING AT A FOUND BRASS CAP FLUSH MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 14 BEARS NORTH 00°24'40" WEST, 1322.08 FEET; THENCE NORTH 00°24'40" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, 661.04 FEET; THENCE SOUTH 89°59'22" WEST, 33.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COOPER ROAD; THENCE SOUTH 00°24'40" EAST, ALONG SAID RIGHT-OF-WAY LINE, 17.62 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST, 53.38 FEET; THENCE SOUTH 00°00'00" EAST, 36.36 FEET; THENCE NORTH 90°00'00" WEST, 395.51 FEET TO THE POINT OF TERMINUS.

PROPOSED LESSEE LEASE AREA LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP FLUSH MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 14 BEARS NORTH 00°24'40" WEST, 1322.08 FEET; THENCE NORTH 00°24'40" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, 661.04 FEET; THENCE SOUTH 89°59'22" WEST, 33.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COOPER ROAD; THENCE SOUTH 00°24'40" EAST, ALONG SAID RIGHT-OF-WAY LINE, 17.62 FEET; THENCE NORTH 90°00'00" WEST, 53.38 FEET; THENCE SOUTH 00°00'00" EAST, 36.36 FEET; THENCE NORTH 90°00'00" WEST, 395.51 FEET; THENCE NORTH 00°00'00" EAST, 6.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°00'00" EAST, 24.00 FEET; THENCE NORTH 90°00'00" EAST, 46.00 FEET; THENCE SOUTH 00°00'00" EAST, 24.00 FEET; THENCE NORTH 90°00'00" WEST, 46.00 FEET TO THE POINT OF BEGINNING.

LESSOR'S LEGAL DESCRIPTION

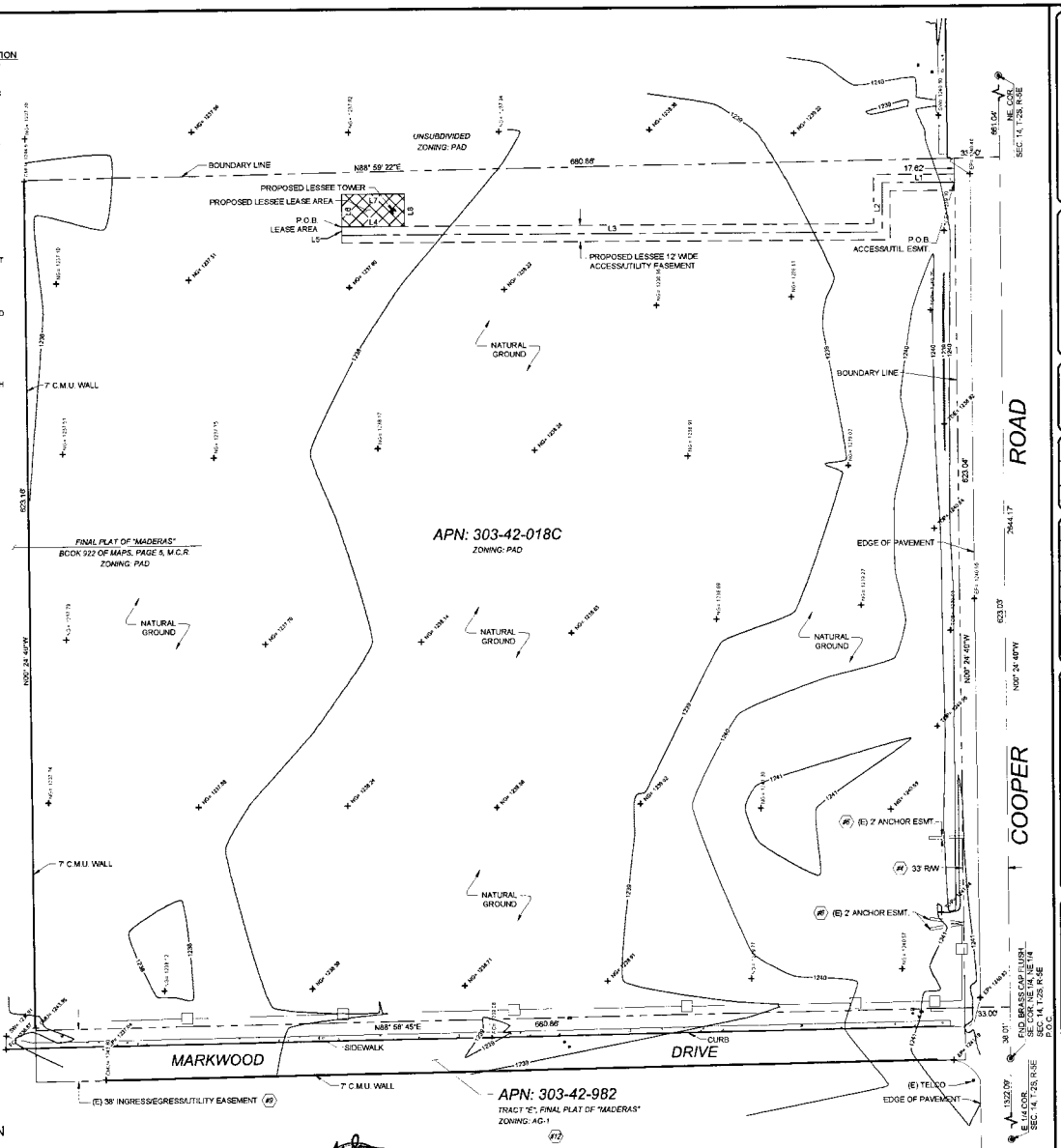
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST 33 FEET THEREOF, AND
EXCEPT ANY PORTION OF THE PROPERTY LYING WITHIN THE BOUNDARIES OF FINAL PLAT OF "MADERAS" AS RECORDED IN BOOK 922 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 89°10'35" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1322.10 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE SOUTH 88°15'27" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 713.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°15'27" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 610.52 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 00°35'46" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 861.50 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 88°18'38" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 610.17 FEET; THENCE SOUTH 00°07'35" EAST ALONG A LINE PARALLEL WITH AND 713.82 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 861.29 FEET TO THE POINT OF BEGINNING.

LINE TABLE		
LINE	LENGTH	BEARING
L1	53.38	N90° 00' 00"W
L2	36.36	S0° 00' 00"E
L3	395.51	N90° 00' 00"W
L4	46.00	N90° 00' 00"W
L5	6.00	N0° 00' 00"E
L6	24.00	N0° 00' 00"E
L7	46.00	N90° 00' 00"E
L8	24.00	S0° 00' 00"E



10° 41' MAGNETIC DECLINATION
NORTH

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 44067
RYAN L. FIDLER
ARIZONA U.S.A.
EXPIRES 03/31/15

POSITION OF GEODETIC COORDINATES

LATITUDE 33° 15' 38.543" NORTH (NAD83)
LONGITUDE 111° 48' 29.585" WEST (NAD83)
ELEVATION @ GROUND= 1238.0' (NAVD88)

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

FK Design Inc.

