#58

SEP 24 2015

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 15-110**

DATE: SEPTEMBER 24, 2015

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, ACTING CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: SUSAN FIALA, CITY PLANNER

SUBJECT: ZUP15-0008 VERIZON WIRELESS – NWC ARIZONA AND WARNER

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

Location: 70 West Warner Road

Applicant: Garett Jonilonis, Pinnacle Consulting

Zoning: Regional Commercial District (C-3)

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Use Permit subject to conditions.

BACKGROUND

The request is for Use Permit approval to install a monopalm wireless communication facility located at 70 West Warner Road, within the East Valley Town Center. The proposed monopalm is 49 ft. tall, measured to the top of antennas. The nearest residential is the recently approved Avilla multi-family development located over 400 ft. west, the AZ Compass Prep school is approximately 300 ft. north, and Arborlane single-family residential subdivision is approximately 1,200 ft. northwest.

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, with the antennas painted to match the fronds. An 8 ft. tall equipment enclosure, utilizing concrete masonry units painted to match the color of the

adjacent building, will be constructed. A solid metal gate allows access for routine maintenance of the equipment within the new enclosure. Existing landscape would be relocated or replaced in-kind to accommodate the new wireless communication facility.

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

Photographic simulations illustrating existing views and proposed views of the wireless communication facility were provided by the applicant. The simulations depict the equipment enclosure and monopalm as viewed from several locations.

DISCUSSION

Planning Staff finds the proposed location to be appropriate for a wireless communication facility in the form of a 49 ft. monopalm, measured to the top of antennas. The monopalm design is suitable at this location given the presence of palm trees within the shopping center. The separations from single-family and multi-family residential developments and the prep school are positives as the distance is greater than the approximate 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 July 2, 2015. One resident attended the meeting to obtain general information.
- 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: 4 Opposed: 0 Absent: 3 (Cunningham, Foley, Ryan)

RECOMMENDED ACTION

Planning Commission and Planning Staff recommend City Council approve 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. Landscape shall be maintained at a level consistent with or better than at the time of planting.

3. All trees and shrubs removed shall be relocated or replaced with similar plant species.

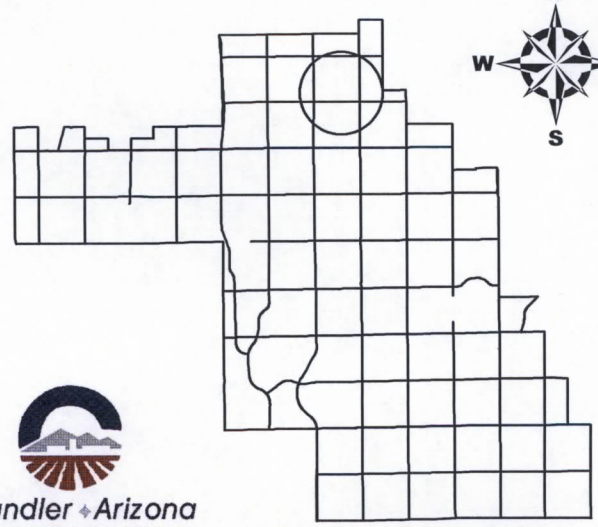
PROPOSED MOTION

Move City Council approve Use Permit case ZUP15-0008 VERIZON – NWC ARIZONA AND WARNER, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan and Elevations
3. Narrative and Inventory
4. Photographic simulations

Vicinity Map



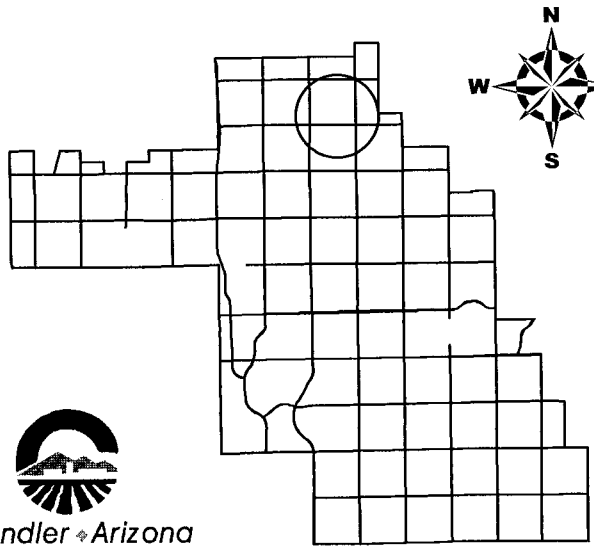
ZUP15-0008

Verizon Wireless-
NWC Arizona and Warner

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 7/14/2015

Vicinity Map



Chandler Arizona
Where Values Make The Difference

ZUP15-0008

Verizon Wireless-
NWC Arizona and Warner

CITY OF CHANDLER 7/14/2015

SUN STATE TOWERS

AZ01-011 ATL/VERIZON WIRELESS-NWC
ARIZONA & WARNER

APN: 302-28-273
70 W. WARNER ROAD
CHANDLER, AZ 85225
MARICOPA COUNTY

DIRECTIONS

FROM 126 W GEMINI DR, TEMPE, AZ, 85283: HEAD EAST ON GEMINI DR TOWARD S MAPLE AVE (246 FT). TURN RIGHT ONTO S MAPLE AVE (0.2 MI). TURN LEFT ONTO E GUADALUPE RD (0.6 MI). TURN RIGHT ONTO S RURAL RD (1.8 MI). TURN LEFT ONTO E ELLIOT RD (5.0 MI). TURN RIGHT ONTO N ARIZONA AVE (0.9 MI). TURN RIGHT ON W WARNER RD, TURN RIGHT INTO ATL WINGS

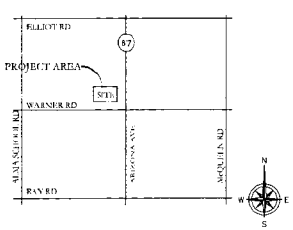
PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE PLACEMENT OF A PROPOSED PREMANUFACTURED STATE APPROVED OUTDOOR EQUIPMENT CABINETS WITHIN A PROPOSED 50' X 60' SUN STATE TOWERS CMU WALL COMPOUND. (12) PROPOSED ANTENNAS MOUNTED ON 40' HIGH MONOPALM AND ASSOCIATED GROUND EQUIPMENT. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.

EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.

VICINITY MAP



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

APPLICANT

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

PROPERTY OWNER

WARNER SHOPPING CENTER, LLC
835 W. WARNER RD # 101
GILBERT, AZ 85233
CONTACT: CHUCK DiRUZZA
PHONE: (480) 539-1300

ARCHITECT

SUN STATE TOWERS
1426 N. MARVIN STREET #101
CONTACT: TODD DAOUST
GILBERT, AZ 85233
PHONE: (602) 549-9054

CIVIL

SUN STATE TOWERS
1426 N. MARVIN STREET #101
CONTACT: TODD DAOUST
GILBERT, AZ 85233
PHONE: (602) 549-9054

STRUCTURAL

SUN STATE TOWERS
1426 N. MARVIN STREET #101
CONTACT: TODD DAOUST
GILBERT, AZ 85233
PHONE: (602) 549-9054

PROJECT INFORMATION

ZONING: C-3
APN: 302-28-273
USE: COMMERCIAL/ TELECOMUNICATION FACILITY
PARENT PARCEL: 50,747.20 SQ. FT
PROPOSED LEASE AREA: 1,200 SQ. FT
PARKING: 1 SPACE REQUIRED AND PROVIDED
JURISDICTION: CITY OF CHANDLER
BUILDING CODES:
2012 INTERNATIONAL BUILDING CODE
2011 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL RESIDENTIAL CODE
2012 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL EXISTING BUILDING CODE

PROPOSED LEASE AREA LOCATION

LATITUDE 33° 20' 08.426" NORTH (NAD83)
LONGITUDE 111° 50' 36.206" WEST (NAD83)
GROUND ELEVATION @ 1211.8' (NAVD88)

GENERAL NOTES

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.

CASE# ZUP15-0008

(RF): _____ DATE: _____
(CONST.): _____ DATE: _____
(RE): _____ DATE: _____
LANDLORD: _____ DATE: _____

PREPARED FOR:

verizon wireless
126 W. GEMINI DR., TEMPE, AZ 85283
PHONE: (480) 777-4369
FAX: (480) 777-4391

CONSULTING FIRM

SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-626-9949 FAX: 480-626-9950

PROJECT NO.	0006
DRAWN BY:	CH
CHECKED BY:	GH

REV	DATE	DESCRIPTION
2	7/10/15	100% ISSUE FOR ZONING
1	6/24/15	100% ISSUE FOR ZONING
0	5/26/15	100% ISSUE FOR ZONING
A	4/16/15	90% ISSUE FOR REVIEW

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

AZ01-011 ATL/VERIZON WIRELESS-NWC
ARIZONA & WARNER
70 W. WARNER ROAD
CHANDLER, AZ 85225
MARICOPA COUNTY

SHEET TITLE
PROJECT INFORMATION AND DATA

SHEET NUMBER
T-1

CASE# ZUP15-0008

LESSOR'S LEGAL DESCRIPTION

LOT 7, EAST VALLEY TOWN CENTER, ACCORDING TO BOOK 1075 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA.

