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**MEMORANDUM**

**Planning and Development – CC Memo No. 07-006b**

**DATE:** FEBRUARY 6, 2007

**TO:** MAYOR AND CITY COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER  
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR  
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR  
BOB WEWORSKI, PRINCIPAL PLANNER

**FROM:** BILL DERMODY, CITY PLANNER

**SUBJECT:** UP06-0072 CHEVRON MONOPALM

**Request:** Wireless communications facility in a Community Commercial (C-2) zoning district

**Location:** Southeast corner of Chandler Boulevard and Cooper Road

**Applicant:** Rulon Anderson  
T-Mobile

**Owner:** Covina Arizona, LLC

In response to inquiries by City Council, Staff has gathered information regarding possible co-location on the subject monopalm wireless facility and regarding a separate proposed wireless facility at Liberty Elementary School.

Co-location of other providers on the proposed monopalm is possible. This issue was discussed during the Planning Commission hearings. Planning Commission and Staff are of the opinion that co-location of multiple providers on monopalms is aesthetically undesirable. As illustrated in the attached photographs of co-location employed in other municipalities, co-location on monopalms makes them appear clearly artificial. If another carrier were to locate at this site, it would be best if they did so through a new Use Permit for a separate monopalm.

In late 2006, the Chandler Unified School District considered leasing space to Cingular to construct a wireless facility on the Liberty Elementary School property, north of Chandler

Boulevard between McQueen and Cooper Roads. The school site, which is approximately  $\frac{3}{4}$  miles northeast of the subject site, would not have provided adequate coverage to T-Mobile's target area even if it were a T-Mobile facility (rather than Cingular). Therefore, there is no advantage gained by co-location at the subject site relative to the school site proposal. The school district declined to enter into an agreement with Cingular at that time and no permits were ever applied for with the City of Chandler.

**Attachment:**

1. Sample Monopalm Co-location Photographs





#25  
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**MEMORANDUM                      Planning and Development – CC Memo No. 07-006a**

**DATE:**            JANUARY 24, 2007

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER  
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR  
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR  
BOB WEWORSKI, PRINCIPAL PLANNER

**FROM:**            BILL DERMODY, CITY PLANNER

**SUBJECT:**        UP06-0072 CHEVRON MONOPALM

- Request:            Wireless communications facility in a Community Commercial (C-2) zoning district
- Location:           Southeast corner of Chandler Boulevard and Cooper Road
- Applicant:           Rulon Anderson  
T-Mobile
- Owner:                Covina Arizona, LLC

This case was continued from the January 25, 2007 City Council hearing in coordination with requests from Planning Commission for more information regarding site landscaping.

**RECOMMENDATION**

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

**BACKGROUND**

The application requests a new 65' tall monopalm wireless cell tower located behind an existing Chevron fuel service station within a Community Commercial (C-2) zoning district. A monopalm is a wireless cell tower designed to look like a palm tree. The Zoning Code requires a Use Permit for wireless communication facilities in commercial and residential zoning districts

that do not utilize existing poles or towers. A condition recommended by Planning Commission and Staff would limit the height to 50' instead of the requested 65'.

The approximate 58,000 square foot subject site, which is currently utilized for a fuel service station, is located at the intersection of Chandler Boulevard and Cooper Road and is bordered on the southeast by the Consolidated Canal. Across the canal to the east is an approximate 11-acre parcel zoned C-2 and partially developed with a church on its eastern end. South across the canal is a multi-family development. The other corner parcels at this intersection are also zoned for commercial uses.

The canal area to the southeast is part of a planned Paseo that will provide equestrian, pedestrian, and bicycle access to the public along both sides of the canal. There is no master landscaping plan in place for the canal area or adjacent parcels, but recent and future developments that abut the canal are required to provide a 10' landscape strip of unspecified materials. The property to the north across Chandler Boulevard, approved in May 2006 for the Pollack Chandler Crossing retail development, plans to provide a combination of 36"-box Willow Acacia and a variety of ground shrubs within its 10'-wide landscape area along the canal.

In the immediate area, there are no suitable alternatives for co-location of the wireless communication facilities on existing poles or towers. According to information provided by the applicant as required by code, there are no verticalities of a height equal to or greater than the proposed monopalm within one mile. The applicant has also analyzed four co-location options in the area of slightly lesser heights and found them implausible. Two options are located too far away to provide coverage to the target area. Of the other options, an existing 50' tall stealth flag pole that contains a wireless facility at the southwest corner of Ray and Cooper Roads cannot be modified to accommodate a second carrier, and the 60' tall SRP power line towers along Cooper Road do not have leaseable space for the associated mechanical equipment. An inventory of these verticalities provided by the applicant is among the attachments.

The monopalm and associated mechanical equipment will occupy a 330 square foot area located behind the service station's main building and adjacent to the Consolidated Canal. The equipment will be completely screened from view by an 8' CMU wall. Any displaced landscaping will be replaced. Illustrations of the proposed monopalm are attached.