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

FIELD BY:	CAP
DRAWN BY:	RLF
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
4	03/03/14	REVISED ACCESS
3	10/17/13	REVISED ACCESS
2	09/20/13	FINAL SUBMITTAL
1	08/22/13	PRELIM SUBMITTAL

rlf Consulting, llc
Land Survey & Mapping Solutions
1835 East 4th Street, Suite 24
Tempe, AZ 85281
p. 480.445.9189 | f. 480.445.9185
www.rlfconsulting.com

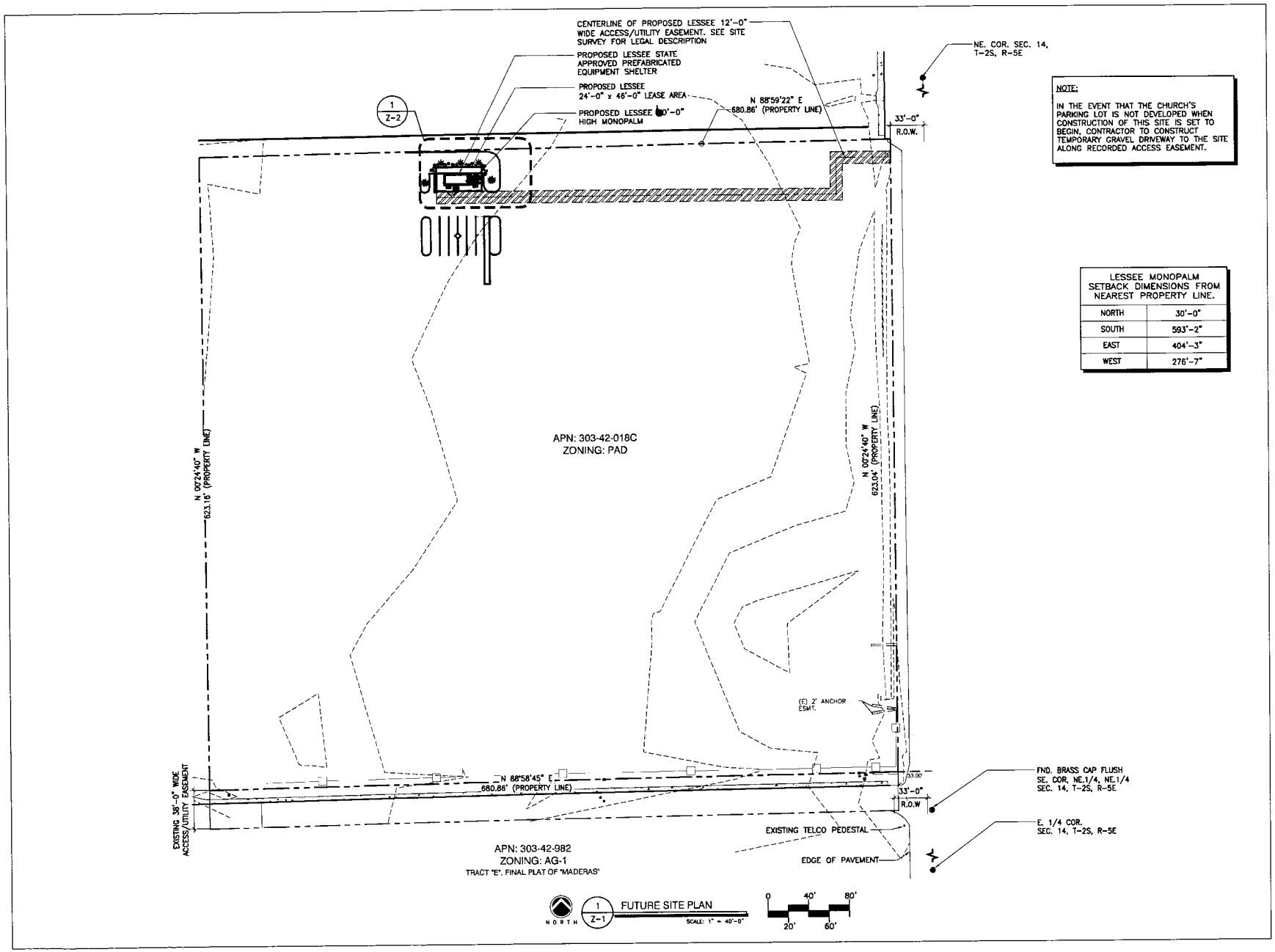
PROJECT No.
09001399

SITE NAME:
PHO SIENNA
20130849912

SITE ADDRESS:
NWC of COOPER RD & MARKWOOD DR
CHANDLER, AZ 85286

SHEET TITLE:
SITE SURVEY

SHEET NO.	REVISION:
LS-1	



NOTE:

IN THE EVENT THAT THE CHURCH'S PARKING LOT IS NOT DEVELOPED WHEN CONSTRUCTION OF THIS SITE IS SET TO BEGIN, CONTRACTOR TO CONSTRUCT TEMPORARY GRAVEL DRIVEWAY TO THE SITE ALONG RECORDED ACCESS EASEMENT.

LESSEE MONOPALM SETBACK DIMENSIONS FROM NEAREST PROPERTY LINE.	
NORTH	30'-0"
SOUTH	593'-2"
EAST	404'-3"
WEST	276'-7"

verizon wireless

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

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

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3100 N. 3RD. AVE. SUITE 100
PHOENIX, AZ 85013
PHONE: (480) 204-1412

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10	12.22.14	CITY COMMENTS

SITE NAME

PHO SIENNA

SITE ADDRESS

3200 S. COOPER RD.
CHANDLER, AZ 85286

SHEET TITLE

FUTURE SITE PLAN

SHEET NUMBER

Z-1

NOTE:

PROPOSED LESSEE PALM FRONDS OMITTED FOR CLARITY

COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	LENGTH	NO.	SIZE	TYPE
ALPHA	345°	+/- 80'-0"	(4)	7/8"	AVA5-50
BETA	105°	+/- 80'-0"	(4)	7/8"	AVA5-50
GAMMA	215°	+/- 80'-0"	(4)	7/8"	AVA5-50

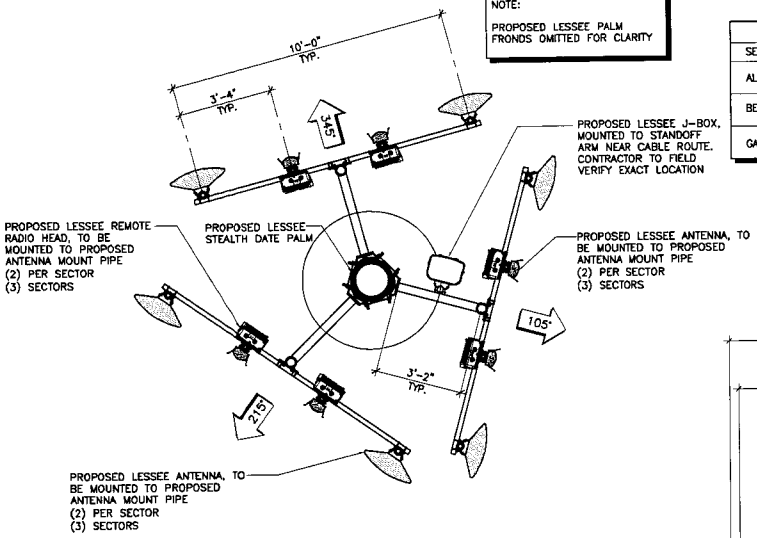
NEW HYBRID COAXIAL CABLE TABLE		
SECTOR	LENGTH	NO.
ROSENBERGER	+/- 95'-0"	(1)