ACCESS EASEMENT LEGAL DESCRIPTION

A 12.00 FEET WIDE STRIP OF LAND BEING A PORTION OF LOT 7, EAST VALLEY TOWN CENTER, ACCORDING TO BOOK 1075 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING 6.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND HALF INCH REBAR MARKING THE SOUTHEAST CORNER OF SAID LOT 7 FROM WHICH A FOUND HALF INCH REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 7 BEARS SOUTH 89°48'44" WEST, A DISTANCE OF 181.07 FEET; THENCE SOUTH 89°48'44" WEST, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 32.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 34.94 FEET; THENCE NORTH 90°00'00"WEST, A DISTANCE OF 127.48 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 25.55 FEET TO THE POINT OF TERMINUS.

LEASE AREA LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 7, EAST VALLEY TOWN CENTER, ACCORDING TO BOOK 1075 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND HALF INCH REBAR MARKING THE SOUTHEAST CORNER OF SAID LOT 7 FROM WHICH A FOUND HALF INCH REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 7 BEARS SOUTH 89°48'44" WEST, A DISTANCE OF 181.07 FEET; THENCE SOUTH 89°48'44" WEST, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 32.85 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 34.94 FEET; THENCE NORTH 90°00'00"WEST, A DISTANCE OF 127.48 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 25.55 FEET; THENCE NORTH 02°21'39" EAST, A DISTANCE OF 30.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE INSURANCE CO, ORDER NO.: 2150-0687 EFFECTIVE DATE: 02/09/2015.
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 AND IS NOT INTENDED TO VERIFY OWNERSHIP.
4. SURVEYOR DOES NOT GUARANTEE THE LOCATION, EXISTENCE, SIZE OR DEPTH OF ANY PUBLIC OR PRIVATE UTILITY. 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.

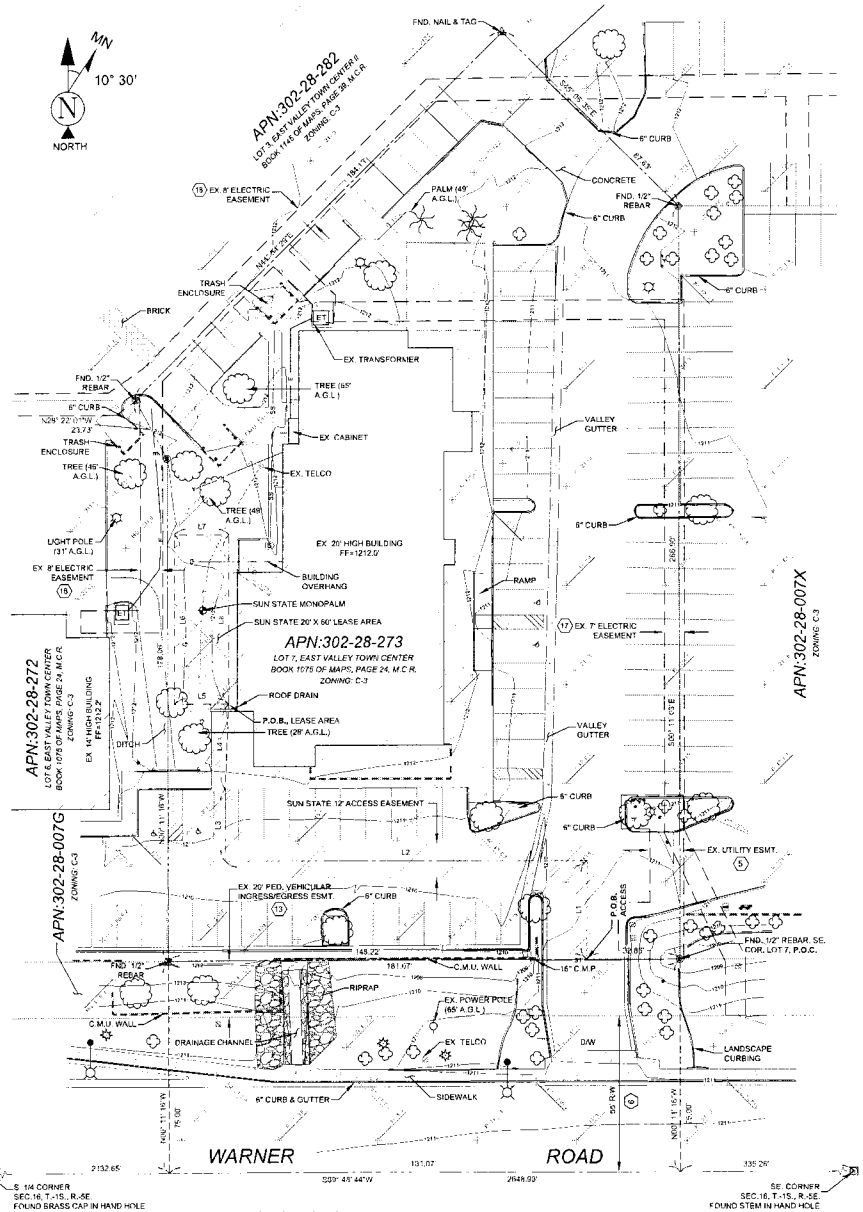
LEGEND

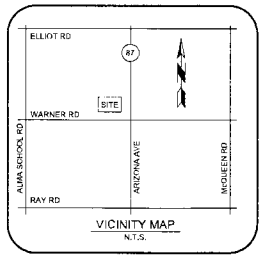
- FOUND NAIL & TAG
- FOUND BRASS CAP IN HANDHOLE
- FOUND 1/2" REBAR
- GAS METER
- SEWER MANHOLE
- SEWER CLEANOUT
- TELEPHONE PEDESTAL
- FIRE DEPT. CONNECTION
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTER
- IRRIGATION CONTROL VALVE
- POWER POLE
- ELECTRIC TRANSFORMER
- LIGHT POST
- STREET LIGHT W/ MAST ARM
- CACTI (TYP)
- PALM TREE
- BUSH (TYP)
- DECIDUOUS TREE (TYP)
- SIGN
- BOLLARD
- CURB STOP
- DISABLED PARKING SPACE
- BREAKLINE
- POSITION OF GEODETIC COORDINATES

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
FND	FOUND
EX	EXISTING
NG	NATURAL GRADE
P	PAVEMENT GRADE
C	CONCRETE GRADE
WL	TOP OF WALL
B	TOP OF BUILDING
C.M.U.	CONCRETE MASONARY UNIT
D/W	DRIVEWAY
FC	FACE OF CURB
A.G.L.	ABOVE GROUND LEVEL
M.C.R.	MARICOPA COUNTY RECORDER
R/W	RIGHT-OF-WAY

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE
- LEASE LINE
- TIE-LINE
- SS — U/G SANITARY SEWER LINE
- E — U/G ELECTRIC LINE
- G — U/G GAS LINE
- T — U/G COMMUNICATIONS LINE
- W — U/G WATER LINE
- PAVED AREA
- CONCRETE AREA

LINE TABLE		
LINE	LENGTH	BEARING
L1	34.94'	N0° 00' 00"E
L2	127.48'	N90° 00' 00"W
L3	25.55'	N0° 00' 00"E
L4	30.08'	N2° 21' 39"E
L5	20.00'	N90° 00' 00"W
L6	60.00'	N0° 00' 00"E
L7	20.00'	N90° 00' 00"E
L8	60.00'	S0° 00' 00"E





TITLE REPORT SCHEDULE "B" ITEMS

5. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET -BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 342 OF MAPS, PAGE 13, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). **(AS SHOWN)**

6. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET -BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 1075 OF MAPS, PAGE 24, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). **(AS SHOWN)**

7. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIABILITIES AND OBLIGATIONS IN THE DOCUMENT RECORDED IN 2010-1058763 OF OFFICIAL RECORDS AND AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. **(BLANKET IN NATURE)**

