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JUN 14 2007



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MEMORANDUM

Planning & Development - CC Memo No. 07-087c

DATE: JUNE 12, 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, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: PDP06-0061 HOLIDAY INN / T-MOBILE

Request: Preliminary Development Plan (PDP) Amendment to allow for the location of wireless communication facility

Location: 1200 W. Ocotillo Road
NWC Alma School and Ocotillo Roads

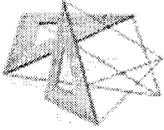
Applicant: Steven Ciolek, T-Mobile

Owner: North Face Investments, LLC

Staff has received a letter of support from the Ocotillo Design Review Board (ODRB) for the construction of a wireless communications facility on the roof of the existing Holiday Inn. In response to Council inquiries regarding the support of the ODRB, Staff has attached the following response received from the ODRB dated May 24, 2007 via electronic mail.

Attachments:

1. Received letter of approval
2. Elevation approved by the Ocotillo DRB



Jeff Kurtz/COC
05/24/2007 11:13 AM

To Erik Swanson/COC@ci.chandler.az.us
cc
bcc

Subject Fw: T-Mobile@ Holiday Inn

History:  This message has been replied to.

----- Forwarded by Jeff Kurtz/COC on 05/24/2007 11:12 AM -----



"mikeocotillo"
<mikeocotillo@qwest.net>
05/24/2007 10:33 AM

To "Murphy, Declan" <Declan.Murphy@T-Mobile.com>
cc <jeff.kurtz@ci.chandler.az.us>, "Lynne"
<l.kerley@oca-az.com>, "Dana Stevens \ (OCA) \ (E-mail)"
<d.stevens@oca-az.com>
Subject RE: T-Mobile@ Holiday Inn

The ODRB has approved with the antenna screening shown in the Email of May 16, 2007 (see attachment) *providing* the City of Chandler has approved all the details as shown. The OCA will have this Email and attachment on file for future reference. If there any proposed changes from the approved details, the ODRB must be notified immediately.

-----Original Message-----

From: Murphy, Declan [mailto:Declan.Murphy@T-Mobile.com]
Sent: Thursday, May 24, 2007 10:08 AM
To: Murphy, Declan; mikeocotillo
Cc: Jim.Caciola@T-Mobile.com; Ciolek, Steven; lberinger@hiocotillo.com
Subject: RE: T-Mobile@ Holiday Inn

-----Original Message-----

From: Murphy, Declan
Sent: Tuesday, May 22, 2007 2:42 PM
To: 'mikeocotillo'
Cc: Jim Caciola (Jim.Caciola@T-Mobile.com); Ciolek, Steven; 'lberinger@hiocotillo.com'
Subject: RE: T-Mobile@ Holiday Inn

Mike.

The screen will be less than 6ft above the parapet. The proposed roof detail with match the color & texture of the existing building. We have a company that we have used for high end profile jobs in the past, that will be able to match the details exactly.....

InfraNext, Inc.
a TynanGroup company
Declan Murphy
2601 W. Broadway
Tempe, AZ 85282
Mobile: 602.326.0111

Fax: 775.205.4803

-----Original Message-----

From: mikeocotillo [mailto:mikeocotillo@qwest.net]
Sent: Monday, May 21, 2007 3:48 PM
To: Murphy, Declan
Subject: RE: T-Mobile@ Holiday Inn

How high is the screen above the parapet? ~ 6 feet? The color and material is?

-----Original Message-----

From: Murphy, Declan [mailto:Declan.Murphy@T-Mobile.com]
Sent: Wednesday, May 16, 2007 2:54 PM
To: mikeocotillo@qwest.net
Cc: Jim.Caciola@T-Mobile.com; Ciolek, Steven; lberinger@hiocotillo.com
Subject: T-Mobile@ Holiday Inn

Hi Mike,

I've attached an elevation view of a design that the City of Chandler will approve. It is worth mentioning, that the attached elevation is not a realistic depiction of what the actual screening would look like. The proposed screening will in fact be less visible than depicted on paper. Unfortunately, our architect has no other means of drawing the site, other than the architectural elevation as attached. Please let me know your thoughts ?