### **DISCUSSION**

Planning Commission and Staff find the proposed location to be ideal for a wireless facility in the form of a monopalm. Since screening and separation are naturally provided by the service station and the Consolidated Canal, and because the nearest planned or existing residential building is located approximately 400' to the south, a monopalm at this location will have no substantial negative impact on the surrounding uses.

Planning Commission and Staff recommend that shrub landscaping be installed along the canal in order to soften the visual effect of a new 8'-tall screen wall. Planning Commission and Staff do not recommend an underground storage vault in place of the proposed above-ground equipment storage, but do find that the noise produced by such units is not a concern at this

location. Sample photographs of an underground storage vault used in conjunction with another wireless facility are provided among the attachments.

**PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on November 29, 2006 at the Downtown Chandler Community Center. No citizens attended.
- At the time of this writing, Staff has received no telephone calls or letters from citizens opposed to this application.

**COMMISSION VOTE REPORT**

Motion to approve.

In Favor: 5    Opposed: 0    Absent: 2 (Irby and Anderson)

**RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of UP06-0072 CHEVRON MONOPALM subject to the following conditions:

1. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.
2. Landscaping shall be installed along the ground equipment screen wall nearest to the Consolidated Canal. As necessary, the ground equipment shall be moved away from the canal in order to accommodate the landscaping.
3. The wireless facility shall be limited to a height of 50'.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.

**PROPOSED MOTION**

Move to approve UP06-0072 CHEVRON MONOPALM Use Permit for a wireless communication facility within a Community Commercial (C-2) zoning district subject to the conditions recommended by Planning Commission and Staff.

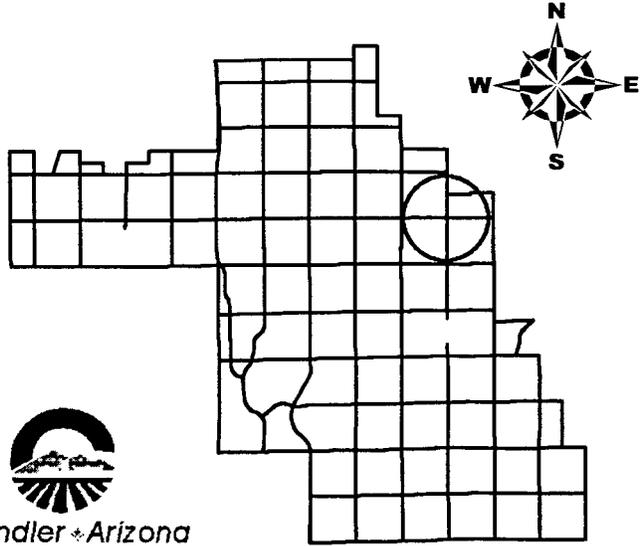
**Attachments:**

1. Vicinity Map
2. Applicant Narrative
3. Site Plan and Elevations
4. Inventory of Verticalities within one mile
5. Inventory Map
6. Photographs





## Vicinity Map



UP06-0072

Chandler Chevron  
Monopalm



Chandler Arizona  
Where Values Make The Difference

**Project Information:**

Chandler Chevron  
2025 E. Chandler Blvd  
Chandler, AZ 85225

APN: 303-01-004G

**Proposed Use:**

This application is for new 65' monopalm wireless cell tower with mounted antennas intended to provide cellular service to the people in this area, with minimum visual impact. The related equipment will be located at the base of the monopalm. T-Mobile will utilize a 15'x 22' lease area, totaling 330 ft<sup>2</sup>, enclosed by a CMU wall. This site is currently zoned C-2 and the land is currently used as a Chevron gas station. It borders a canal making it an ideal location for our wireless communication facility.

<b>Current zoning:</b>	<b>C-2</b>
Zoning to North:	PAD
Zoning to East:	C-2
Zoning to South:	MF-2/PAD
Zoning to West:	PAD

**Narrative:**

The proposed site is necessary to handle the capacity of wireless phone calls in the area. In addition, this site will incorporate the new E-911 call tracking antennas as mandated by the FCC.