NOTE:

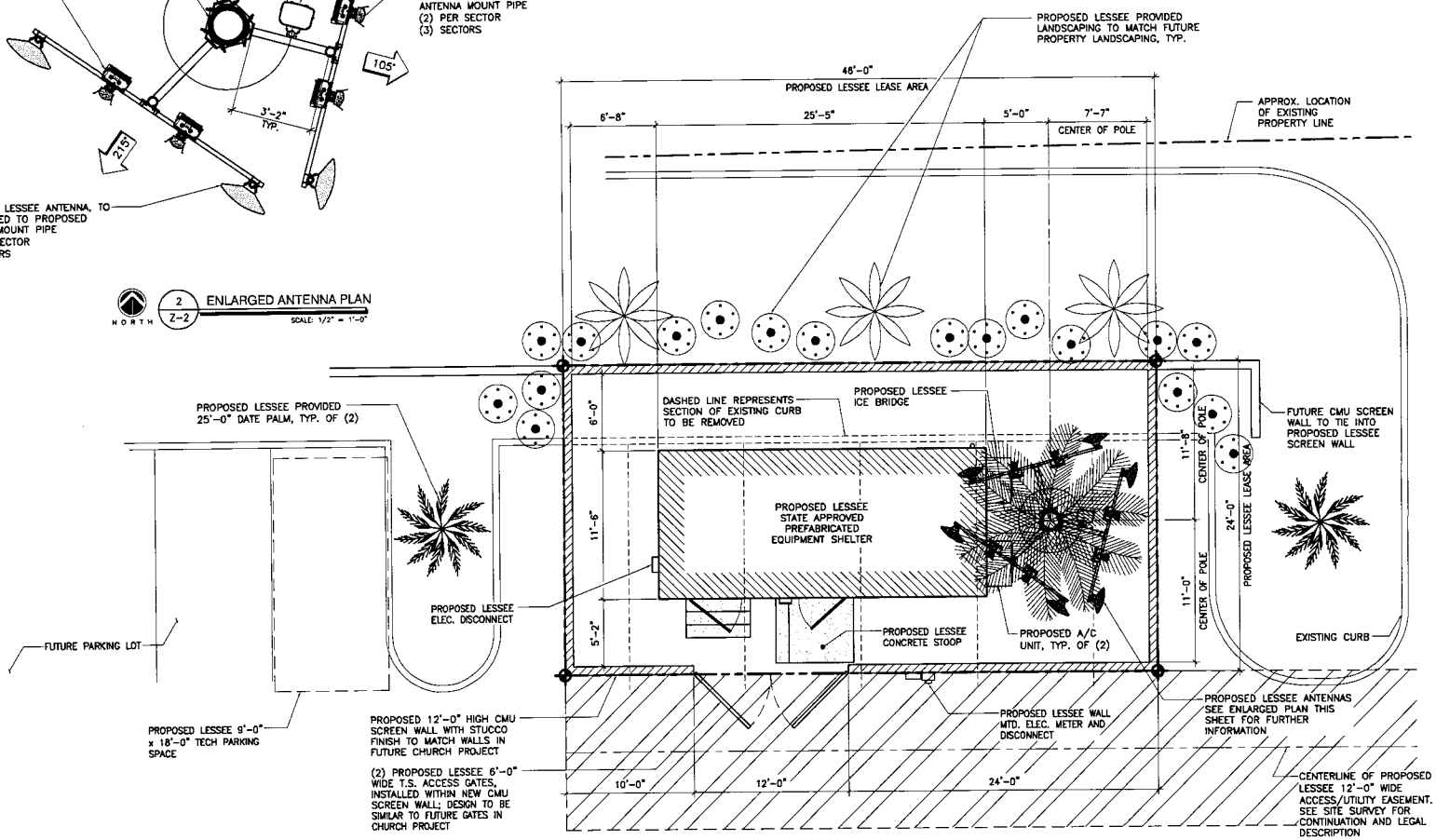
PROPOSED LESSEE CMU SCREEN WALL TO BE PAINTED AND TEXTURED TO MATCH NEW CHURCH FACADE

FUTURE CMU SCREEN WALL TO TIE INTO PROPOSED LESSEE SCREEN WALL

PROPOSED LESSEE LANDSCAPE TO MATCH FUTURE PROPERTY LANDSCAPE. SIZE/TYPE TO BE VERIFIED BY THE CITY.



NORTH 2 Z-2 ENLARGED ANTENNA PLAN
SCALE: 1/2" = 1'-0"



NORTH 1 Z-2 ENLARGED SITE PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 10'
1' 3' 5'

verizonwireless
126 W. GEMINI DR., TEMPE, AZ. 85283

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

BK Design Inc.
3100 N. 3RD AVE. SUITE 100
PHOENIX, AZ 85013
PHONE: (480) 204-1412

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PROJECT NUMBER	DRWN BY	CHK'D BY
13319	RO	BK

REVISIONS		
1	09.19.13	ISSUE TO CLIENT
2	10.30.13	ISSUE FOR SUBMITTAL
3	11.07.13	CLIENT COMMENTS
4	07.28.14	CLIENT COMMENTS
5	08.14.14	CITY COMMENTS
6	08.08.14	CLIENT COMMENTS
7	10.15.14	CLIENT COMMENTS
8	12.08.14	CITY COMMENTS
9	12.17.14	CITY COMMENTS
10	12.22.14	CITY COMMENTS

SITE NAME

PHO SIENNA

SITE ADDRESS

3200 S. COOPER RD.
CHANDLER, AZ 85286

SHEET TITLE

ENLARGED SITE PLAN & ANTENNA PLAN

SHEET NUMBER

Z-2

NOTE:

WALL TEXTURE WILL BE STUCCO TO BE PAINTED DESERT GRAY (DUNN EDWARDS, DEC760) WITH SPICED BERRY TRIM (DUNN EDWARDS, DEA149)

NOTE:

PROPOSED LESSEE CMU SCREEN WALL TO BE PAINTED AND TEXTURED TO MATCH NEW CHURCH FACADE

NOTE:

PROPOSED LESSEE MONOPALM TO CONTAIN A MINIMUM OF (65) FRONDS.