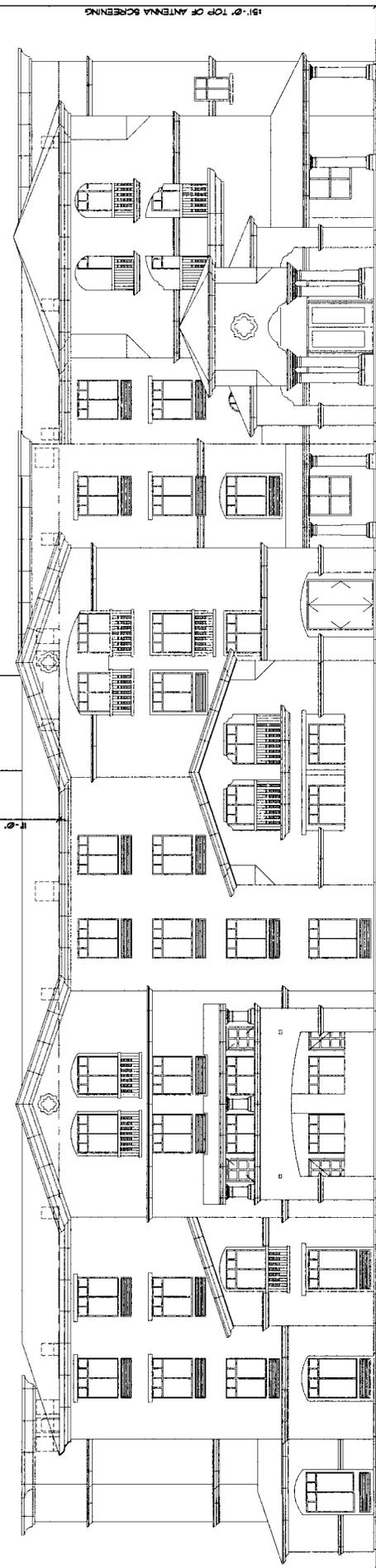
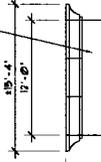
Thx,

InfraNext, Inc.
a TynanGroup company
Declan Murphy
2601 W. Broadway
Tempe, AZ 85282
Mobile: 602.326.0111
Fax: 775.205.4803



<<HOLIDAY INN ELEV 5-15-07.pdf>> HOLIDAY INN ELEV 5-15-07.pdf

PROPOSED NEW RF FRIENDLY SCREENING
PART OF NEW 10 MATCH EXISTING CORNICE ON
EXISTING BUILDING



151'-0" TOP OF ANTENNA SCREENING

17
JUN 14 2007



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MEMORANDUM

Planning & Development - CC Memo No. 07-087b

DATE: MAY 22, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER *WMP*
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR *DB*
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR *JK*
BOB WEWORSKI, PLANNING MANAGER *BW*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: PDP06-0061 HOLIDAY INN / T-MOBILE

Request: Preliminary Development Plan (PDP) Amendment to allow for the location of wireless communication facility

Location: 1200 W. Ocotillo Road
NWC Alma School and Ocotillo Roads

Applicant: Steven Ciolek
T-Mobile

Owner: North Face Investments, LLC

RECOMMENDATION

Planning Commission and Staff, upon finding consistency with the General Plan, Planned Area Development (PAD) zoning, and the approved Preliminary Development Plan, recommend approval with conditions.

BACKGROUND

This application was continued from the May 24th Council hearing to allow the applicant to develop and present a revised design scheme to Planning Commission. The application is requesting to locate a wireless communications facility on the rooftop of an existing Holiday Inn Hotel. The approximate 78,847 sq. ft. hotel is located west of the northwest corner of Alma School and Ocotillo Roads, and is currently zoned PAD. The proposal is to locate a wireless communication facility and necessary equipment within a 400 square foot leased area. The

wireless communication facility is essential in order to extend the network coverage to provide greater customer service for T-Mobile.