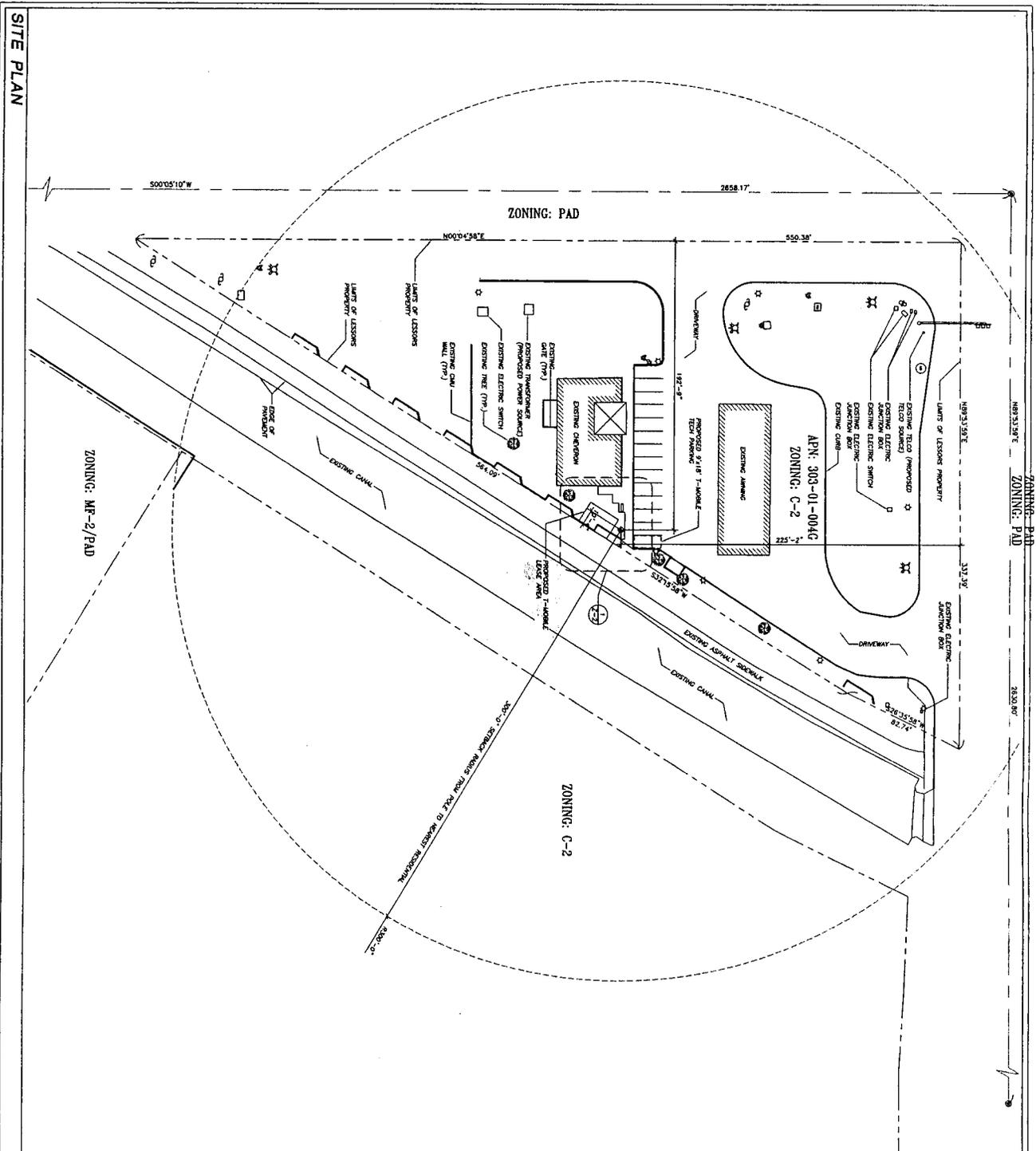
The site will require one technician on a once per month visit after construction for maintenance. The proposed project will not utilize connection to any water system, refuse collection, or sewer system.

This development will not affect any vehicular or pedestrian patterns. The communication site does not emit any odor, dust, gas, noise, vibration, smoke, heat or glare. The RF emissions from this site are well within FCC guidelines for a digital PCS communication site.

Respectfully submitted,

Rulon Anderson  
T-Mobile  
PH30507E





**GENERAL NOTES:**

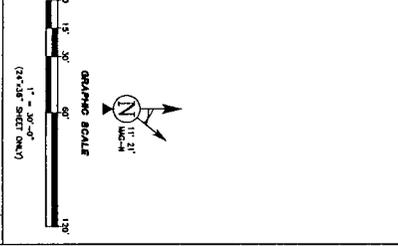
1. INSTALL EXISTING INSULATION PLACING NEW DRAINAGE GUTTER OR GUTTERHEAD AND/OR LEAK VISUAL CONTROL SYSTEMS TO PROTECT EXISTING CONCRETE DRIVEWAY FROM WATER DAMAGE. CONTRACTOR SHALL ADDRESS IMPROVEMENT, AND A 300' RADIUS TO THE EXISTING DRIVEWAY SHALL BE MAINTAINED. CONTRACTOR SHALL PROVIDE CONTRACT LETTERING (WHITE BACK DRIVING W/ RED LETTERING) BEHIND VEHICLE RESISTANT LEAK COVER.
2. INSTALL ADDRESS PLACED NEAR EXISTING GATE OR EQUIPMENT AREA. (ON FACE STREET OR ASSOCIATED DRIVEWAY). PLACING IS TO CONTAIN ALL INFO (HARD LETTERS) BEHIND VEHICLE RESISTANT LEAK COVER.
3. ALL LIGHTING SHALL BE INSTALLED AT EXISTING OR NEARBY EXISTING LIGHTING FIXTURES. ALL LIGHTING SHALL BE INSTALLED AT EXISTING OR NEARBY EXISTING LIGHTING FIXTURES. ALL LIGHTING SHALL BE INSTALLED AT EXISTING OR NEARBY EXISTING LIGHTING FIXTURES.
4. ALL LIGHTING SHALL BE THAT OF TALL CUT OFF LIGHTS.
5. IN THE EVENT THE CURRENT FIXTURES TO REPLACE EXISTING AREA LIGHTING OR EXISTING LIGHTING SHALL BE REPLACED WITH NEW LIGHTING, ALL LIGHTING SHALL BE INSTALLED AT EXISTING OR NEARBY EXISTING LIGHTING FIXTURES. ALL LIGHTING SHALL BE INSTALLED AT EXISTING OR NEARBY EXISTING LIGHTING FIXTURES.
6. ALL LIGHTING SHALL BE THAT OF TALL CUT OFF LIGHTS.

