

#60

OCT 25 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 07-266

DATE: OCTOBER 18, 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: BILL DERMODY, CITY PLANNER *BD*

SUBJECT: UP07-0061 BASHA HIGH/T-MOBILE

- Request:** Use Permit approval for a wireless communications facility on land zoned for a school
- Location:** Basha High School, northwest corner of Riggs Road and Val Vista Drive
- Applicant:** Reliant Land Services/T-Mobile, Danielle Waechter
- Owner:** Chandler Unified School District

RECOMMENDATION

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

BACKGROUND

The application requests a new monopalm wireless cell tower located within a maintenance facility west of an existing football field at Basha High School. 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 non-industrial zoning districts that do not utilize existing poles or towers.

The subject site, the Basha High School campus, includes several classroom buildings and athletic fields and is located at the northwest corner of Riggs Road and Val Vista Drive. A

planned city park, Mesquite Groves Park, wraps around the campus to the north and west. The northeast corner of the intersection, in Gilbert, is zoned for a shopping center. In all other directions are planned or existing single-family home subdivisions.

The Basha High athletic fields already have four sets of wireless antennae that are co-located on ballfield light poles, the maximum amount allowed by code without a Use Permit given that two fields have lights (two sets of antennae per field allowed). The school has no plans to light their other ballfields. The school has requested that the applicant pursue a Use Permit to build a new monopalm in a maintenance yard rather than to do a fifth ballfield light co-location because of equipment storage concerns.

Within the immediate area, there are no suitable alternatives for co-location of the wireless communication facilities on existing poles or towers. As previously noted, the school prefers a new monopalm to a fifth ballfield light pole co-location. A second option, co-location on 40'-50' high wooden SRP poles, is impractical because of the lack of leaseable ground space. An inventory of these verticalities provided by the applicant is among the attachments.

The applicant agrees to a condition that would limit the monopalm height to 50'. Also, the applicant will install two live palm trees adjacent to the monopalm in order to provide a more natural, "grove-like" appearance. The live palm trees will be of 25' and 30' heights at planting. The equipment will be completely screened from view by a CMU wall. Any displaced landscaping will be replaced. Illustrations of the proposed monopalm are attached.

The applicant has conveyed that permits will be applied for after receiving Use Permit approval and that the monopalm and facility will be installed shortly thereafter.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on September 19, 2007 at the subject site. No citizens attended.
- At the time of this writing, Staff is not aware of any opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 6 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of UP07-0061 BASHA HIGH/T-MOBILE 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.