Located north of the site are the Fountains at Ocotillo office complex, and beyond that, the Spy Glass Bay single-family residential subdivision. East of the subject site, within the same vicinity is a vacant retail/restaurant pad. East, across Alma School Road is the Village at Ocotillo Senior Living Facility. South, across Ocotillo Road is a vacant PAD zoned parcel. Directly west of the site is a golf course and the Cantabria Shores multi-family residential development.

The applicant is proposing to locate a total of six antennae (three sectors with two antennae each) on the rooftop of the existing Holiday Inn. The proposed wireless communication facility will be located within the angle of the hotel rooftop, the southeast portion of the rooftop (see attached roof detail). The associated mechanical equipment is located approximately 41' west of the eastern parapet spanning a total of 42' westward, and approximately 22' north of the southern parapet, spanning a total of 18'-6" northward.

In addition to the antennae, there would be support equipment consisting of an 18'-6" by 10'-6" metal walk deck approximately two feet above the roof. The metal walk deck will be surrounded by a metal handrail approximately 4'-8" above the roof height. Lighting for the maintenance of the equipment will be located on three inch galvanized steel pipes and will extend 6'-7" above the roof, approximately two feet above the parapet line. The lighting will have shrouds to prevent light pollution, and will be on a motion sensor, and have an override switch. The associated mechanical equipment will occupy approximately 400 square feet of leaseable area; the antennas are not included in the leaseable area. General maintenance for the wireless communication facility will occur approximately once a month, and will happen during regular business hours.

The proposed height for the equipment from the rooftop height is approximately 10'. The existing building height from top of parapet is 44', and the top of roof is at 39'-4". The antennas will extend an additional 5' above the 44' parapet, and will require screening according to code. The associated mechanical equipment is approximately one foot in height above the existing parapet.

DISCUSSION

A screen wall was not included in the original proposal because the applicant believed that the mechanical equipment would not be visible from the surrounding areas. Just prior to the Planning Commission meeting the applicant determined that the mechanical equipment would still be visible and requested that they be granted a continuance in order to design a screening element that would be architecturally integrated with the hotel.

An alternative architectural screen wall has been proposed that Staff believes meets the architectural standards provided in the original PDP. The screen wall is approximately twelve feet wide by eleven feet in height, and will extend six feet above the parapet wall. The screen wall will be constructed of radio frequency (RF) friendly materials to allow for the transmission

of the frequency. The screen wall will match the paint and texture of the hotel, and provide a cornice detail that is a common architectural element of the hotel.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a six-hundred (600') foot radius and all Registered Neighborhood Organizations (RNO's) within one ¼ mile.
- A legal notice was advertised in the newspaper.
- A 4' by 8' public hearing sign was installed on the property.
- A neighborhood meeting was held on Monday November 20, 2006 at the Ocotillo Holiday Inn. Two neighbors attended and had general questions.

Concerns expressed at the neighborhood meeting involved whether or not the wireless antennas would be visible from the residential neighborhood, and if the facility could be located closer to the Alma School Road portion of the site. The applicant stated that the facility would not be visible from the site, and that location options are being reviewed.

Staff has received an email and a telephone call in opposition to the proposal; both residents were concerned that the antennas would be visible from their homes.

PLANNING COMMISSION VOTE REPORT

Motion to Approve: In Favor: 6 Opposed: 0 Absent: 1 (Anderson)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, Planned Area Development (PAD) zoning, and the approved Preliminary Development Plan (PDP), recommend approval of PDP06-0061 HOLIDAY INN / T-MOBILE with conditions.

1. Development shall be in substantial conformance with the exhibits kept on file in the City of Chandler Planning Services Division, in File No. PDP06-0061 HOLIDAY INN/T-MOBILE, except as modified by condition herein.
2. Any substantial change to the approved exhibits shall require reapplication and approval of a Use Permit by City Council.
3. The mechanical screen wall will match the same color and cornice detail as the hotel.
4. The mechanical screen wall shall be maintained at a level consistent with the time of construction.

PROPOSED MOTION

Move to approve PDP06-0061 HOLIDAY INN/T-MOBILE, Preliminary Development Plan Amendment to locate a wireless communications facility on the rooftop of an existing hotel within a Planned Area Development zoning district with conditions as recommended by Planning Commission and Staff.