NOTE:

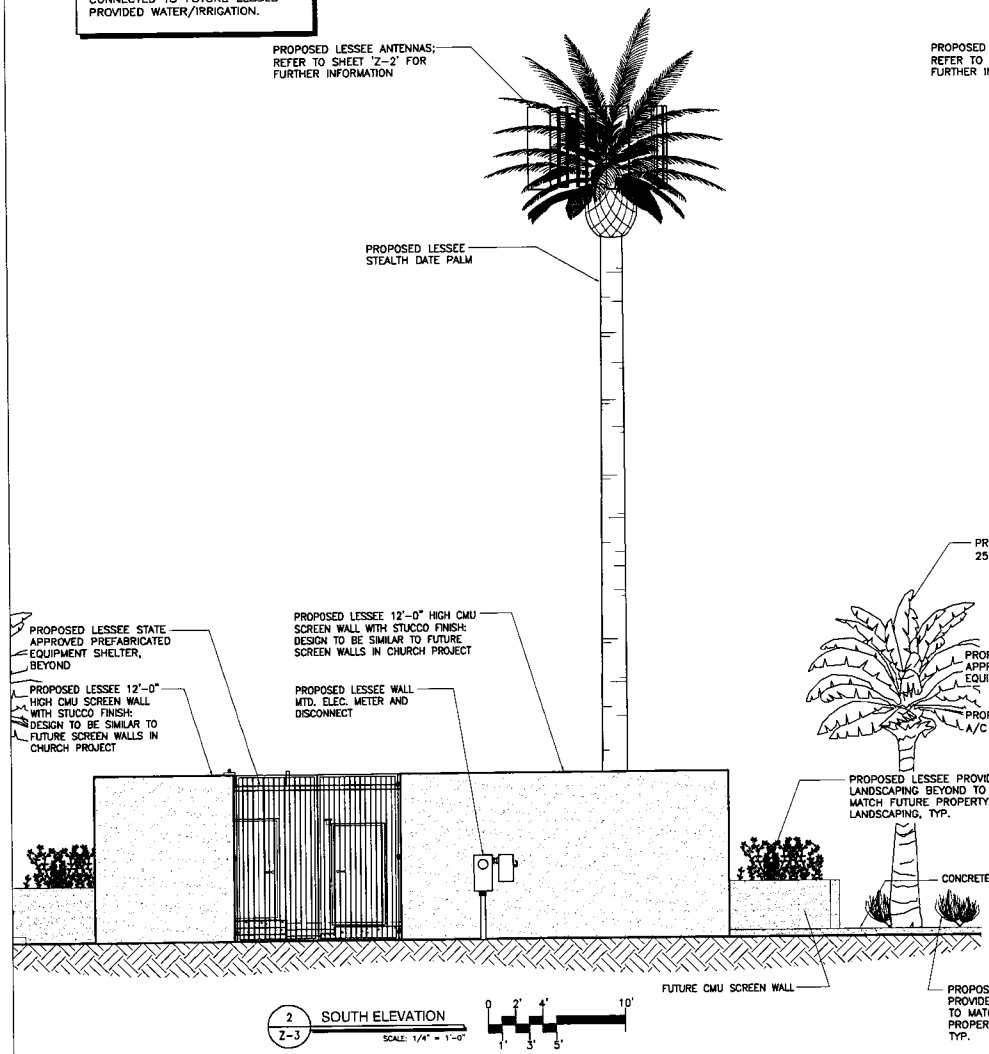
LAND OWNER TO NEGOTIATE WITH LESSEE ON FUNDS TO CONSTRUCT FREE STANDING BELL TOWER.

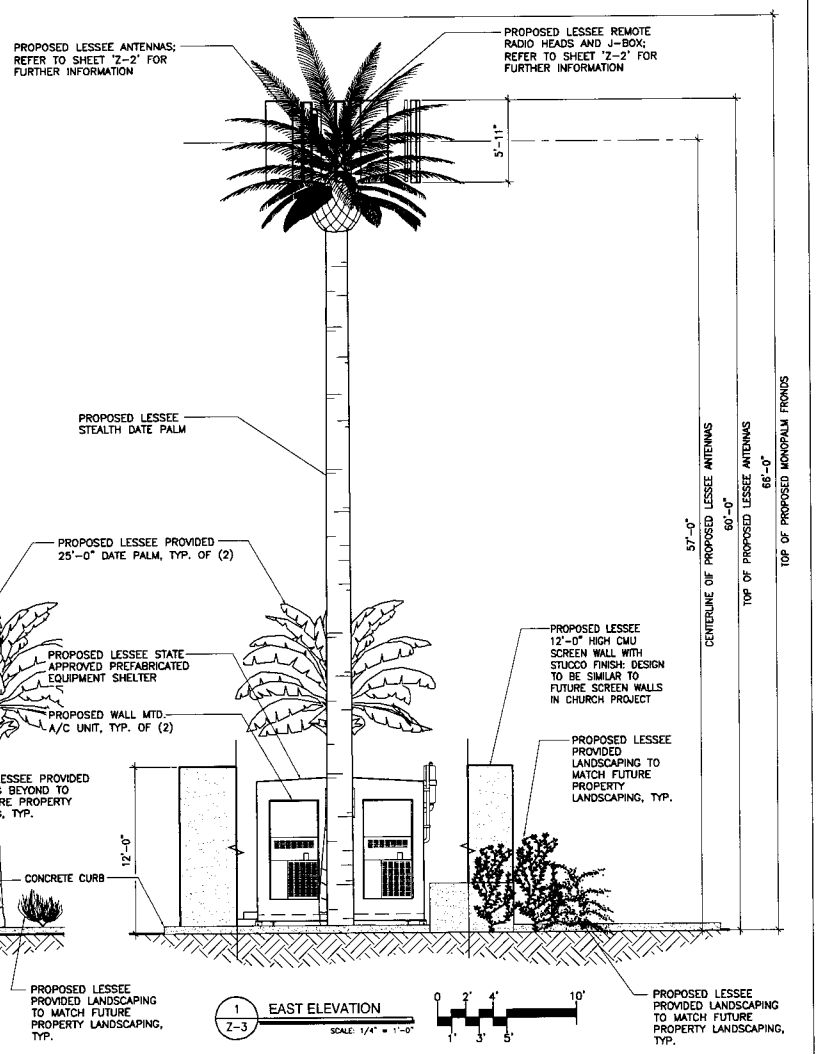
NOTE:

LESSEE TO VERIFY THAT MONOPALM WILL NOT PREVENT LANDOWNER TO CONSTRUCT A FREE STANDING BELL TOWER.

NOTE:

FUTURE LANDSCAPING TO BE CONNECTED TO FUTURE LESSEE PROVIDED WATER/IRRIGATION.





verizon wireless

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

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

BK Design Inc.