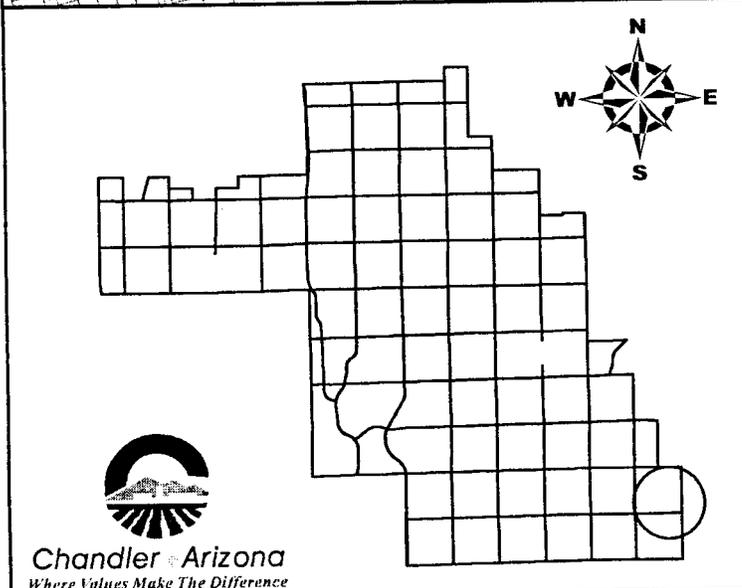
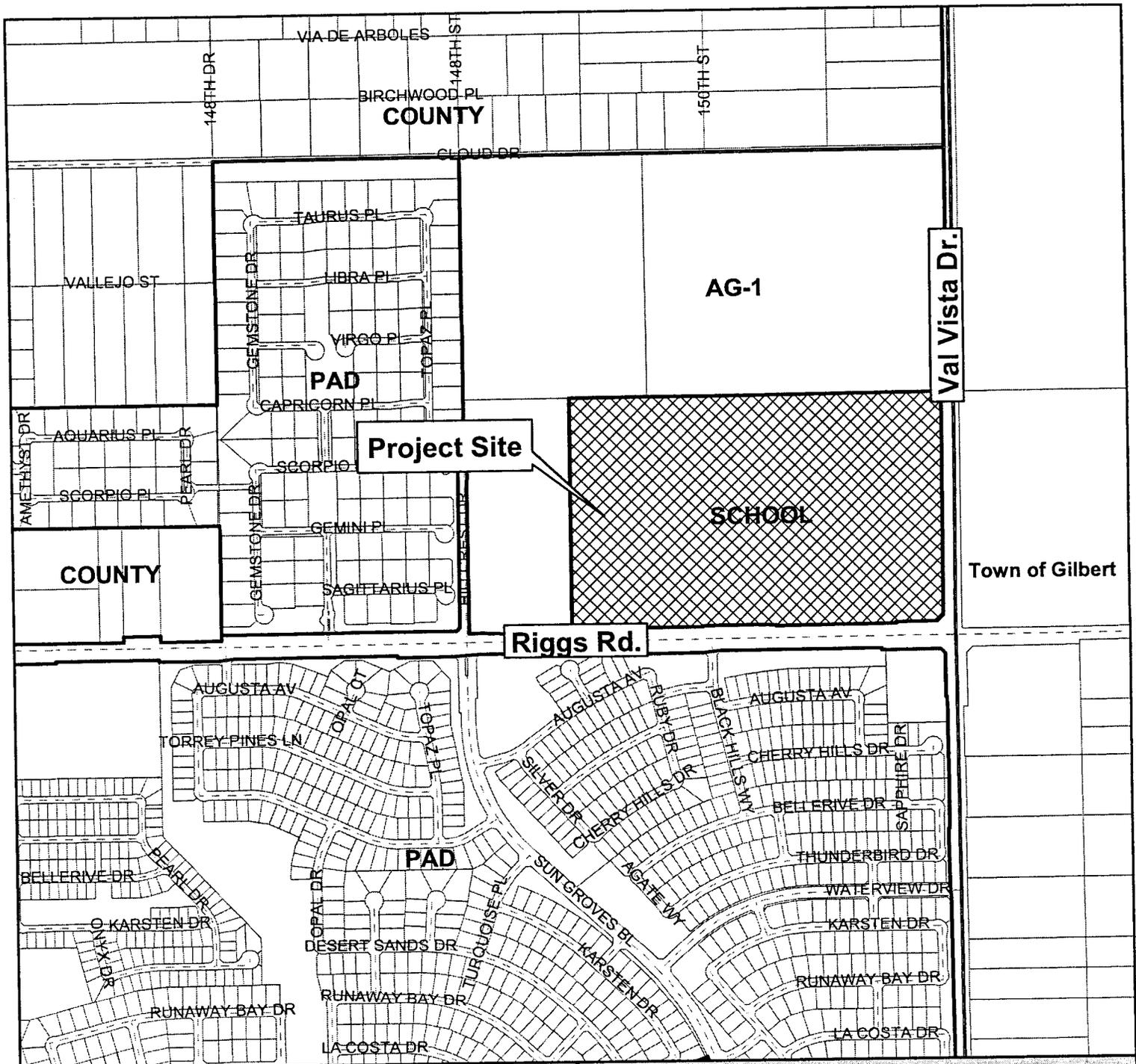
2. There shall be two live Date Palm trees installed and maintained adjacent to the monopalm. The trees shall be of 25' and 30' heights at the time of planting and shall match the monopalm's appearance.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
4. The monopalm shall be limited to 50' in height.

PROPOSED MOTION

Move to approve UP07-0061 BASHA HIGH/T-MOBILE Use Permit for a wireless communication facility on land zoned for a school, subject to the conditions recommended by Planning Commission and Staff.