**COMPLIANCE:**

1. ALL COMPLIANCE QUALITY IS NOT STARTED AND NOT COMPLETED UNTIL ALL COMPLIANCE ITEMS ARE COMPLETED.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL NOT INTERFERE WITH ANY EXISTING UTILITIES OR SERVICES.
4. ALL UTILITIES SHOWN ON THIS DRAWING ARE EXISTING UTILITIES.
5. CONTRACTOR SHALL USE OF THE BEST PRACTICES TO ALL APPLICABLE CODES AND ORDINANCES.

**NOTES:**

1. ALL WORK SHALL BE COMPLETED WITHIN THE TIME FRAME PROVIDED BY SHEET.
2. REFER TO TYPICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION/DETAILS.



**F-Mobile**  
 A Division of Verizon Wireless  
 2401 W. BROADWAY, SUITE 2000, ANCHORAGE, ALASKA 99503  
 PHONE: (907) 445-3000 FAX: (907) 445-3003  
 PLANS PREPARED BY:  
**SI**  
 Communication Services, Inc.  
 3151 East Broadway Blvd., Suite 101, Anchorage, AK 99503  
 Voice: (907) 552-8888 Fax: (907) 552-8888

NO.	DATE	DESCRIPTION	BY
1	09/15/06	PRELIMINARY	RO
2	10/23/06	SUBMITTAL	RO

**PROJECT INFORMATION**  
 PH30507E  
 CHANDLER  
 CHEVYRON  
 8028 E. CHANDLER BLVD  
 CHANDLER, AZ 85225

**SHEET NUMBER**  
 Z-1

**SITE PLAN**

**APPROVAL BLOCK**

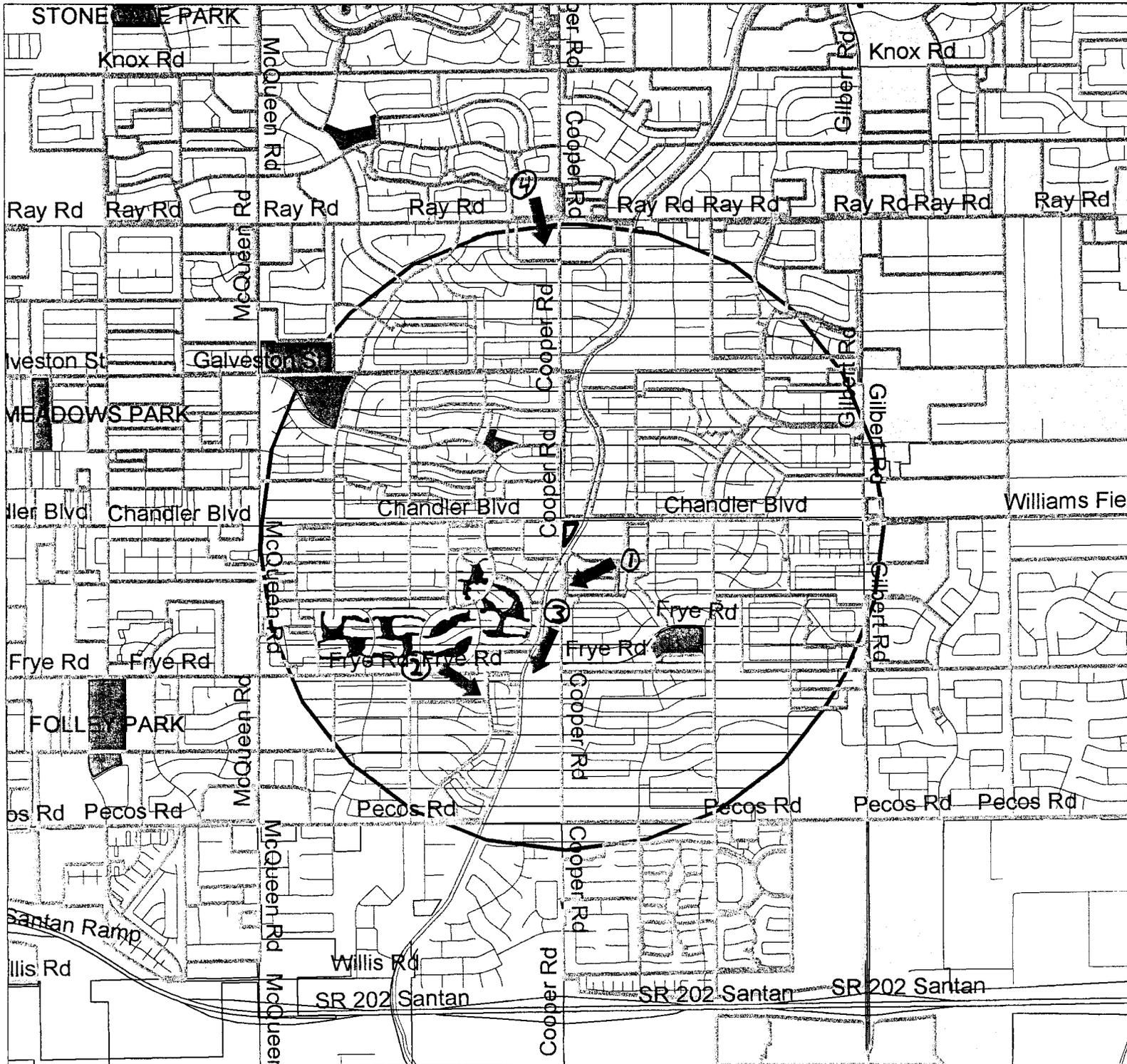