8. ALL MATTERS AS SET FORTH IN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED AS 86-134599 AND RE-RECORDED AS 86-135234 OF OFFICIAL RECORDS, THEREAFTER ACCESS EASEMENT RECORDED AS 86-135235 OF OFFICIAL RECORDS, THEREAFTER PARTIAL RELEASE RECORDED AS 2013-0628591 OF OFFICIAL RECORDS **(BLANKET IN NATURE)**

9. ALL MATTERS AS SET FORTH IN EASEMENT AGREEMENT RECORDED AS 86-270274 OF OFFICIAL RECORDS. **(DOES NOT AFFECT)**

10. ALL MATTERS AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT RECORDED AS 86-304863 OF OFFICIAL RECORDS. **(DOES NOT AFFECT)**

11. ALL MATTERS AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT RECORDED AS 86-304863 AND RERECORDED AS 87-495508 OF OFFICIAL RECORDS. **(DOES NOT AFFECT)**

12. ALL MATTERS AS SET FORTH IN EASEMENT AND PARKING AGREEMENT RECORDED AS 87-307597 OF OFFICIAL RECORDS. **(BLANKET IN NATURE)**

13. ALL MATTERS AS SET FORTH IN EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS EASEMENT AND OTHER PURPOSES RECORDED AS 89-608724 OF OFFICIAL RECORDS. **(AS SHOWN)**

14. ALL MATTERS AS SET FORTH IN AGREEMENT REGARDING MAINTENANCE OF PRIVATE ROADWAY RECORDED AS 92-0103924 OF OFFICIAL RECORDS. **(BLANKET IN NATURE)**

15. A RIGHT-OF-WAY FOR DITCHES OR CANALS AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 89-608723 OF OFFICIAL RECORDS. **(DOES NOT AFFECT)**

16. AN EASEMENT FOR UNDERGROUND POWER AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 90-092644 OF OFFICIAL RECORDS. **(DOES NOT AFFECT)**

17. AN EASEMENT FOR UNDERGROUND POWER AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 90- 115331 OF OFFICIAL RECORDS. **(AS SHOWN)**

18. AN EASEMENT FOR POWER DISTRIBUTION AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 2002-0335717 OF OFFICIAL RECORDS. **(AS SHOWN)**

19. A DEED OF TRUST AND FIXTURE FILING TO SECURE AN ORIGINAL INDEBTEDNESS OF $1,000,000.00 AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED MARCH 30, 2012 AS 2012-0269685 OF OFFICIAL RECORDS. **(BLANKET IN NATURE)**

20. AN ASSIGNMENT OF RENTS RECORDED AS 2012-0269686 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST RECORDED AS 2012-0269685 OF OFFICIAL RECORDS. **(BLANKET IN NATURE)**

21. ALL MATTERS AS SET FORTH IN EASEMENT AND RESTRICTION AGREEMENT RECORDED AS 2013-0660325 OF OFFICIAL RECORDS. **(BLANKET IN NATURE)**

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE ZONE CENTRAL. DETERMINED BY GPS OBSERVATIONS.

SITE BENCHMARK

ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NAVD88 ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 12A SEPARATIONS.

SURVEY DATE

THE FIELD SURVEY FOR THE PROJECT WAS COMPLETED ON 03/10/2015.

CENTER OF GEODETIC COORDINATES

PROPOSED SUN STATE MONOPALM LOCATION
LATITUDE: 33° 20' 08.426" NORTH (NAD83)
LONGITUDE: 111° 50' 36.206" WEST (NAD83)
ELEVATION @ GRADE = 1211.8' (NAVD88)

SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX: 480-664-9850

SITE NAME:
AZ01-011 ATL
PHO EAST VALLEY

SITE ADDRESS:
70 W. WARNER ROAD
CHANDLER, AZ 85225

SUBMITTALS			
NO.	BY	DATE	SUBMITTAL
1	MJG	03/16/15	PRELIM SUBMITTAL
2	MJG	04/10/15	FINAL SUBMITTAL

TERRAMARK LAND SURVEYING
1662 W. BLAYLOCK DRIVE
PHOENIX, AZ 85085
P. 480-340-1719 F. 623-777-1732
www.terramarksurveying.com

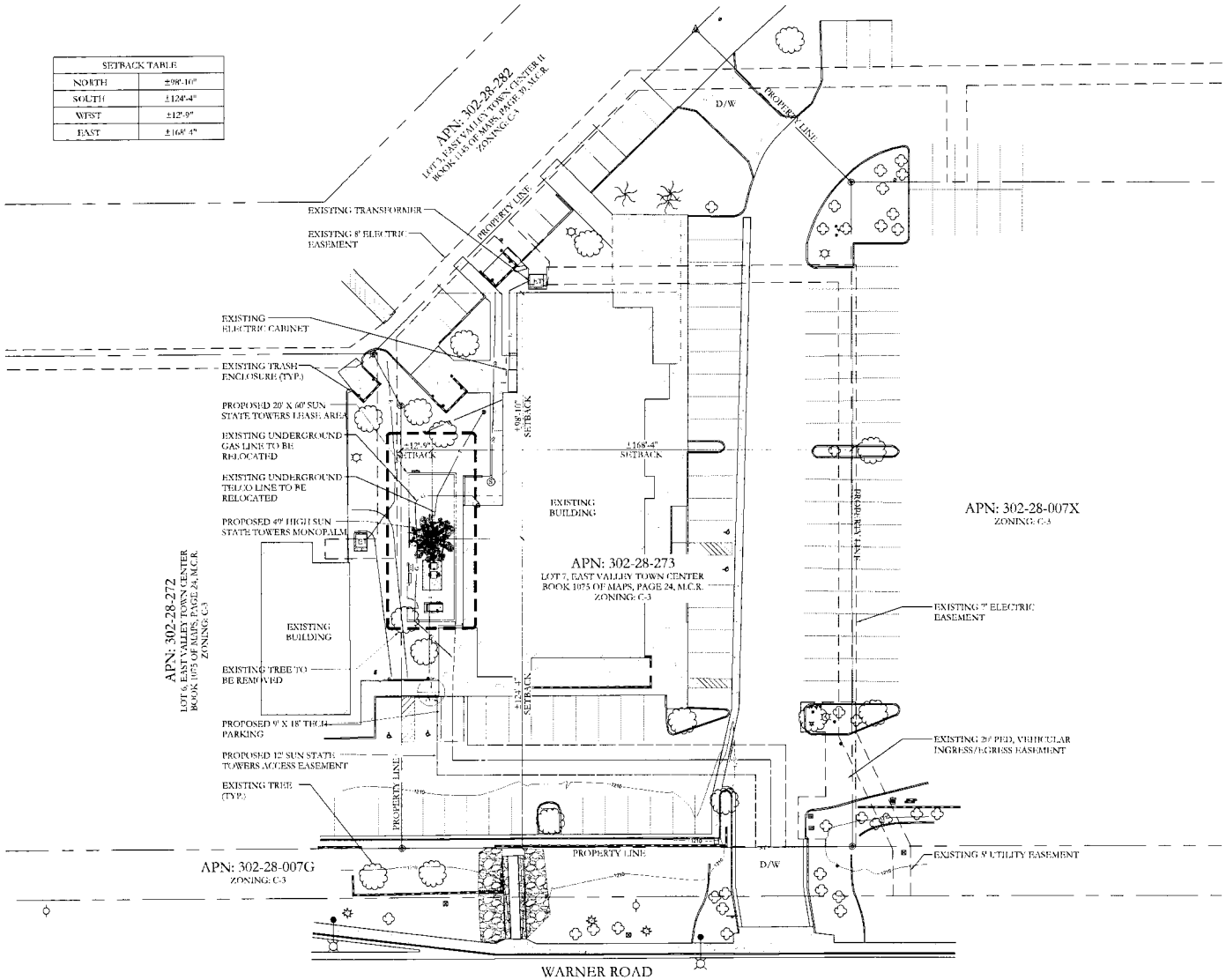
EXPIRES 03/31/17

SITE SURVEY

JOB NO:	FIELD BY:	DRAWN BY:
1403094	MJG	MJG

SHEET NO.:	SHEET NAME:
1 OF 1	LS-1

SETBACK TABLE	
NORTH	±98'-10"
SOUTH	±124'-4"
WEST	±12'-9"
EAST	±168' 4"



SITE PLAN

24"x36" SCALE: 1" = 20'-0"
11"x17" SCALE: 1" = 40'-0"

1

PREPARED FOR:

verizon wireless

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE (480) 777-4300
FAX: (480) 777-4301

CONSULTING FIRM

SUN STATE TOWERS

PROJECT NO:	0006
DRAWN BY:	CH
CHECKED BY:	GH

REV	DATE	DESCRIPTION
2	7/30/15	100% ISSUE FOR ZONING
1	6/19/15	100% ISSUE FOR ZONING
0	5/16/15	100% ISSUE FOR ZONING
A	4/17/15	90% ISSUE FOR REVIEW