Attachments

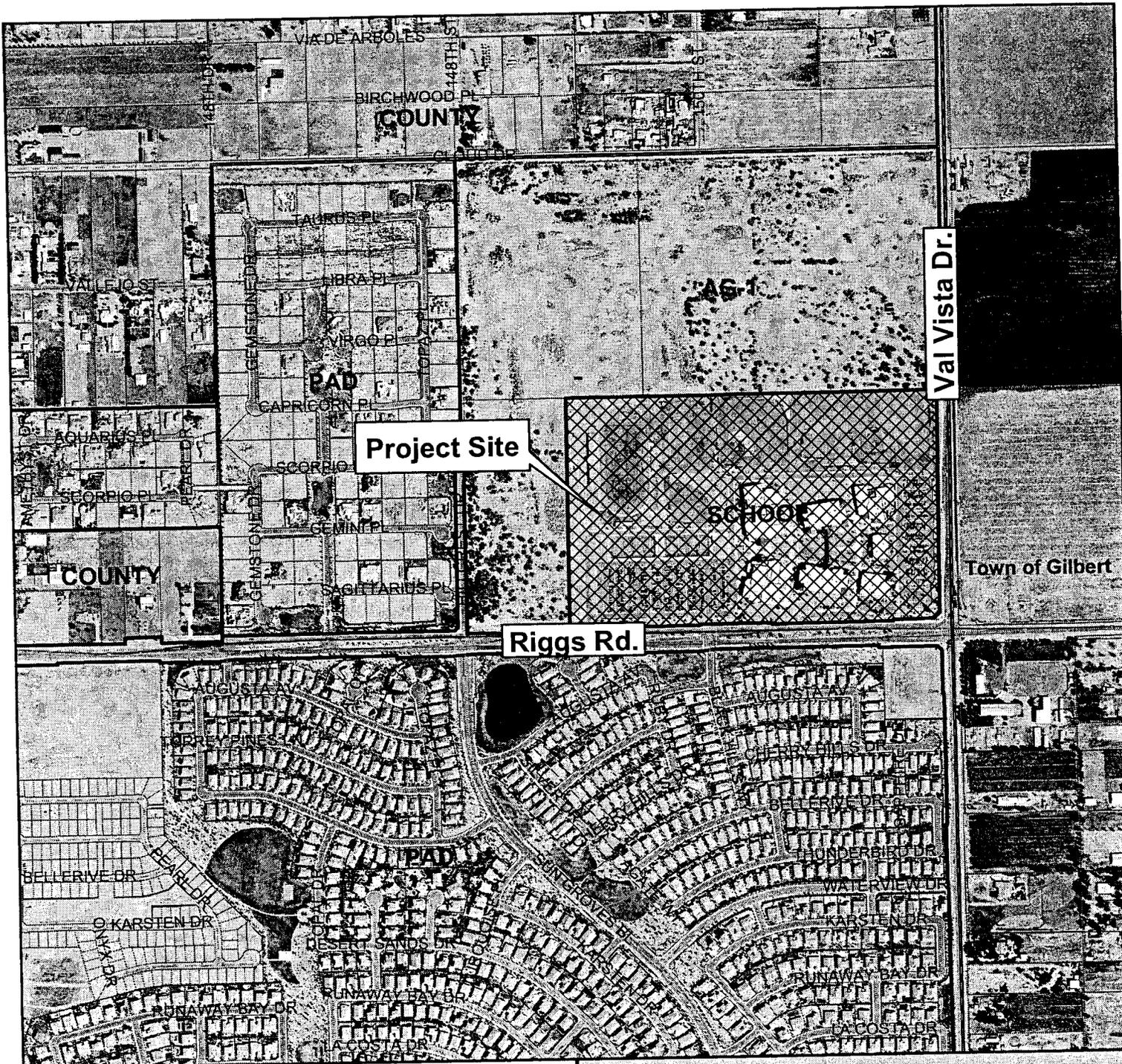
1. Vicinity Map
2. Site Plans
3. Elevations
4. Narrative
5. Inventory of Verticalities within one mile



UP07-0061

Basha High/T-Mobile Monopalm

CITY OF CHANDLER 7/5/2007



Project Site

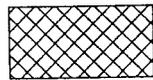
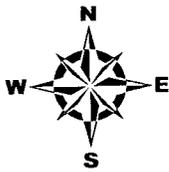
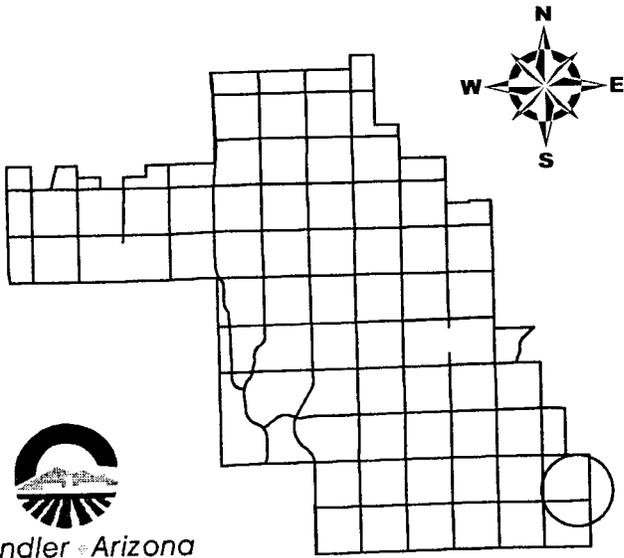
SCHOOL

Riggs Rd.