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PROJECT NUMBER	DRWN BY	CHK'D BY
13319	RO	BK

REVISIONS		
1	09.19.13	ISSUE TO CLIENT
2	10.30.13	ISSUE FOR SUBMITTAL
3	11.07.13	CLIENT COMMENTS
4	02.28.14	CLIENT COMMENTS
5	04.14.14	CITY COMMENTS
6	05.06.14	CLIENT COMMENTS
5	10.15.14	CLIENT COMMENTS
6	12.08.14	CITY COMMENTS
7	12.17.14	CITY COMMENTS
8	12.22.14	CITY COMMENTS

SITE NAME

PHO SIENNA

SITE ADDRESS

3200 S. COOPER RD.
CHANDLER, AZ 85286

SHEET TITLE

PROJECT ELEVATIONS

SHEET NUMBER

Z-3

NOTE:

WALL TEXTURE WILL BE STUCCO TO BE PAINTED DESERT GRAY (DUNN EDWARDS, DEC760) WITH SPICED BERRY TRIM (DUNN EDWARDS, DEA149)

NOTE:

PROPOSED LESSEE CMU SCREEN WALL TO BE PAINTED AND TEXTURED TO MATCH NEW CHURCH FACADE

NOTE:

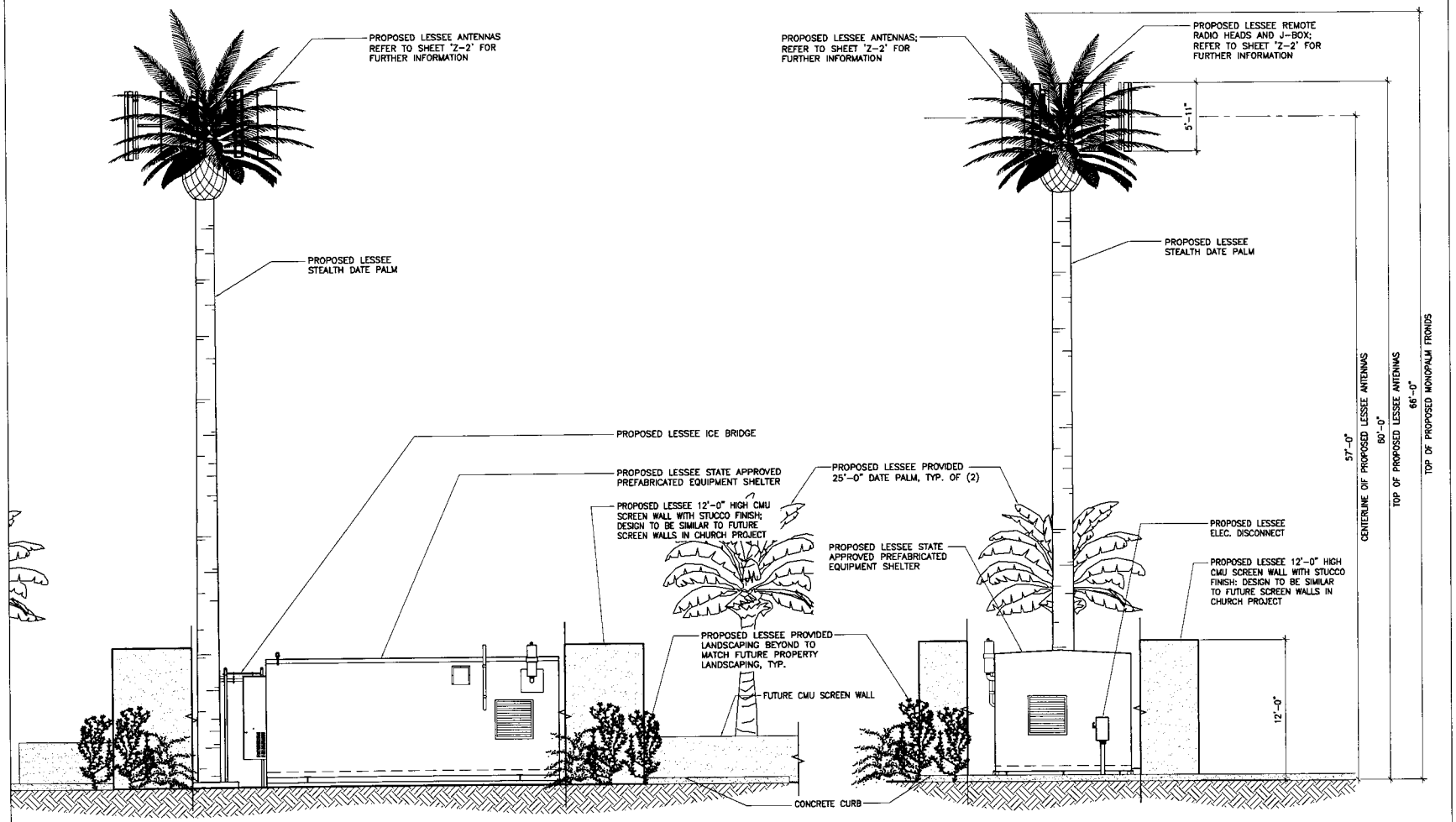
PROPOSED LESSEE MONOPALM TO CONTAIN A MINIMUM OF (65) FRONDS.

NOTE:

LAND OWNER TO NEGOTIATE WITH LESSEE ON FUNDS TO CONSTRUCT FREE STANDING BELL TOWER.

NOTE:

LESSEE TO VERIFY THAT MONOPALM WILL NOT PREVENT LANDOWNER TO CONSTRUCT A FREE STANDING BELL TOWER.



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

0 2' 4' 10'
1' 3' 5'

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

0 2' 4' 10'
1' 3' 5'

verizonwireless
126 W. GEMINI DR., TEMPE, AZ 85283

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

BK Design Inc.

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PHONE: (480) 204-1412

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PROJECT NUMBER	DRWN BY	CHK'D BY
13319	RO	BK

REVISIONS

A	08.19.13	ISSUE TO CLIENT
A	10.30.13	ISSUE FOR SUBMITTAL
A	11.07.13	CLIENT COMMENTS
A	06.26.14	CLIENT COMMENTS
A	04.14.14	CITY COMMENTS
A	05.06.14	CLIENT COMMENTS
A	10.15.14	CLIENT COMMENTS
A	12.08.14	CITY COMMENTS
A	12.17.14	CITY COMMENTS
A	12.22.14	CITY COMMENTS

SITE NAME

PHO SIENNA

SITE ADDRESS

3200 S. COOPER RD.
CHANDLER, AZ 85286

SHEET TITLE

PROJECT ELEVATIONS

SHEET NUMBER

Z-4

Verizon at St. Juan Diego Church (Case ZUP14-0034) Project Narrative

Proposed Use

As part of an ongoing effort to maintain its superior wireless network in Chandler, Arizona, Verizon Wireless is proposing to place a new Wireless Communications Facility (WCF) at the future St. Juan Diego Church property (APN 303-42-018C), a 9.73 acre parcel located at the northwest corner of S. Cooper Road and E. Markwood Drive. The proposed Verizon Wireless telecommunications facility will have a height of 60 feet at the top of the antennas. The facility will be disguised as a faux palm tree with 65 palm fronds. The new Verizon Wireless lease area will be approximately 24' x 46', surrounded by a twelve foot (12') tall CMU perimeter wall that will be finished and painted to match the future façade of the church. The purpose of this site is to improve coverage and enhance capacity for all of the residential and commercial properties within approximately 1.5 miles of the site, specifically the new communities at Sienna, Markwood, Abralee Meadow, Maderas, Saguaro Canyon and Cooper Greens. The proposed site will include a single parking space in the future church parking lot for the Verizon technician who will monitor and maintain the tower on a quarterly basis. The proposed timeline for the installation of the facility is the 1st or 2nd quarter of 2015.