FOR REVIEW ONLY NOT FOR CONSTRUCTION

AZ01-011 ATL/VERIZON WIRELESS-NWC ARIZONA & WARNER

90 W. WARNER ROAD
CHANDLER, AZ 85225
MARICOPA COUNTY

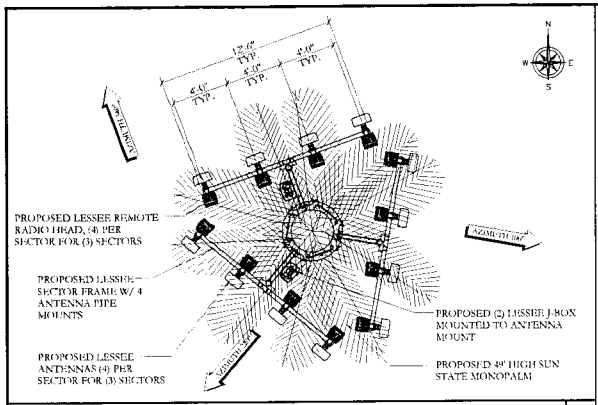
SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1

CASE# ZUP15-0008



ANTENNA PLAN

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

2

PROPOSED COAXIAL CABLE TABLE

SECTOR	AZIMUTH	LENGTH	NO.	SIZE	TYPE
ALPHA	340°	+58'-0"	-	-	-
BETA	100°	+58'-0"	(2)	-	HYBRIFLEX
GAMMA	220°	+58'-0"	-	-	-

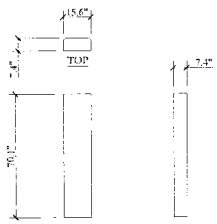
LENGTHS ARE ESTIMATES; CONTRACTOR AND/OR CONSTRUCTION MANAGER SHALL FIELD VERIFY PRIOR TO ORDERING.

NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE.

*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

COAX CABLE TABLE

3



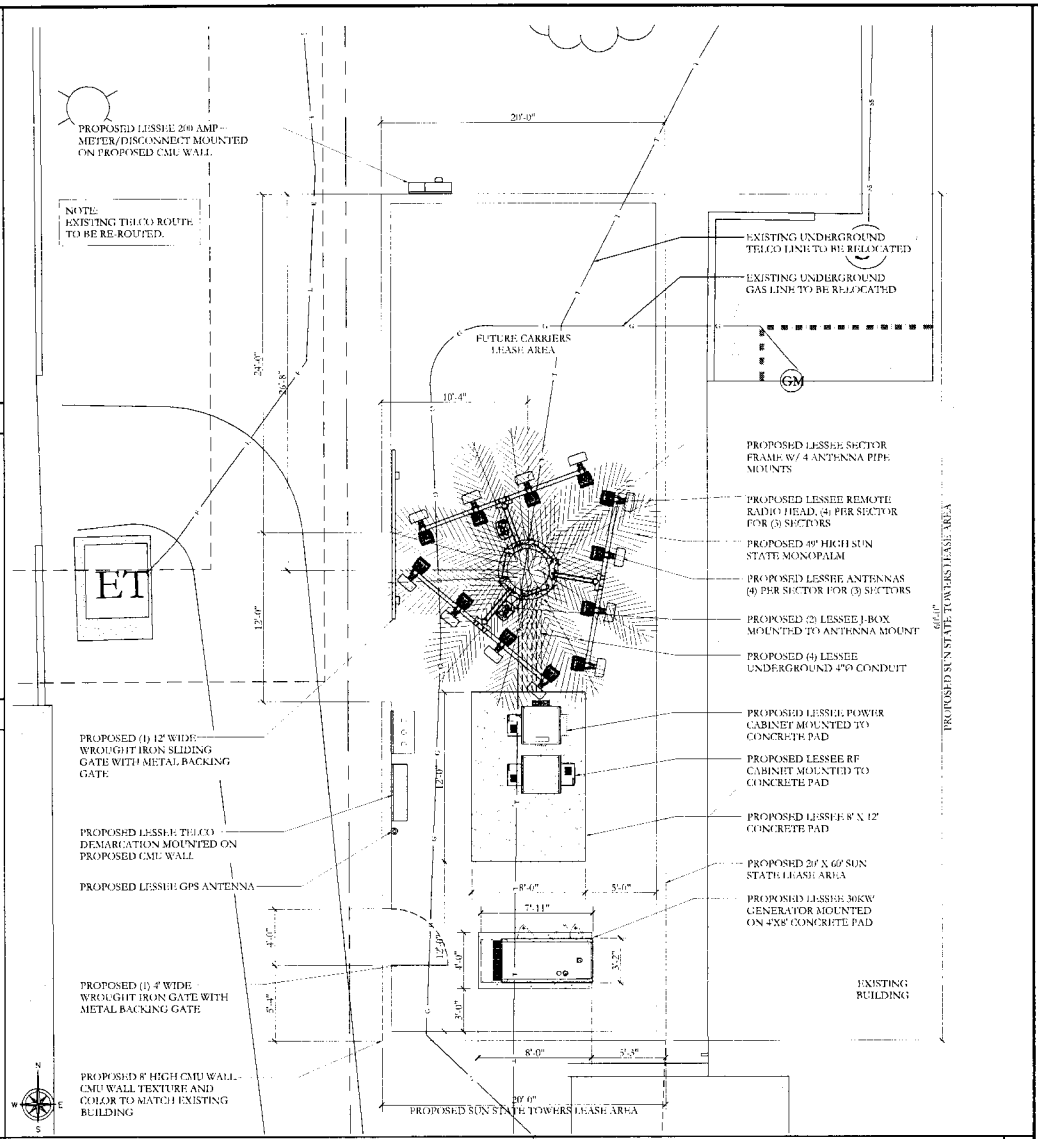
PROPOSED ANTENNA SPECIFICATIONS

MAKE	MODEL	HEIGHT	WIDTH	DEPTH	SECTOR
AMPHENOL ANTENNA SOLUTIONS	LHBX456CW0000X	70.1"	15.6"	7.4"	ALPHA, BETA & GAMMA

ANTENNA DETAIL

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

4



ENLARGED SITE PLAN

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4' 3' 2' 1' 0' 4'

1

PREPARED FOR:

verizonwireless

126 W. CHANDLER DR. TEMPE, AZ 85283
PHONE: (480) 727-4360
FAX: (480) 727-4391

CONSULTING FIRM

SUN STATE TOWERS

1126 NORTH MASON STREET, STE 107
GILBERT, AZ 85233
PHONE: 480-664-0848 - FAX: 480-664-0848

PROJECT NO:	0000
DRAWN BY:	CH
CHECKED BY:	GH

REV	DATE	DESCRIPTION
2	7/30/15	100% ISSUE FOR ZONING
1	6/04/15	100% ISSUE FOR ZONING
0	5/04/15	100% ISSUE FOR ZONING
A	4/10/15	90% ISSUE FOR REVIEW

FOR REVIEW ONLY NOT FOR CONSTRUCTION

AZ01-011 ATL/VERIZON WIRELESS-NWC ARIZONA & WARNER

76 W. WARNER ROAD
CHANDLER, AZ 85225
MARICOPA COUNTY

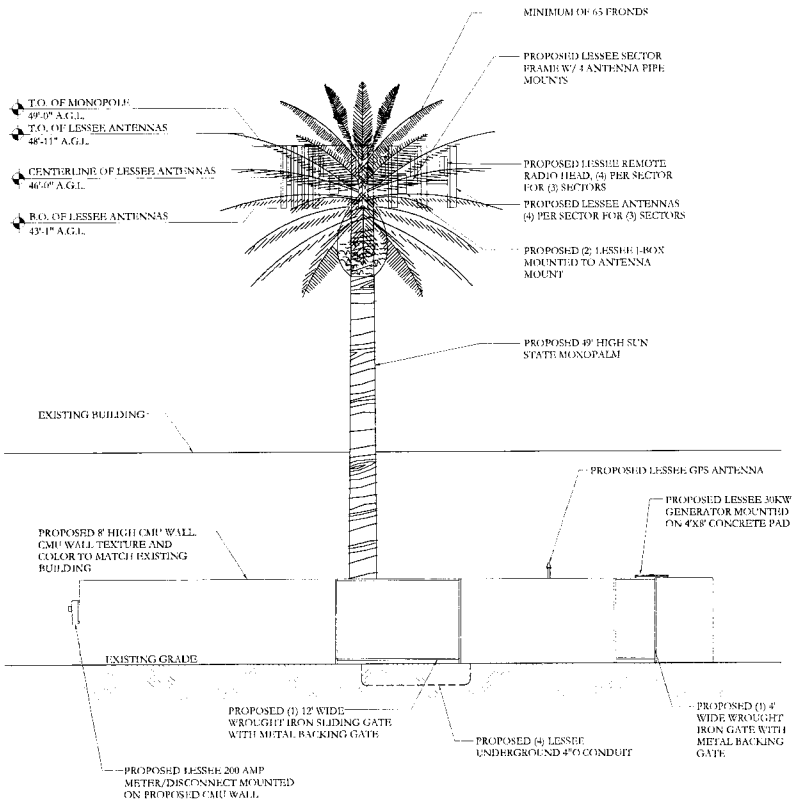
SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