Val Vista Dr.

Town of Gilbert

Vicinity Map



UP07-0061

**Basha High/T-Mobile
Monopalm**



Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 7/5/2007

T-Mobile
 a Verizon Wireless brand

1851 W. BROADWAY DR. TULSA, OKLAHOMA 74103
 PHONE: (800) 944-5000 FAX: (800) 944-5000



Communication Services, Inc.
 215 Eastwood Plaza, Suite 100, Tulsa, OK 74103
 PHONE: (918) 438-6668 FAX: (918) 438-6668

NO.	DATE	DESCRIPTION	BY
1	06/01/07	PRELIMINARY 2D JRS	JRS
2	06/07/07	SUBMITTAL 2D JRS	JRS

PROJECT INFORMATION
PH30615A
BASHA
HIGH SCHOOL
 18228 E. RIGGS ROAD
 CHANDLER, AZ 85249

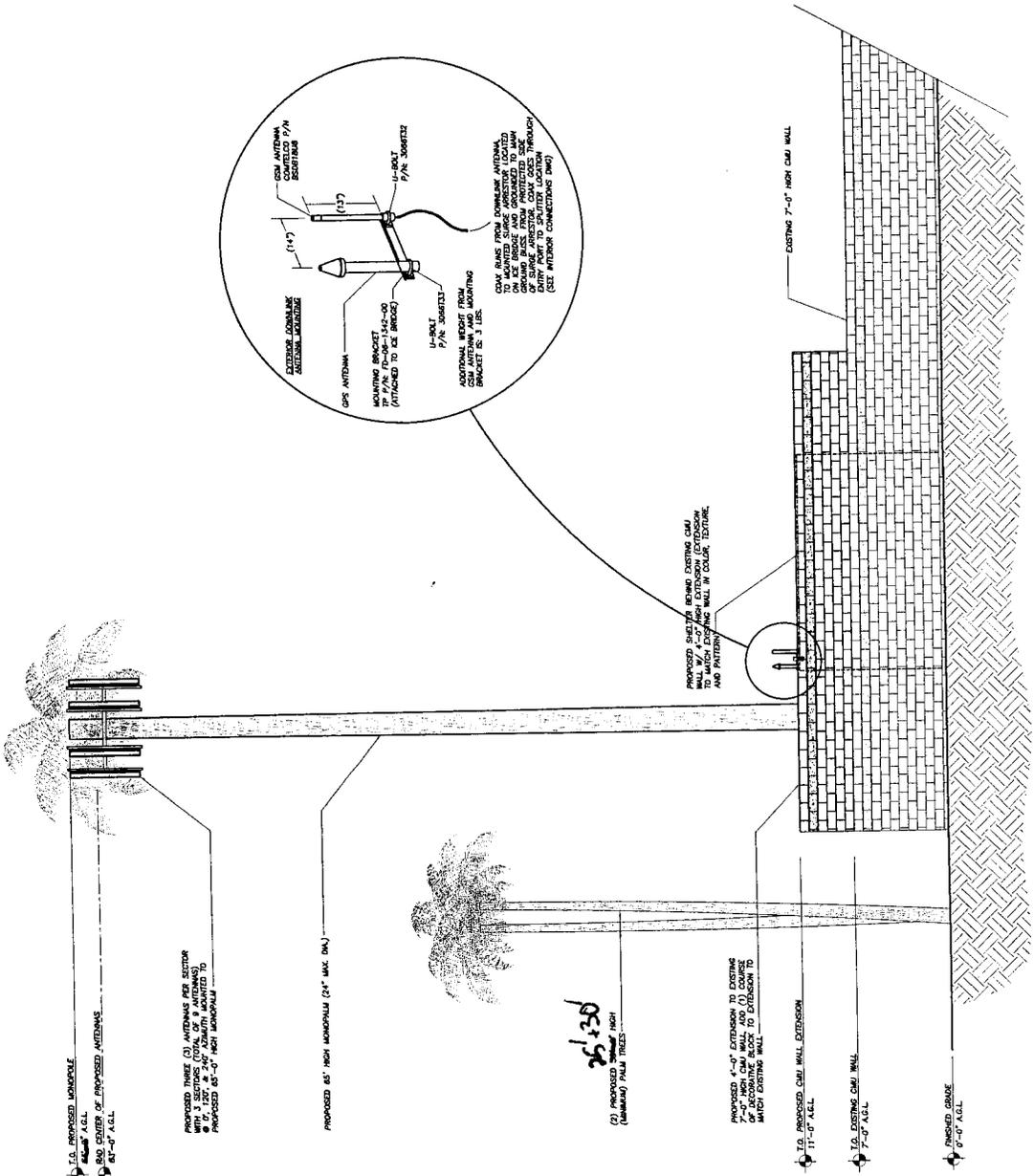
ELEVATION

Z-3

SHEET NUMBER



EAST ELEVATION



150
 1.5. PROPOSED MONOPOL
 65' HIGH
 24\"/>

PROPOSED THREE (3) ANTENNAS PER SECTOR
 WITH 3 SECTORS OF EACH MONOPOL
 PROPOSED 65'-0\"/>

PROPOSED 65' HIGH MONOPOL (24\"/>

25'±30'
 (2) PROPOSED TREES 25'±30'
 (MINIMUM) PALM TREES

PROPOSED 4'-0\"/>

1.0. PROPOSED CMU WALL EXTENSION
 11'-0\"/>

1.0. EXISTING CMU WALL
 7'-0\"/>

FINISHED GRADE
 0'-0\"/>

REQUEST FOR A USE PERMIT
T-Mobile Site Number PH30615
Basha High

Request: For a Use Permit for a Wireless Communication Facility

Purpose of Request

T-Mobile is currently providing wireless communication services throughout the Valley and across much of the U.S. and is in the process of expanding its coverage areas. In order to provide sufficient coverage in the area of Riggs and Val Vista in Chandler, T-Mobile is requesting approval of a new wireless communication facility (WCF) on the property. The location of the WCF in this area will provide residents, visitors, and businesses with high quality, reliable wireless communication for personal, business, and emergency uses.

Description of Proposal

The parcel 304-81-036 is property owned by Chandler Unified School District. The existing zoning for the parcel is AG-1.

Proposed Wireless Communications Facility

In order to obtain adequate coverage and signal strength, T-Mobile is proposing a ⁵⁰~~65~~-foot monopole. To blend in more with the existing and future environment, T-Mobile is proposing to disguise the pole as a palm tree. The palm will be located on the west side of the property in an existing, enclosed maintenance yard area. T-Mobile is will also be installing (2) ~~30~~-foot real palms to make the site more realistic since there are currently no palm trees or landscaping in place.

Specific Criteria