CC Memo 07-087b

May 22, 2007

Page 4 of 4

Attachments:

1. Vicinity Map
2. Site Plan
3. Rooftop plan
4. Enlarged rooftop plan
5. Elevations
6. Applicant Narrative

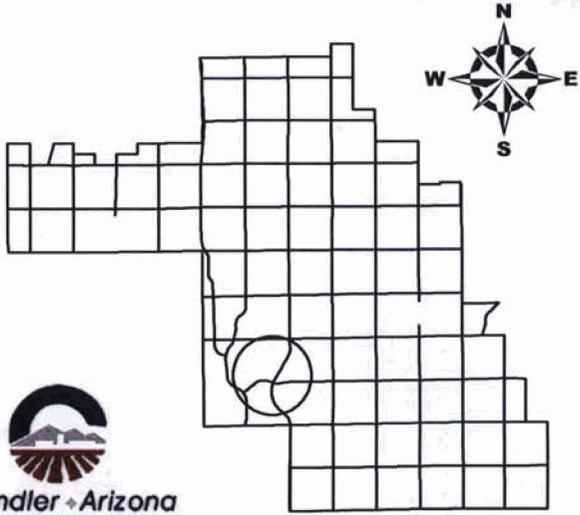


Project Site

Alma School Rd.

Ocotillo Rd.

Vicinity Map



PDP06-0061

Holiday Inn/T-Mobile





Verizon Wireless is a subsidiary of T-Mobile USA, Inc.
 1735 North 17th Avenue, Suite 200
 Phoenix, AZ 85009
 PHONE: (602) 943-2000 FAX: (602) 943-2002
 e-mail: corporate@tdoffice.com



PLANS PREPARED BY
Young Design Corp
 10245 E. Via Lido, Suite 200
 Phoenix, AZ 85028
 PH: 480 451 8809 Fax: 480 451 8808
 e-mail: corp@ydc.com