A-2

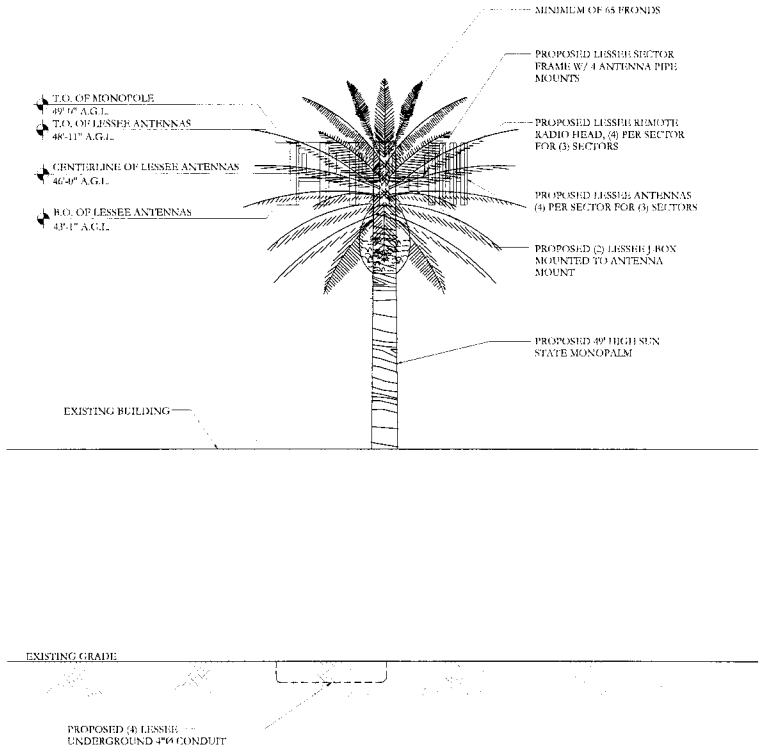
CASE# ZUP15-0008



WEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

2



EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1

PREPARED FOR:

verizon wireless

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
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CONSULTING FIRM

SUN STATE TOWERS

1126 NORTH MARTIN STREET SUITE
GILBERT, AZ 85233
PHONE: 480-664-7558 FAX: 480-664-7556

PROJECT NO:	0008
DRAWN BY:	CH
CHECKED BY:	GH

REV	DATE	DESCRIPTION
2	7/30/15	100% ISSUE FOR ZONING
1	6/04/15	100% ISSUE FOR ZONING
0	5/04/15	100% ISSUE FOR ZONING
A	4/10/15	90% ISSUE FOR REVIEW

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

AZ01-011 ATL/VERIZON WIRELESS-NWC
ARIZONA & WARNER

70 W. WARNER ROAD
CHANDLER, AZ 85225
MARICOPA COUNTY

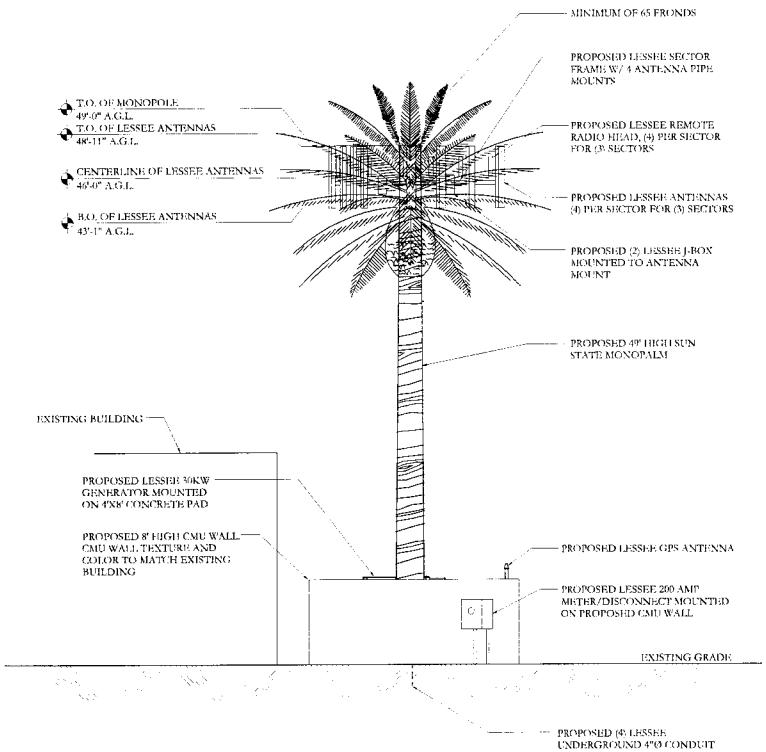
SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-3

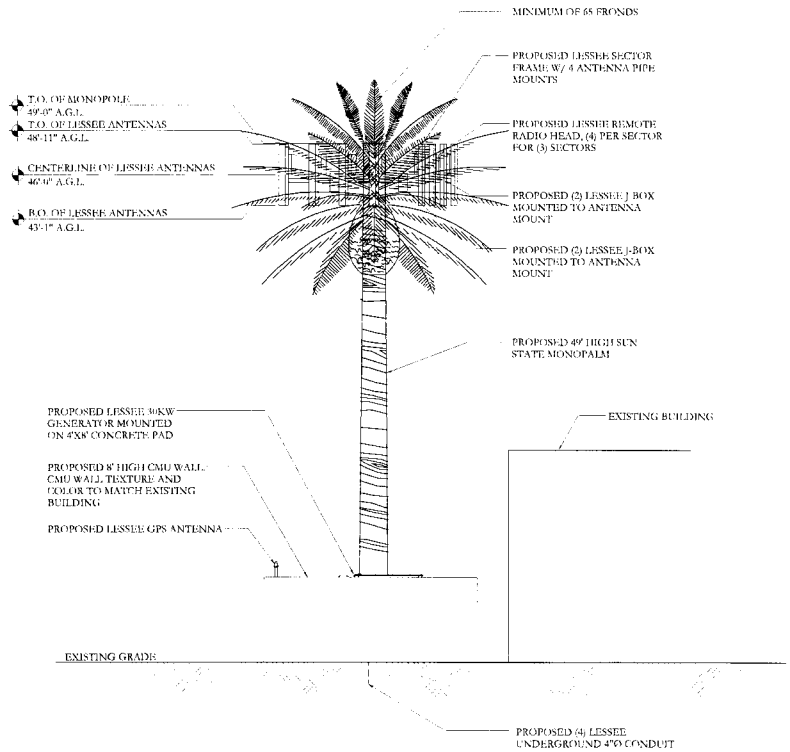
CASE# ZUP15-0008



NORTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

2



SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1

PREPARED FOR

verizon wireless

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

CONSULTING FIRM

SUN STATE TOWERS

1126 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480 664-9888 - FAX: 480 664-9889

PROJECT NO:	0006
DRAWN BY:	CH
CHECKED BY:	GH

REV	DATE	DESCRIPTION
2	7/30/15	100% ISSUE FOR ZONING
1	6/04/15	100% ISSUE FOR ZONING
0	5/04/15	100% ISSUE FOR ZONING
A	4/16/15	100% ISSUE FOR REVIEW

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

AZ01-011 ATL/VERIZON WIRELESS-NWC ARIZONA & WARNER

70 W. WARNER ROAD
CHANDLER, AZ 85225
MARICOPA COUNTY

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

CASE# ZUP15-0008

PINNACLE CONSULTING, INC

verizon wireless

NARRATIVE REPORT; ZUP15-0008

City of Chandler Project Name: Verizon Wireless NWC - Arizona & Warner
Verizon Wireless Site Name: PHO East Valley
Site Address:
70 W Warner Rd
Chandler, AZ 85255
APN: 302-28-273

Submitted by:
Pinnacle Consulting, Inc
1426 N Marvin Street, Suite #101
Gilbert, AZ 85233

Purpose of Request

Verizon Wireless is requesting a Use Permit to install a Wireless Communication Facility (WCF). The proposed facility will provide expanded wireless broadband internet and voice services, as required by Verizon Wireless' Federal Communications Commission license. This facility is being proposed to offload capacity at overused or heavily trafficked sites nearby. Every WCF has a maximum capacity for the amount of data it can transmit or number of callers it can handle at a single moment in time. The addition of the proposed facility is due to the growing demand in this area.