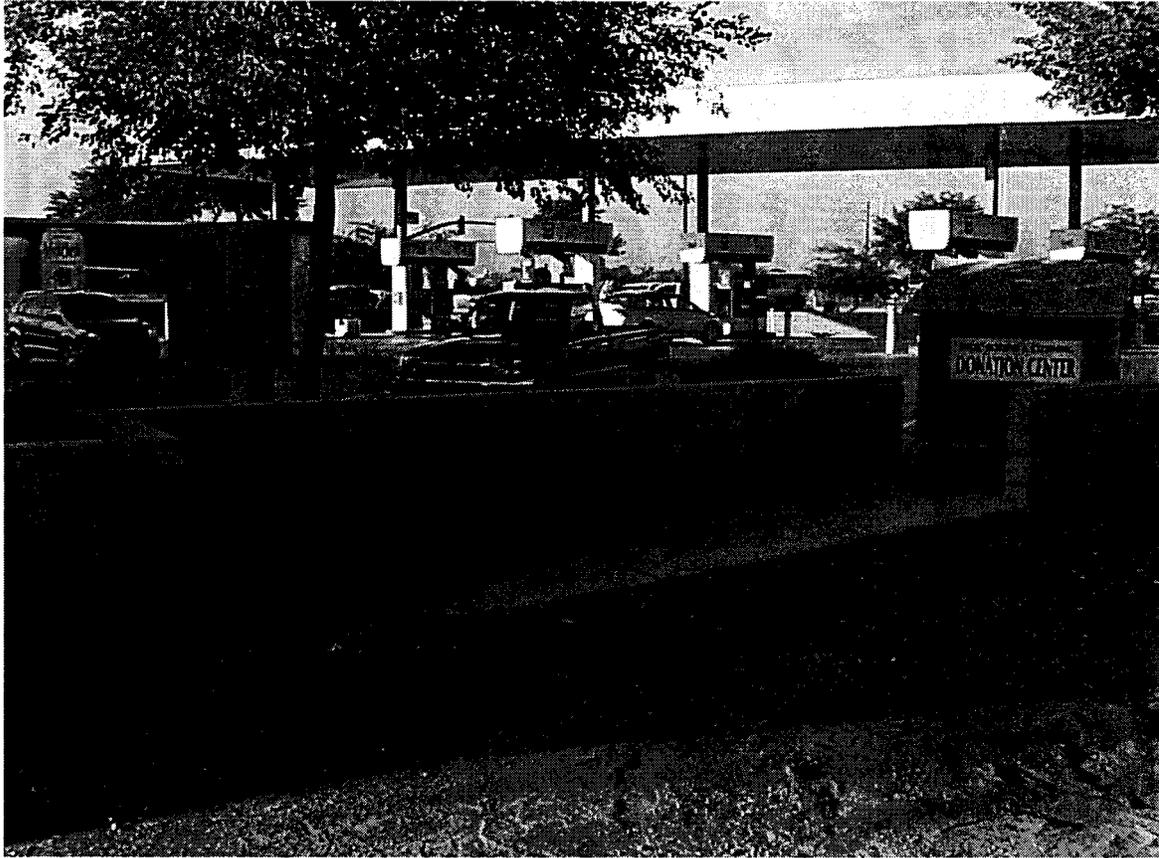


## 1 Mile Inventory List

- 1) 60' SRP 69 KV power lines running north and south along Cooper Rd. T-Mobile was unable to find lease-able ground space to lease for their ground equipment.
- 2) 60' Power poles running west from Cooper Rd. just south of Fry Rd. There is a substation that has one cell carrier housed within the walls of the substation. The antennas are located at the top of one of the existing power poles just outside of the substation walls. This location is to far south of T-Mobile's desired coverage area.
- 3) 35' Light pole replacement in the Community Congressional Church's parking lot, located at 240 S. Cooper Rd. This pole is unco-locatable because of it's height and location. This location is to far south of T-Mobile's desired coverage area.
- 4) 50' Stealth flag pole located at the S/W corner of Cooper and Ray Rds. This flagpole is unco-locatable because of it's height and design. Flagpoles contain fiberglass canopies at the top to allow RF to flow through from the concealed antenna's. Therefore the pole can't be extended.