Nine (9) antennas will be placed on the new pole. The antennas will be located at the top of the pole and will be hidden from view by painting the antennas to match the palm fronds. The associated equipment cabinets will be installed inside the fenced maintenance facility and completely screened from view.

The proposed wireless communication facility will not require any water, wastewater, or solid waste services.

One vehicle will access the wireless communication facility approximately once or twice a month. This vehicle will use existing surface streets and access the site using the existing access and parking area.

This area in Chandler has been identified to work in conjunction with several other sites in the Chandler area to allow T-Mobile's network to work properly for its customers who live, work and travel throughout the area. Unfortunately, there are no available ball field lights on the property for a collocation opportunity and there are no other viable candidates that fit T-Mobile's criteria, therefore, the location on the subject property has been chosen. Thank you for your time and attention.

Please address any questions or comments to:

Danielle Waechter
Reliant Land Services
602-405-6750 mobile
Danielle.waechter@rlsusa.com



3234 South Fair Lane
Tempe, AZ 85282
FAX 602.889.1291

September 5, 2007

City of Chandler
215 East Buffalo St.
Chandler, AZ 85225
RE: UP07-0061 Basha High Monopalm

Bill,

Below are the comments regarding vertical structures 50-feet or higher within a mile radius from the Basha High proposed site.

- Ball field light 1- approximately 100-feet with a Verizon attachment
- Ball field light 2- approximately 100-feet with a Sprint attachment
- Ball field light 3- approximately 100-feet with a Cingular attachment
- Ball field light 4- approximately 100-feet with an Alltel attachment
- SRP wooden power poles approximately 40-50-feet in height with no available right of way space for equipment

Earlier this year, I represented T-Mobile and obtained a building permit to locate their antennas on the last available ball field light. Thousands of dollars had been spent on the design of the site alone. Unfortunately while an agreement was in process between the Chandler School District and T-Mobile, Sprint approached the school for a site as well. The school signed an agreement with Sprint leaving T-Mobile with no where to go. Since the school realized the mix-up they agreed to allow us to locate a facility somewhere else on their property, hence the proposed location.

Please address any questions or comments to:

Danielle Waechter
Reliant Land Services
602-405-6750 mobile