Site Description

The subject parcel is a large, consisting of 9.73 acres, and the lease area will be considerably smaller, at 864 square feet. This parcel will serve as the future home of the St. Juan Diego Catholic Church, which will be primary use of the parcel. The WCF will be located in the center of the northern property line in order to minimize visual impact from the residential areas to the east and west.

The WCF will consist of an equipment shelter that will house the electronic equipment needed to run the WCF, a diesel backup generator located inside the shelter, and the faux palm tree itself. The equipment cabinet, generator and the monopalm will be located within the 12' perimeter wall. Although the site will be unmanned, it will require routine quarterly visits for a few hours at a time for site maintenance and equipment updates. Vehicular access for this facility will be granted by the church through an access easement. In the event the church parking lot is not completed prior to the WCF being built, Verizon will construct a temporary gravel driveway until the church parking lot is completed.

Search History

Verizon has been carefully working on the placement of this site for close to 2 years. The search area is depicted below in Exhibit "A", and is about 2,000 feet x 2,000 feet in size. The search area is located approximately ½ mile south of the Chandler Regional Airport and consists of roughly 50% single family residential, 30% rural residential and 20% commercial land uses. The SRP Cooper Substation is located near the center of the search area and was the targeted location for Verizon at the beginning of the project. There are two existing 60 foot tall utility poles at the substation and both already have wireless telecommunications facilities on them (AT&T and T-Mobile). The only way these poles could be used by Verizon is if they could be extended in height (mounting below the conductors would only allow for about a 30 foot mounting height which is far too low to be useable). These two towers were explored early on as an option but,

unfortunately, SRP stated that neither of them can support an additional antenna array on top. SRP stated that, although the city zoning code would allow co-location with a "by right" extension of 10 feet, SRP was not willing to undertake the logistical and financial burdens of removing and replacing the poles with taller poles, especially when it considered the resulting interference to its substation operations and the two existing wireless carriers. The SRP substation compound was also considered for the location of a new monopalm (a monopole would not be allowed under the zoning code), however, citing safety concerns, SRP would not allow for construction of a monopalm within its compound walls.

Verizon Wireless protocol is to explore all co-location opportunities within a search area before considering any raw land site. When the Cooper Substation poles were eliminated from consideration, inquiries were made regarding the utility poles running along E. Queen Creek Road and Cooper Road. Per SRP, the poles along Queen Creek Road (depicted in Exhibit "A") will be placed underground when the road is widened in the relatively near future – therefore, these poles are not available for co-location. With regard to Cooper Road, the only pole SRP would make available for co-location was located immediately to the north of the substation in a narrow utility easement with insufficient ground space for Verizon's equipment cabinet (see Option 3, Exhibit "A"). The ground space would have to be leased from the adjacent landowner (the Sienna Community Association) and it was part of a large retention basin. The Association was contacted about this site and the Board was in favor of it, however, per their CC&R's, the entire community would have to approve the site by a 67% affirmative vote. Due to the high unlikelihood of obtaining an affirmative vote of such a large percentage of the homeowners, the proximity to the nearby homes, and what would then be a cluster of 3 very visible (not stealth) cell sites in one vicinity close to single family homes, this site was not pursued. There is no other existing verticality in or near the search area.

As mentioned earlier, much of this search area is zoned for single family residential use, and is therefore not suitable for a telecommunications site. There was, however, one commercial landowner that was interested in having a WCF on their property, and it was initially considered a viable alternative (see Option 2, Exhibit "A"). This site was located about 50 feet north and 200 feet west of the proposed church site on land that had been re-possessed by Wells Fargo Bank. This site was much closer to residential zoning and was, therefore, not the preferred location for Verizon. Subsequently, Wells Fargo withdrew its letter of interest as it had a potential buyer for the property that was not interested in having a WCF on the parcel. Verizon was not concerned by this because it was too close to residential housing anyway.

There are no other potential alternative sites located within or near the search area.

Adverse Impact

The site will not have any adverse impact on the surrounding properties. The facility will be designed to look like a Date Palm tree, which will blend in well with the two live palm trees being proposed by Verizon Wireless as well as the new landscaping being proposed by the church. The church parcel is very large and there will be excellent buffering from all residential zoning and uses. The site will be located along the north edge of the parcel contiguous to commercially zoned vacant land. The stealth design and substantial buffering from residential uses/zones make the site an excellent location that will have minimal aesthetic impact.

The noise generated from the site will be minimal, and will not have any adverse effect on the surrounding properties. The equipment cabinet will house two air conditioning units that will be similar in noise level to residential home units. The diesel backup generator will only be switched on if the power fails to the Verizon site, and during the weekly 30 minute test cycle process that can be set to run at any time, depending on the parcel owner's (or the city's) preference. The generator noise level is equivalent to a vacuum cleaner or idling vehicle when activated.

Existing Verticality – 1 Mile Radius

As noted above, this site will cover about a 1.5 mile radius surrounding the site. As such, there is limited flexibility to move the site outside the search area. If it is moved too far, its purpose will be frustrated and it will not appropriately link up with surrounding sites. Extensive practical and theoretical research and modeling is done by Verizon engineers to develop a search ring. Each one is designed to allow for flexibility in locating the ultimate site, but it must be done within reasonable parameters. Failure to locate the ultimate site in or very near the search area will substantially affect system performance and likely result in additional site(s) that would otherwise not be needed.

Exhibit "B" depicts the 1 mile radius around the proposed site overlaid with the search area. There is no additional verticality within the 1 mile radius other than what is depicted in Exhibit "A" and discussed above. Exhibit "B" is 2 miles in diameter and clearly shows that there are no other cell sites (other than the two at the Cooper Substation) or other verticality that could be utilized for a co-location. It also clearly shows that ¾ of that area is dense single family residential and airport/airpark property, with an only small amount of commercial/agricultural zoned land that could be used for a WCF.

EXHIBIT A

(Search Area with Alternative Sites)