# County Parcels

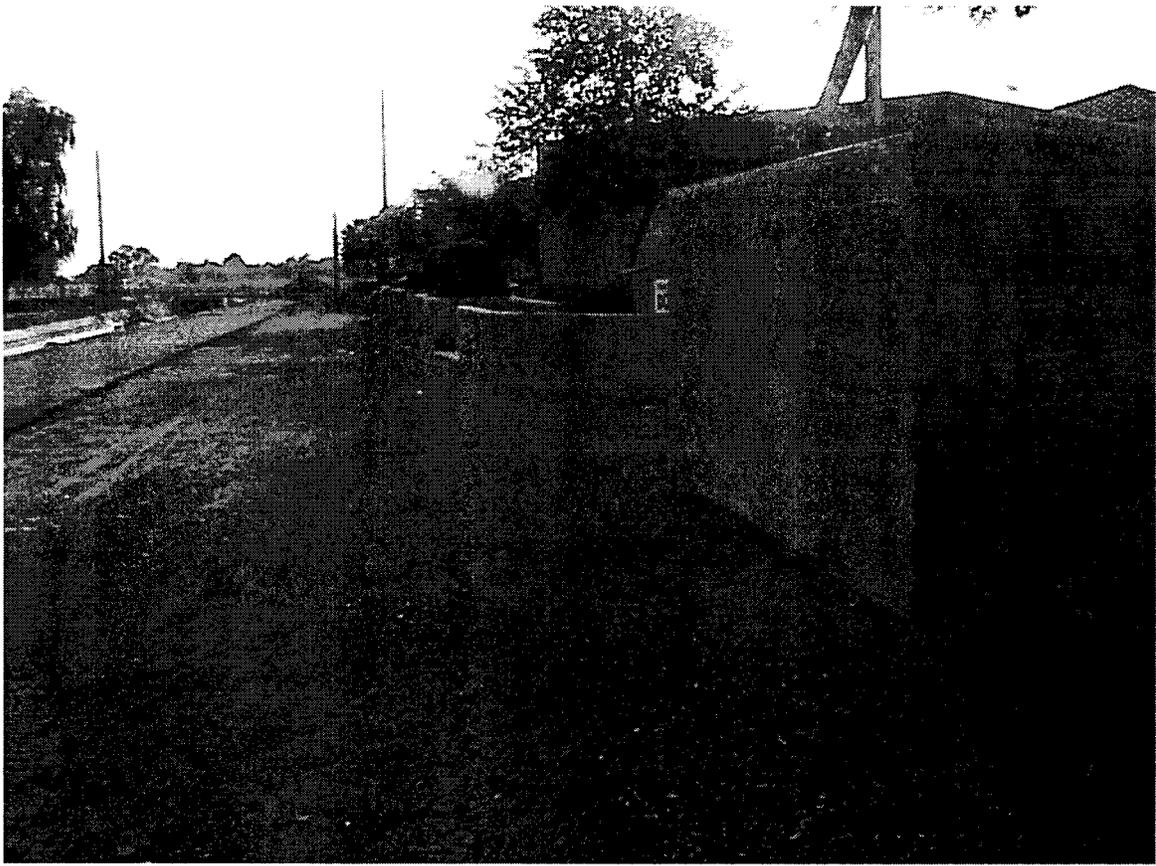




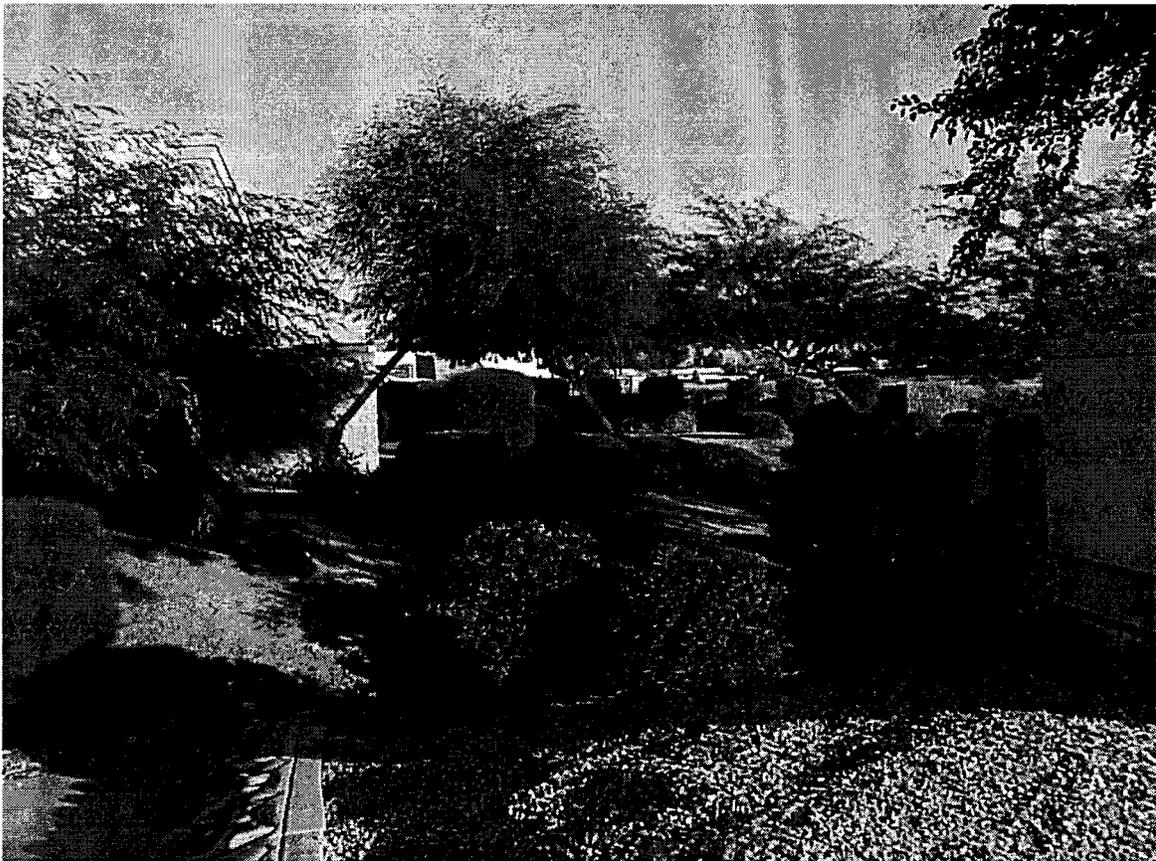
Proposed location for monopalm and ground equipment



View toward NE along the Paseo, including the proposed monopalm location