Description of Proposal

Verizon Wireless is proposing to develop a new stealth monopalm WCF, on the northwest corner of N. Arizona Ave. & W. Warner Rd. This WCF has been designed to limit the visual impact to the surrounding area by being disguised as a palm tree. This is the least intrusive design option possible, while accomplishing Verizon's objective- to provide high quality and reliable wireless services to their customers.

This proposed WCF is necessary to assist in off-loading nearby Verizon sites (PHO_Comstock, PHO_Shawnee, and PHO_Valley-Mall) that are reaching their capacity limit due to increased call volume and data usage in the area. This site will provide improved voice and data services to the surrounding residential and commercial properties, and will offload the aforementioned Verizon sites. This site is critical to maintain the quality of voice and data usage in the area.

This proposal consists of (i) a 20' x 60' enclosed lease area, containing (ii) a 48' 11" stealth monopalm (measured to top of antenna), and (iii) a 11'- 6" x 21'- 9.5" state approved prefabricated equipment shelter. The top of antenna height proposed is 48'-11". The monopalm is designed to resemble the texture and color of a real date palm tree and the antennas will be painted to match the color of the fronds. The ground equipment will be screened by an 8' CMU wall, painted to match the existing adjacent commercial building. The monopalm will blend in with the other palm trees prevalent in the area. Existing landscape will not be disturbed by this proposal.

Relationship to Surrounding Properties and Neighborhood Impact

This proposed WCF will not be detrimental to persons residing or working in the vicinity, properties adjacent to the site, nearby residential, or to the public welfare in general. This proposal is in full compliance with the conditions, requirements, and standards, set forth by the City of Chandler's Code of Ordinances. The proposed WCF is located on a parcel zoned C-3 and is located approximately 800' from the closest residential zoned property. From the site, the respective property lines are approximately 100' to the north (angled parcel), approximately 12' to the west, 126' to the south and 168' to the east.

The surrounding commercial and residential properties along the intersection of W. Warner Rd. and N. Arizona Ave. will be the primary beneficiaries of the improved wireless service. This site will also provide improved services to local consumers, commuters, businesses, and first responders.

Hours of Operation

This proposed WCF will operate 24 hours per day, 7 days per week with no personnel onsite. The site will be connected to and monitored by a central switching center. The site will not be open or accessible to the public and will be periodically visited by a Verizon technician for routine maintenance. Typically on-site maintenance is expected to occur approximately once per month. Tech parking available on site.

Noise, Light, Nuisances, and Other Environmental Considerations

This site will not use any water or generate any wastewater or solid waste. Tech lighting has full cut off fixtures on a four hour timer and will only turn on during periodic servicing. The proposed facility will not generate any noxious odors, sounds, or vibrations. Extra noises are limited to small cooling fans within the equipment cabinets and a backup power generator, in case of emergency services.

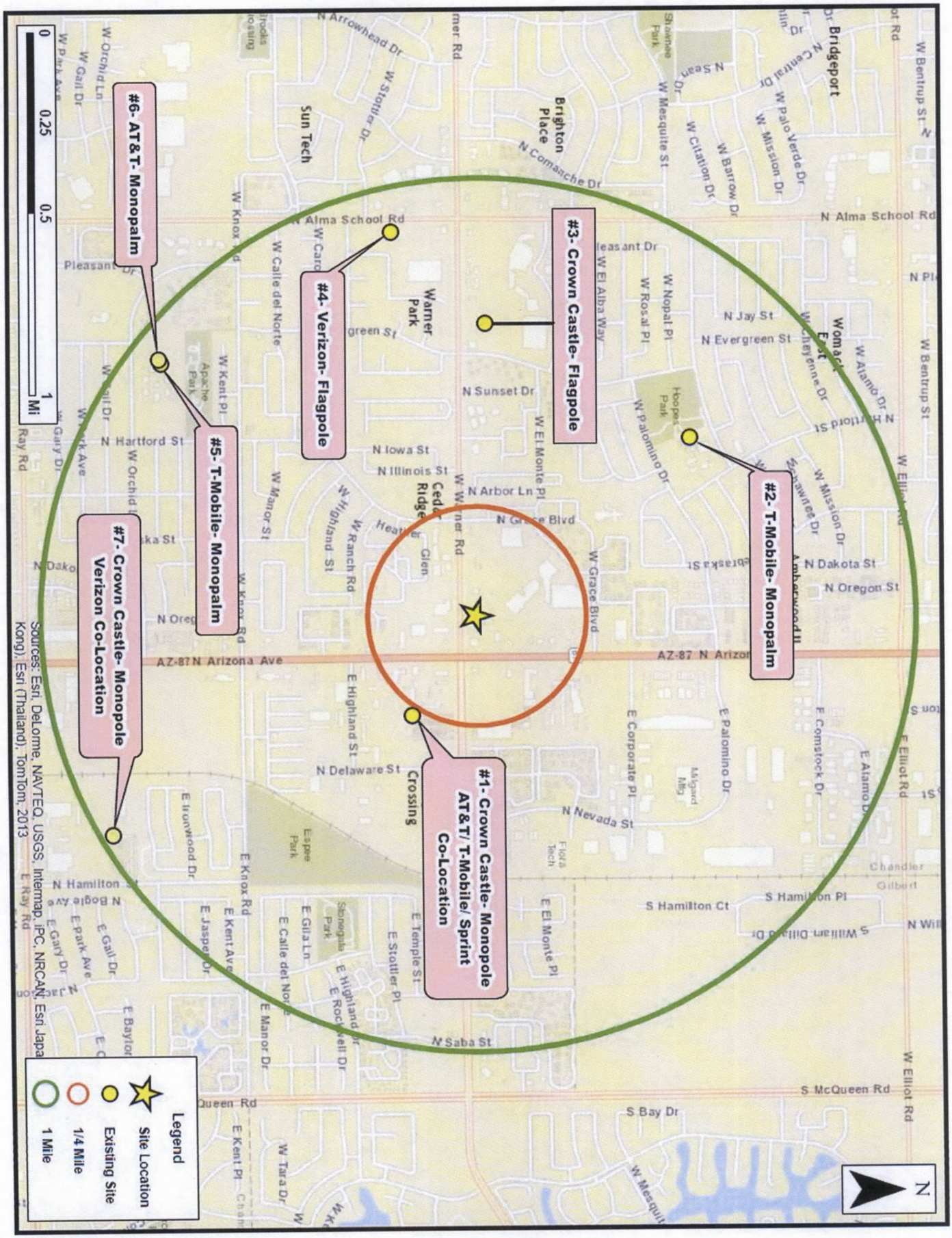
Alternative Site Review

Research was completed to find all WCFs within a ¼ mile radius and all vertical structures within a 1 mile radius. Within the ¼ mile search area no existing WCF's exist. An 80' monopole owned by Crown Castle exists slightly outside of the ¼ mile search area; however, the required height needed by Verizon to satisfy their coverage objective is not available. Currently the Crown Castle monopole is occupied by AT&T, T-Mobile, and Sprint.

Within the 1 mile search radius, there are several utility poles along W. Warner Rd. However, these utility poles are not suitable for co-location due to their design. Other existing vertical structures are listed below, and displayed on a map on the next page. As indicated in the following table, these sites are not viable for co-location.