JURISDICTION APPROVAL

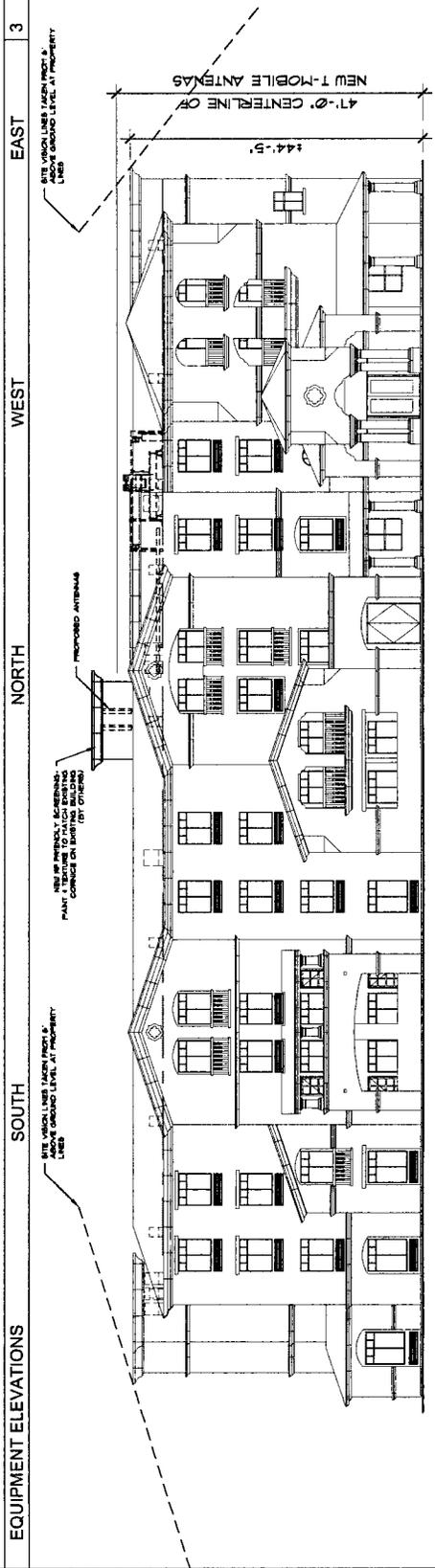
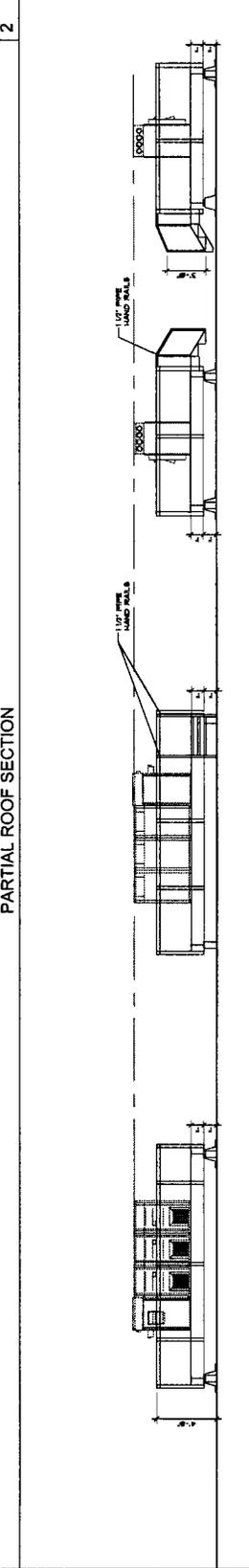
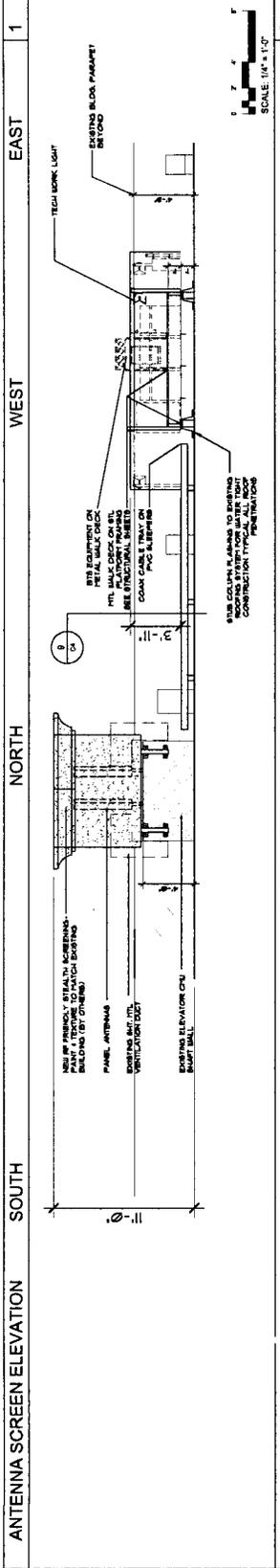
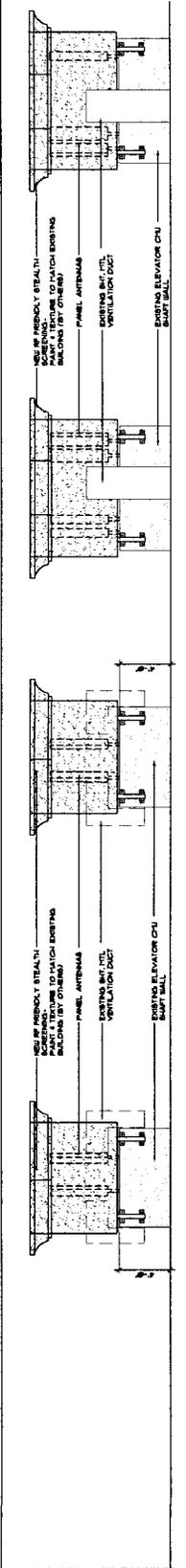
NO.	DATE	DESCRIPTION	BY
1	11/21/05	PRELIMINARY	
2	12/02/05	PRELIMINARY	
3	12/15/05	FINAL	
4	01/25/06	CITY COMMENTS	
5	11/28/06	OWNER CHANGES	

ARCHITECTS JOB NO. YDC-862
 PROJECT INFORMATION

PH 10529D
 HOLIDAY INN
 1200 W. COCOTILLO RD
 CHANDLER, AZ
 85248

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C3



I. PURPOSE OF REQUEST

This statement supplements T-Mobile's application for placement of a new Wireless Communication Facility on top of the Holiday Inn located at 1200 W. Ocotillo Road. T-Mobile's equipment will reside in the 400 foot leased area on top of the hotel that is part of the 116,995 Sq. Ft. parcel.