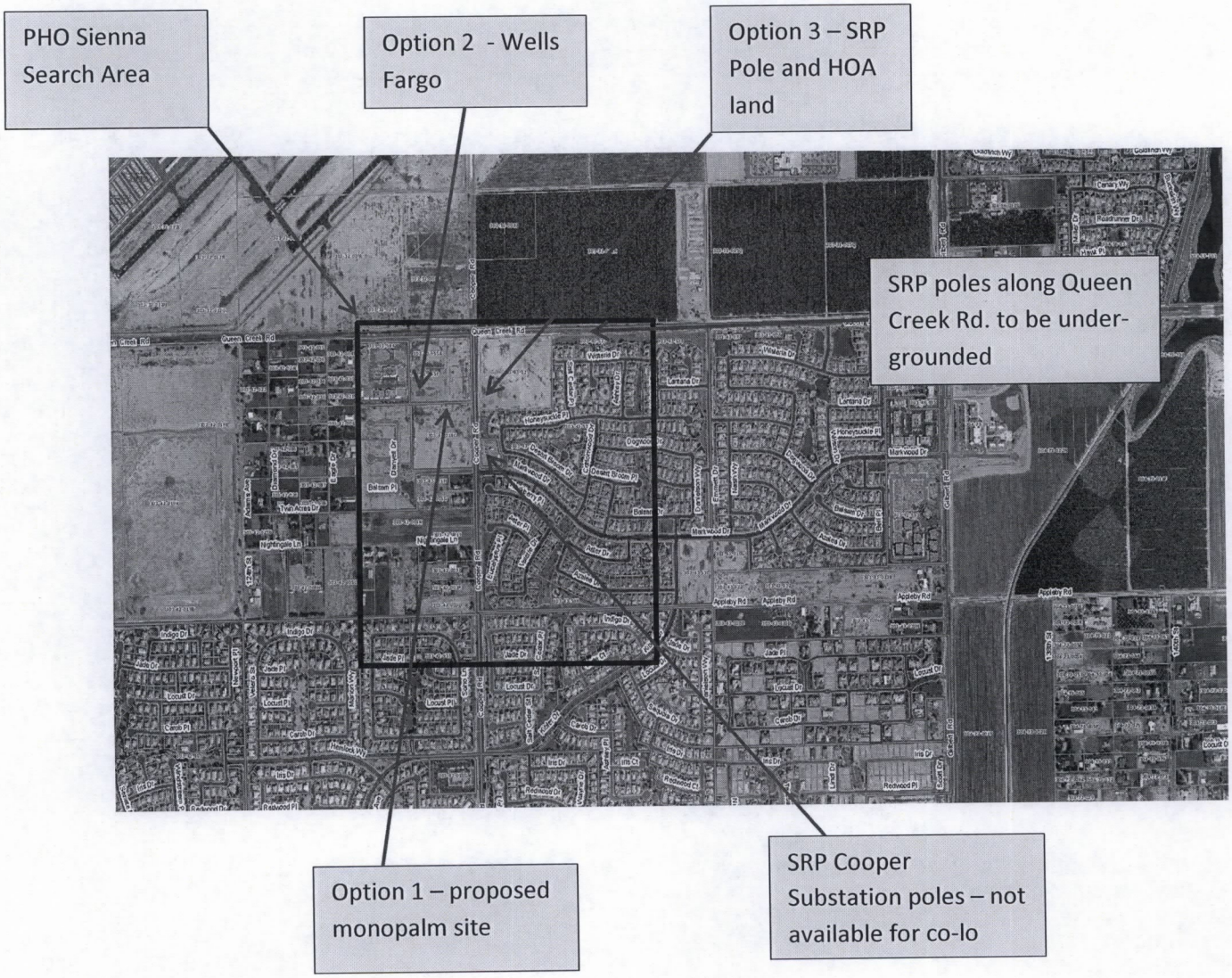
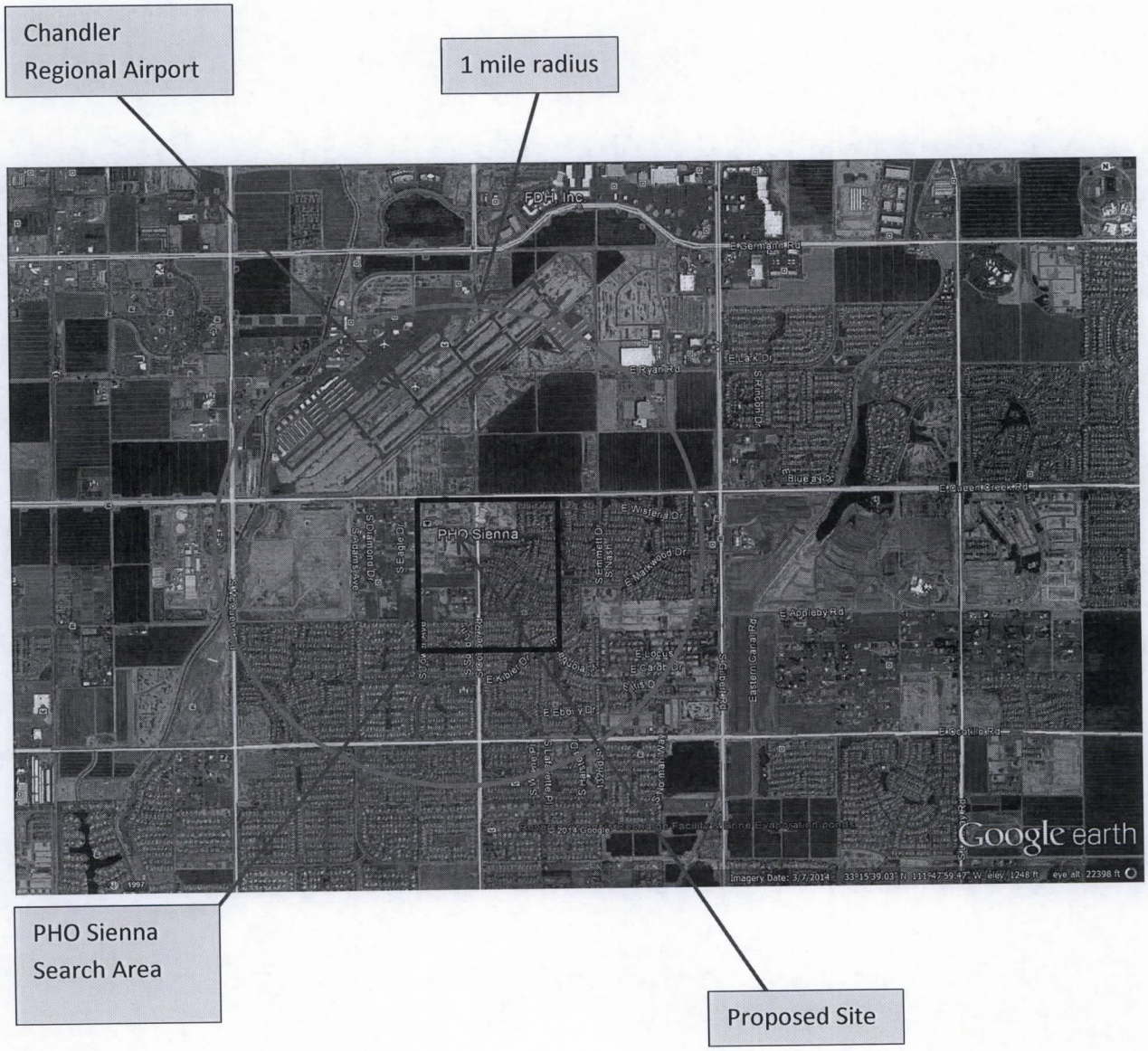


EXHIBIT B

(Existing Verticality within 1 mile)