	Distance	Location	Height	Type	Justification
1	.27 miles southeast	33° 20' 0.59"N 111° 50' 22.08"W	80'	Crown Castle Monopole	Required height is not available
2	.63 miles northwest	33° 20' 33.90"N 111° 51'1.50"W	50'	T-Mobile Monopalm	Too far away
3	.67 miles west	33° 20' 9.60"N 111° 51' 17.90"W	48'	Crown Castle Flagpole	Stealth site for a single carrier/ too far away
4	.9 miles southwest	33°19'58.50"N 111°51'31.00"W	56'	Verizon Flagpole	Stealth site for a single carrier/ too far away
5	.92 southwest	33° 19' 30.80"N 111° 51' 12.40"W	72.5'	T-Mobile Monopalm	Too far away
6	.93 southwest	33°19'30.59"N 111°51'12.96"W	72.5'	AT&T Monopalm	Too far away

7	.97 southeast	33° 19' 24.70"N 111° 50' 5.34"W	60'	Crown Castle Monopole	Too far away

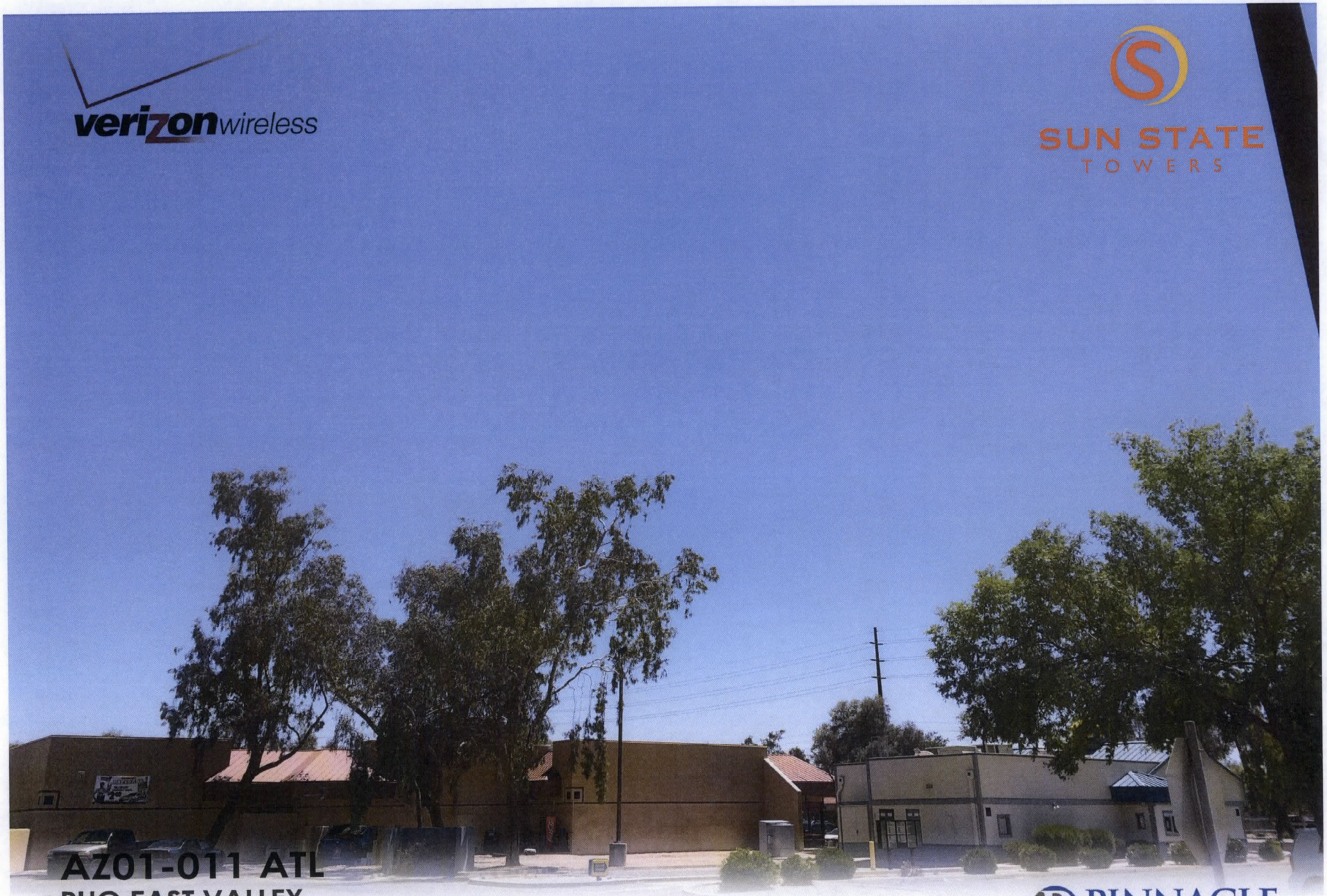

#1- Crown Castle- Monopole
AT&T/ T-Mobile/ Sprint
Co-Location
#2- T-Mobile- Monopalm
#3- Crown Castle- Flagpole
#4- Verizon- Flagpole
#5- T-Mobile- Monopalm
#6- AT&T- Monopalm
#7- Crown Castle- Monopole
Verizon Co-Location
Legend
Site Location
Existing Site
1/4 Mile
1 Mile
0
0.25
0.5
1
Mi
N
Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japa
Kong), Esri (Thailand), TomTom, 2013

Location and Accessibility/ Circulation System

The proposed development will be accessible from the existing paved commercial center entrance off of W. Warner Rd. As an unmanned facility, the proposal will not increase traffic. This facility will not have a dedicated space for parking; however abundant parking is available within close proximity to the facility.

Development Schedule

The overall development of this site will take approximately 45 days, with the bulk of 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 completion of development, this facility will only require periodic maintenance. Typically maintenance requires one vehicle and can be accomplished 24 hrs per day, 7 days per week.

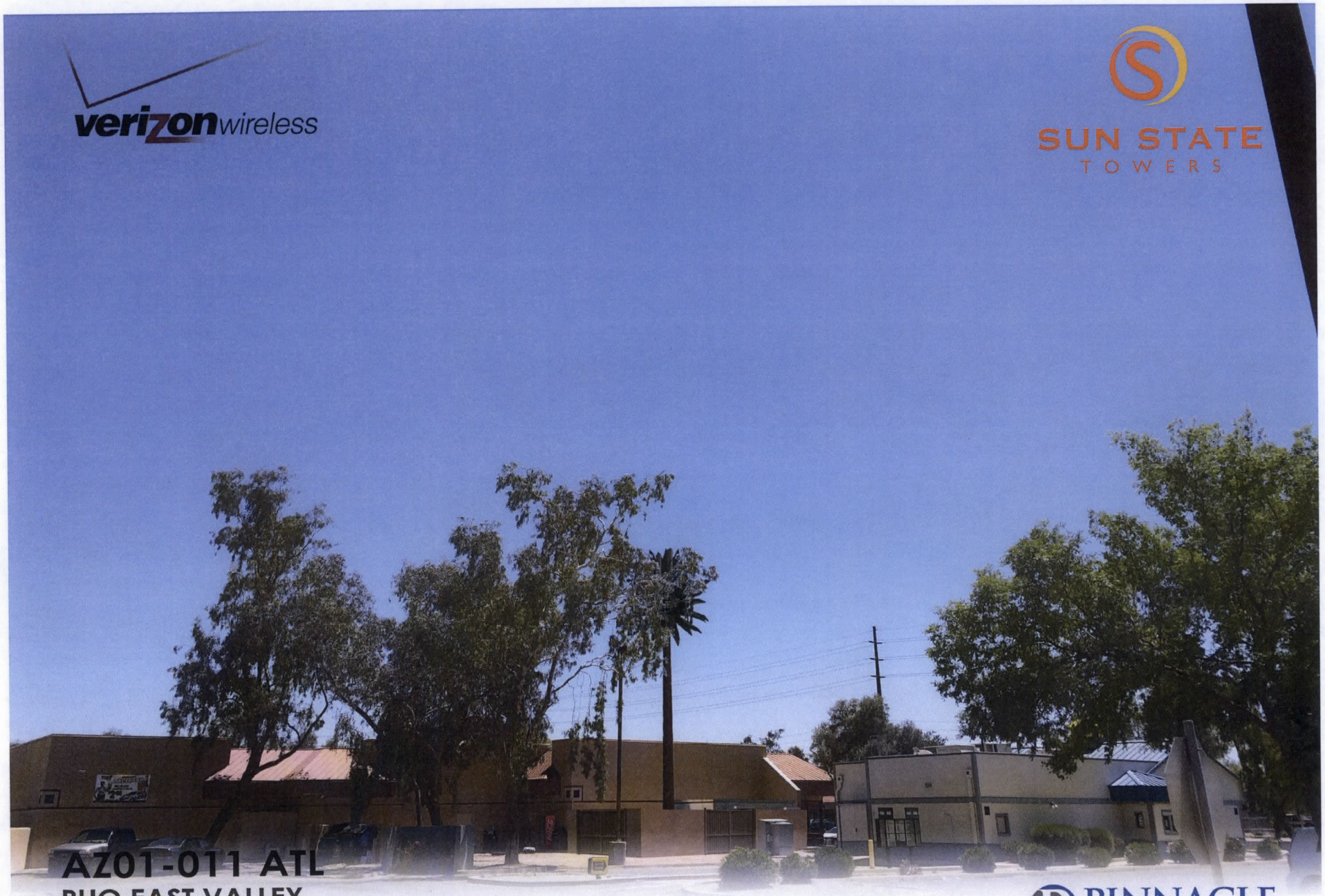


AZ01-011 ATL

PHO EAST VALLEY
EXISTING VIEW FROM N.W.
MAY 5, 2015

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE VISUAL REPRESENTATION OF THIS PROJECT.