View toward SW along Paseo, with 6' to 7' high dumpster enclosure wall in foreground



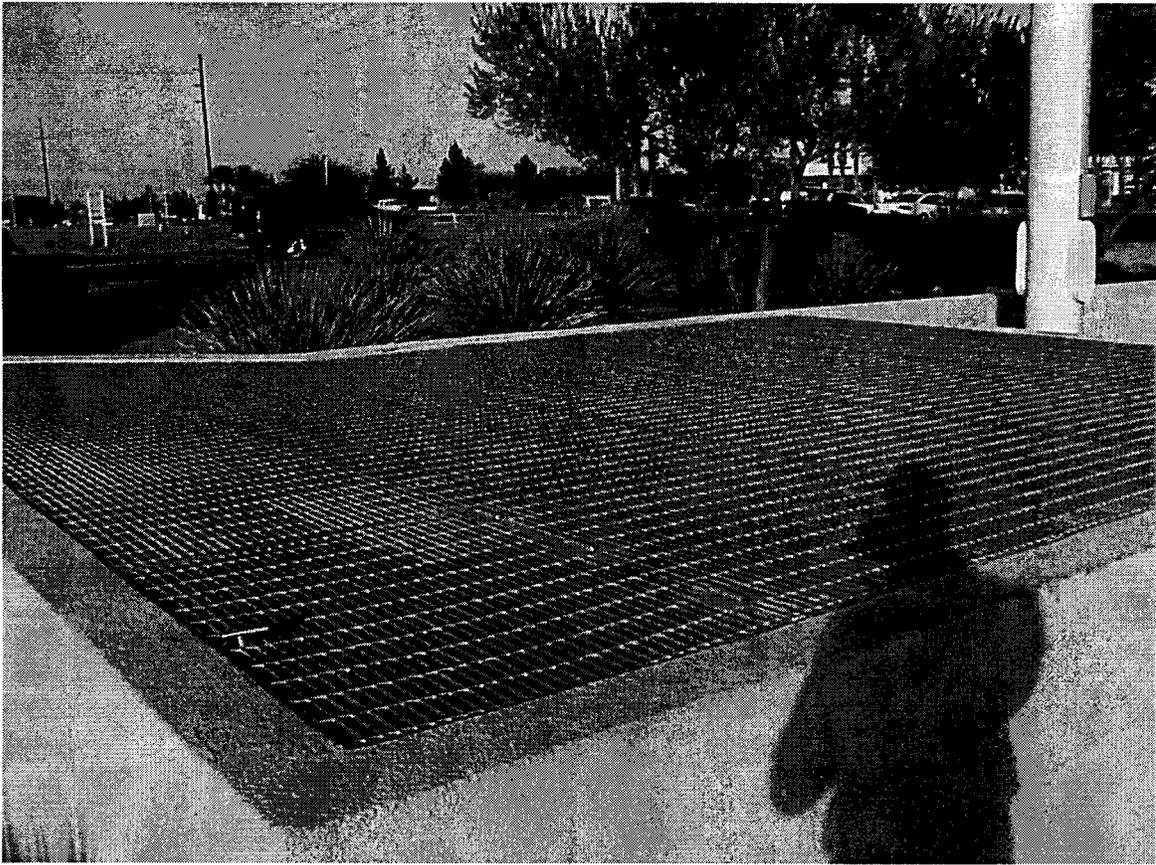
Looking east along the rear of the convenience mart building