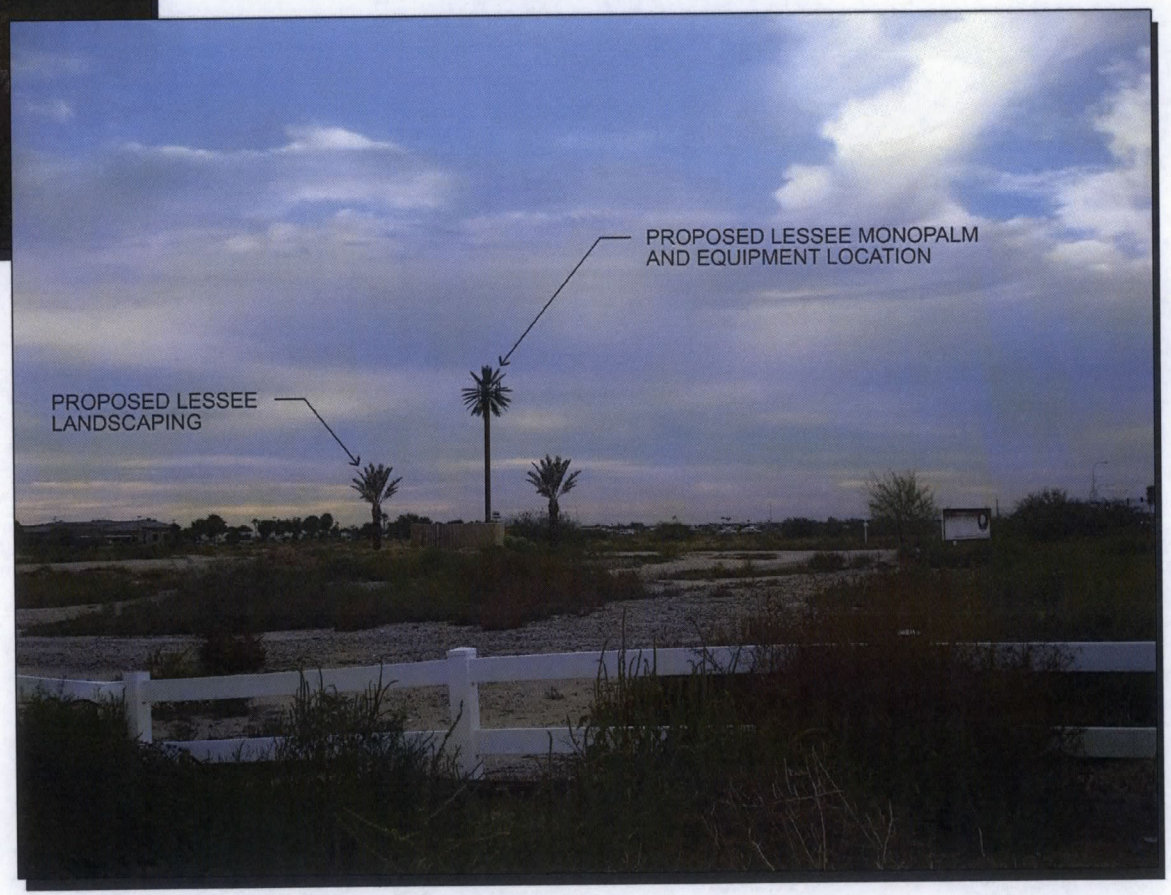


EXISTING VIEW

PHO SIENNA

3200 S. COOPER RD.
CHANDLER, AZ 85286

PROPOSED VIEW



verizonwireless

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

RK Design Inc.

4835 E. INDIGO ST., MESA, AZ. 85205
PHONE:(480) 204-1412

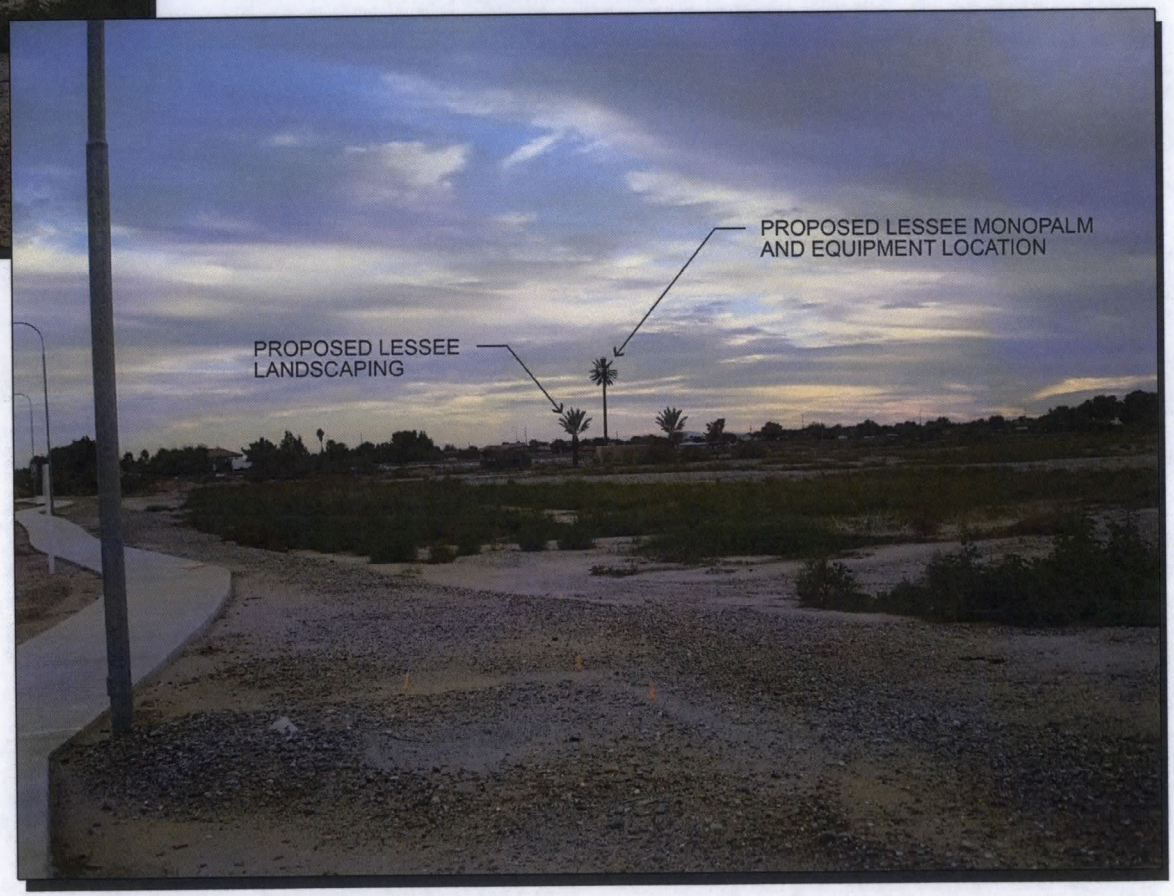
- VIEW LOOKING NORTH WEST -

EXISTING VIEW

PHO SIENNA

3200 S. COOPER RD.
CHANDLER, AZ 85286

PROPOSED VIEW



verizonwireless

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

RK Design Inc.

4835 E. INDIGO ST., MESA, AZ. 85205
PHONE:(480) 204-1412

- VIEW LOOKING SOUTH WEST -