PINNACLE CONSULTING, INC
Construction - Project Management - Site Development



AZ01-011 ATL

PHO EAST VALLEY

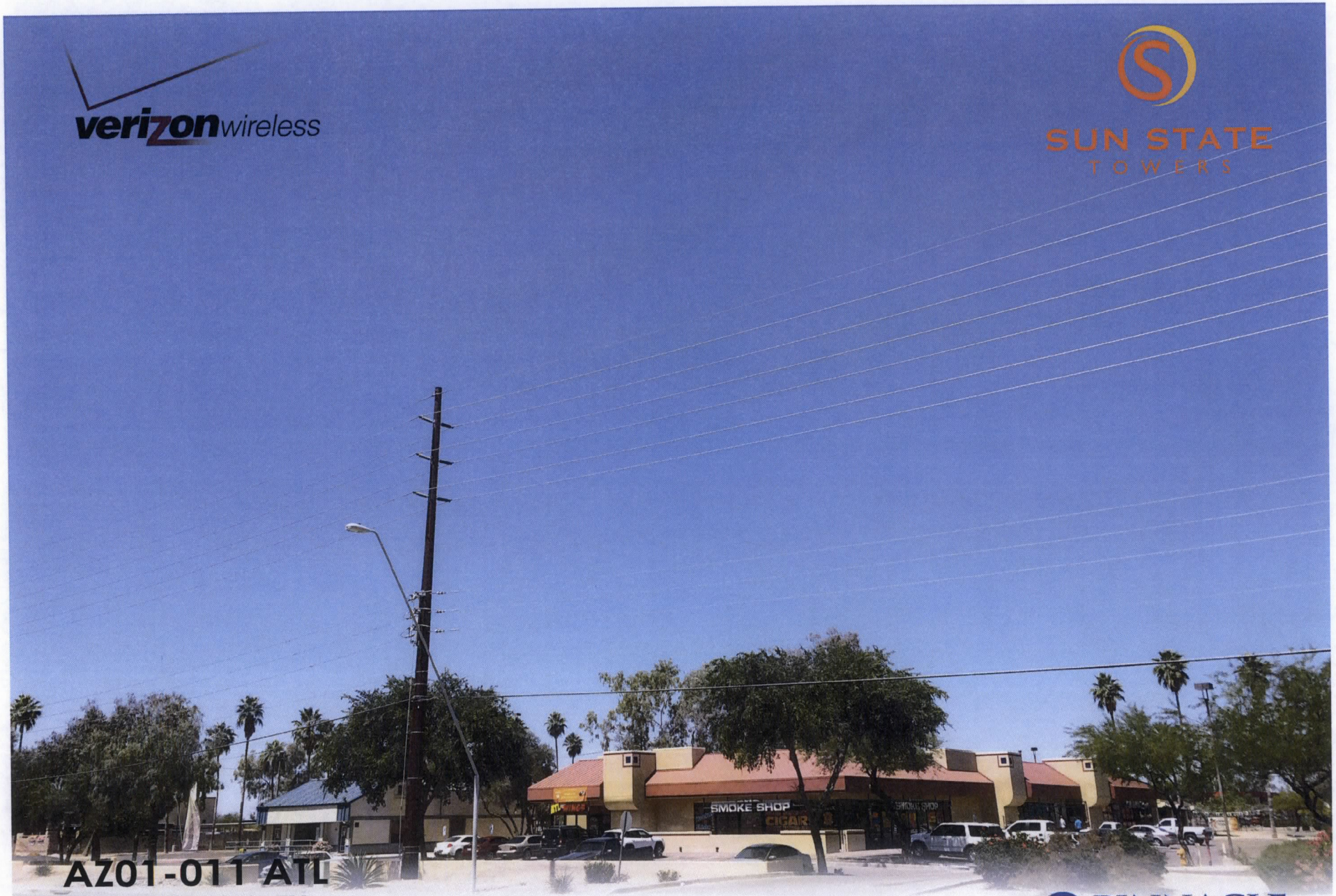
PROPOSED VIEW FROM N.W.

MAY 5, 2015

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE VISUAL REPRESENTATION OF THIS PROJECT.

PINNACLE CONSULTING, INC

Construction - Project Management - Site Development



verizon wireless

SUN STATE TOWERS

AZ01-011 ATL

PHO EAST VALLEY

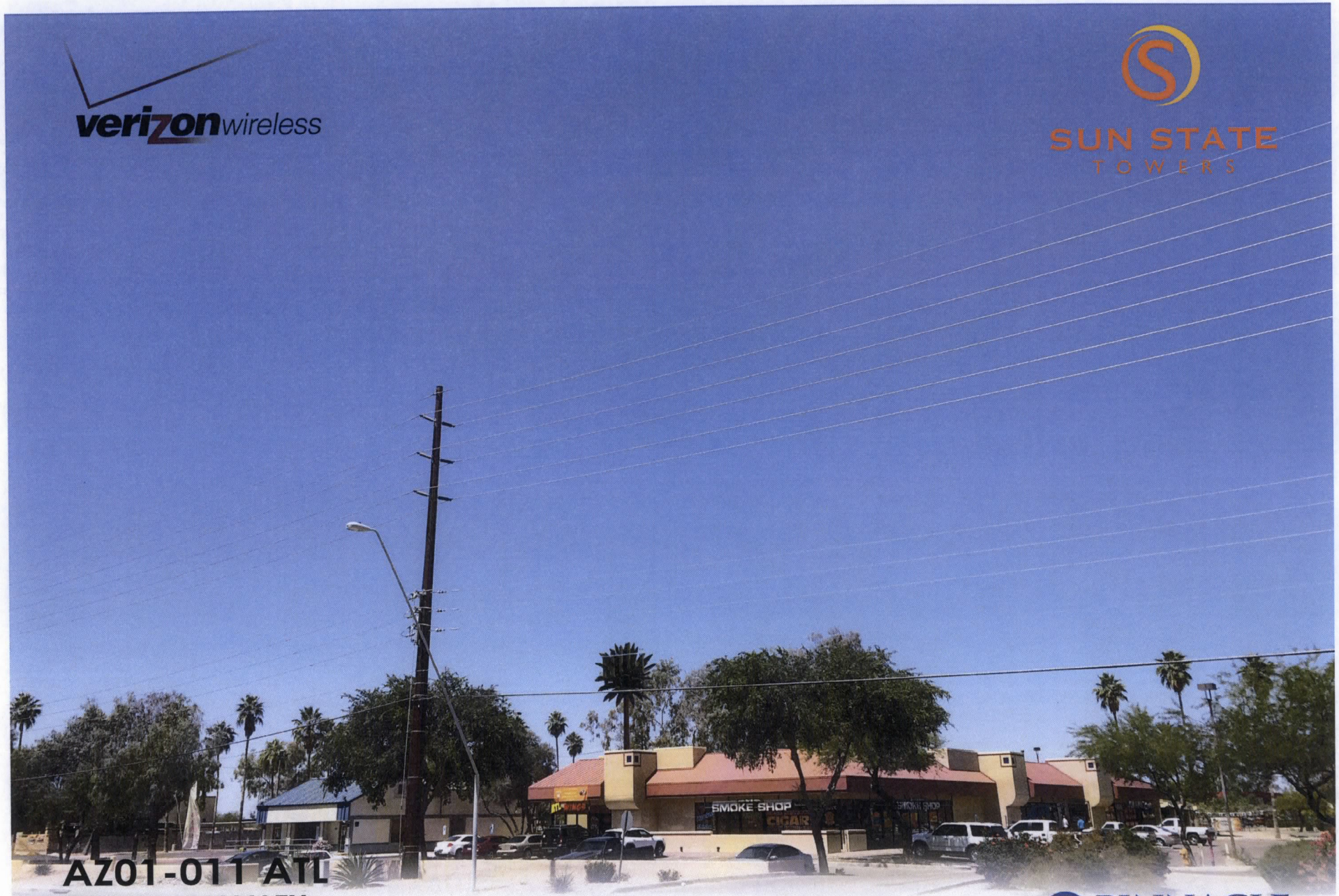
EXISTING VIEW FROM S.E.

MAY 5, 2015

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE VISUAL REPRESENTATION OF THIS PROJECT.

PINNACLE CONSULTING, INC

Construction - Project Management - Site Development



AZ01-011 ATL

PHO EAST VALLEY

PROPOSED VIEW FROM S.E.

MAY 5, 2015

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE VISUAL REPRESENTATION OF THIS PROJECT.

PINNACLE CONSULTING, INC

Construction - Project Management - Site Development