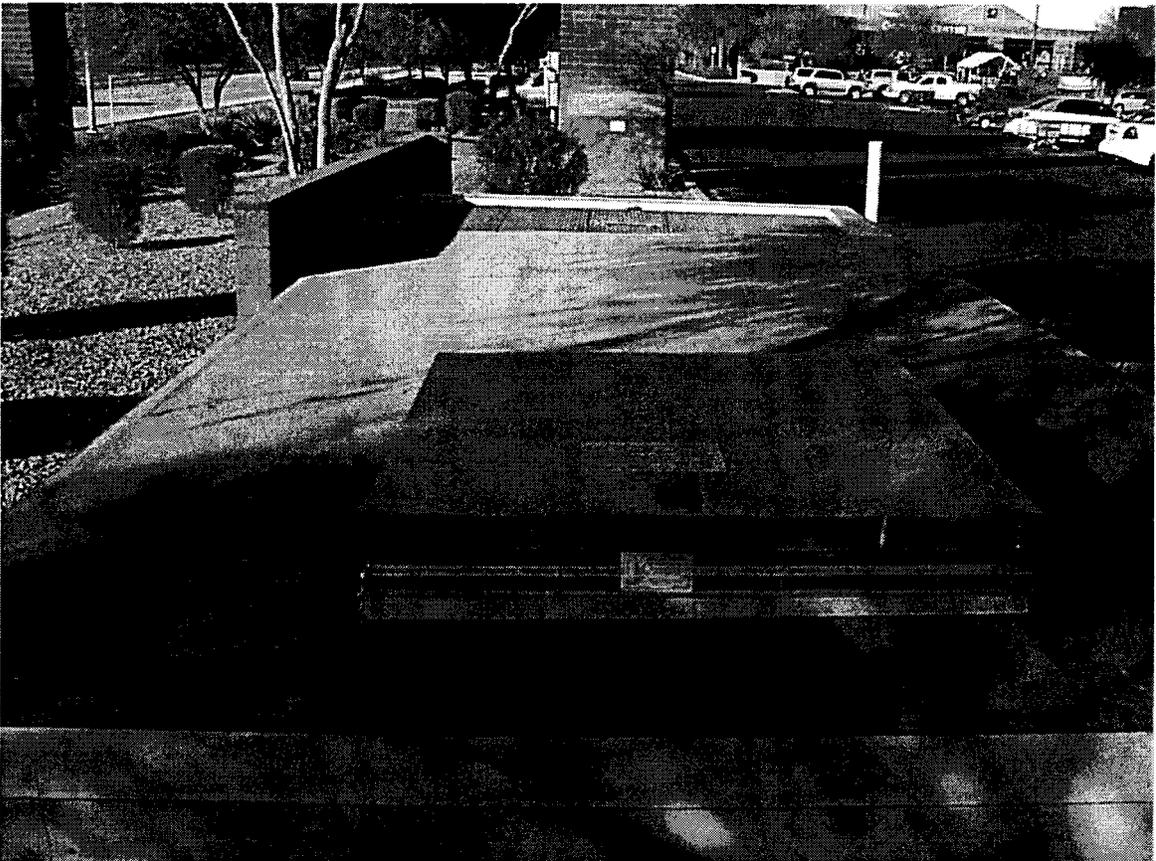
Looking south along Cooper Road frontage



Sample wireless facility on another site (within flagpole) and underground storage vault (to left of flagpole)



Close-up of underground storage vault from previous photograph



Sample underground storage vault from a second location near the 101 Freeway