T-Mobile requires additional facilities in this area to extend its network coverage and address network capacity limitations. Less than peak network performance, as realized or perceived by the user, results from a gap in coverage in this area. Also, in addition to limited geographic coverage, the area's growth had strained network capacity. These gaps and network burdens cause dropped or blocked calls which results in less than optimal customer service.

II. DESCRIPTION OF PROPOSAL

As set forth above, T-Mobile proposes to install three (3) sectors with two (2) antennae on each for a total of six (6) antennae as a part of the proposed Rooftop Wireless Communication Facility. The associated equipment would be two feet (2') above the roof on an eighteen foot six inch (18'-6") by ten foot six inch (10'-6") metal walk deck. The platform will be surrounded by 1-1/2" metal hand rail four feet eight inches above rooftop. Tech lighting required will be installed on 3" galvanized pipe seven feet six inches (7'-6") above existing roof line. Tech lighting will have shrouds to prevent light pollution that might affect any adjacent neighbor.

III. RELATIONSHIP TO SURROUNDING PROPERTIES

The parcel for this site is zoned a Plan Area Development (PAD) and is currently used as a hotel. The proposed wireless communication facility is compliant with the current zoning code requirement set by the City of Chandler. The adjacent properties are also zoned PAD and consist of future condominium development along with single family residents to outline the adjacent golf course. The proposed Wireless Communication Facility is set back from all side of the building to ensure a non-obtrusive view. Perspective site lines were taken six feet (6') above grade level from all property lines to further demonstrate that none of the proposed equipment will be visible from the street.

IV. LOCATION & ACCESSIBILITY

The site is located approximately 330 feet west of the intersection of Arizona Avenue and Ocotillo Road. Access to the site will come from Ocotillo Road into asphalt parking lot. Technicians will park in an existing space of the lot; tech parking will not affect the parking calculations of the current development. Access to the facility is limited to regular hours of operation. Generally, this maintenance occurs around one time per month depending on the networks reliability and both the manufacturers and carriers specifications, excluding exigent circumstances which would require immediate attention.

V. DEVELOPMENT SCHEDULE

The approximate time frame for the construction period is 45 days from the start of construction upon approval of this application.

VI. CONCLUSION

As set forth above this property is one upon which T-Mobile desires to locate its operational antennae and the associated electrical equipment necessary to run their wireless system. T-Mobile analysis is that their current coverage is less than optimal. Indeed, this application is driven in part by feedback from their customers as to poor areas. Accordingly, T-Mobile would ask that the City of Chandler, upon due consideration, grant the Preliminary Plan of Development. Granting such use would assist T-Mobile in meeting the needs of its valued customers by providing seamless, uninterrupted and clear wireless communication service. The proposed use is not contrary to the health, safety and welfare of the citizens of Chandler.

It is T-Mobile Policy to search for existing vertical structures on which to collocate before constructing a new tower. T-Mobile has undergone great lengths in seeking an appropriate site for this need while designing the facility to blend aesthetically with the surrounding area. Other alternative sites considered in the search area include:

Chandler Park District – (SEC Alma School & Lake Dr.) The Parks and recreation department stated that there are 3 existing carriers in the park and would not like another service provider to collocate on an existing light pole.

Red Water Tank – (NEC Alma School & Lake Dr.) The water tanks located on the North East corner were privately owned. However, the owner is selling the property to the Parks Department and will not be able to collocate.

White Water Tank- (NEC Alma School & Lake Dr.) The white water tank has a private owner who will not work with T-Mobile to come to any agreement.