

# 96  
DEC 13 2007



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Planning and Development – CC Memo No. 07-222c**

**DATE:** NOVEMBER 14, 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:** BILL DERMODY, CITY PLANNER

**SUBJECT:** UP07-0064 SAN TAN JUNIOR HIGH/T-MOBILE

**Request:** Use Permit approval for a wireless communications facility on land zoned for a school

**Location:** San Tan Junior High School, 1550 E. Chandler Heights Road, approximately 1,600 feet west of Cooper Road

**Applicant:** T-Mobile, Rulon Anderson

**Owner:** Chandler Unified School District 80

**PLANNING COMMISSION RECOMMENDATION**

Planning Commission, finding inconsistency with the General Plan, recommends denial.

**STAFF RECOMMENDATION**

Staff, finding consistency with the General Plan, recommends approval subject to conditions.

**BACKGROUND**

The application requests a new monopalm wireless cell tower located between athletic fields at San Tan Junior High School. Staff recommends a condition that would limit the monopalm to 60' in height—the applicant agrees with the additional condition. 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 San Tan Junior High School campus, includes several classroom buildings and athletic fields and is located between Cooper and McQueen Roads on the north side of Chandler Heights Road. The campus is surrounded by a combination of single family homes and parks/open space. It is bordered on the northwest by a park and on the southwest by a 3-acre parcel used for horse grazing. Across Chandler Heights Road to the south are large-lot single family parcels in unincorporated Maricopa County. The entire eastern boundary of the school site and parts of the northern and western boundaries are bordered by single-family residential subdivisions.

Within 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 three verticalities of a height equal to or greater than the proposed monopalm within one mile. The applicant has analyzed these three co-location possibilities and found them implausible. One option is located too far away to provide coverage to the target area. Another option is located too close to an existing T-Mobile antenna. A third option, co-location on SRP 69 KV power poles is impractical because of the lack of leaseable ground space. The applicant also pursued a light pole replacement or monopalm in the park located north of the school, however the City Parks Department opposes such a facility at that location. An inventory of these verticalities provided by the applicant is among the attachments.

The 60' tall monopalm and associated mechanical equipment will occupy two areas totaling 744 square feet located between the running track and one of the baseball diamonds, close to the middle of the school campus. The nearest house is located approximately 290 feet east of the proposed equipment area. 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.

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.

### **DISCUSSION**

Staff finds the proposed location to be appropriate for a wireless facility in the form of a monopalm in conjunction with live palm trees. The monopalm and associated equipment will be located well over 200 feet from residential properties in an area where light poles and other verticalities of similar heights could be placed by-right and would be expected in this schoolyard setting. The location presents no significant negative impact on the surrounding properties.

Usually, Staff might recommend that the monopalm height be limited to 50' in order to more realistically replicate a typical Date Palm tree height and to fit in better with the two live palm trees of shorter heights. However, in this case the applicant has represented that the requested 60' monopalm height would eliminate the need for two other wireless facilities to provide adequate coverage in the area (just as the previously requested 65' height would have). Staff supports the 60' height because of the alleviation of need to add additional facilities in the area and because of the monopalm's location where such height would be reasonably expected.

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 August 8, 2007 at the San Tan Junior High theater. Four families attended to express concern over the previously proposed ballfield light pole design at this location. When informed that the design was changed to a monopalm and that no ballfield lights would be installed as part of this project, the neighbors expressed support.
- At the time of this writing, Staff has received approximately six phone calls and a letter in opposition. A neighbor to the east opposes the request because she believes wireless facilities should be in commercial or industrial areas. Another neighbor objects to the height of the facility with few structures of similar height in the area. Other neighbors also raise health concerns related to radiation. Both Planning Commission hearings featured several neighbors speaking in opposition with similar concerns.

**PLANNING COMMISSION VOTE REPORT**

Motion to deny.

In Favor: 5    Opposed: 2 (Flanders, Creedon)

The item was heard before Planning Commission on two occasions. In total, six neighbors spoke in opposition to the Use Permit, citing the lack of similar height in the area, the aesthetics, health concerns, lack of proof provided by the applicant that the facility could not be located elsewhere, and the lack of need for improved cell phone service in the area.

Planning Commission cited the following reasons for recommending denial:

- A commercial facility is not appropriate on educational land
- The applicant has not tried hard enough to find a more suitable location

At the previous Planning Commission hearing, Commissioners had also stated the following additional reasons for recommending denial:

- There is no comparable structure height anywhere nearby
- The monopalm is too close to residential properties and this site is too tight to allow the flexibility to move it elsewhere on the site

**PLANNING COMMISSION RECOMMENDED ACTION**

Planning Commission, upon finding inconsistency with the General Plan, recommends denial of UP07-0064 SAN TAN JUNIOR HIGH/T-MOBILE.

**STAFF RECOMMENDED ACTION**

Staff, upon finding consistency with the General Plan, recommends approval of UP07-0064 SAN TAN JUNIOR 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, shall be irrigated, 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 60' in height.

**PLANNING COMMISSION PROPOSED MOTION**

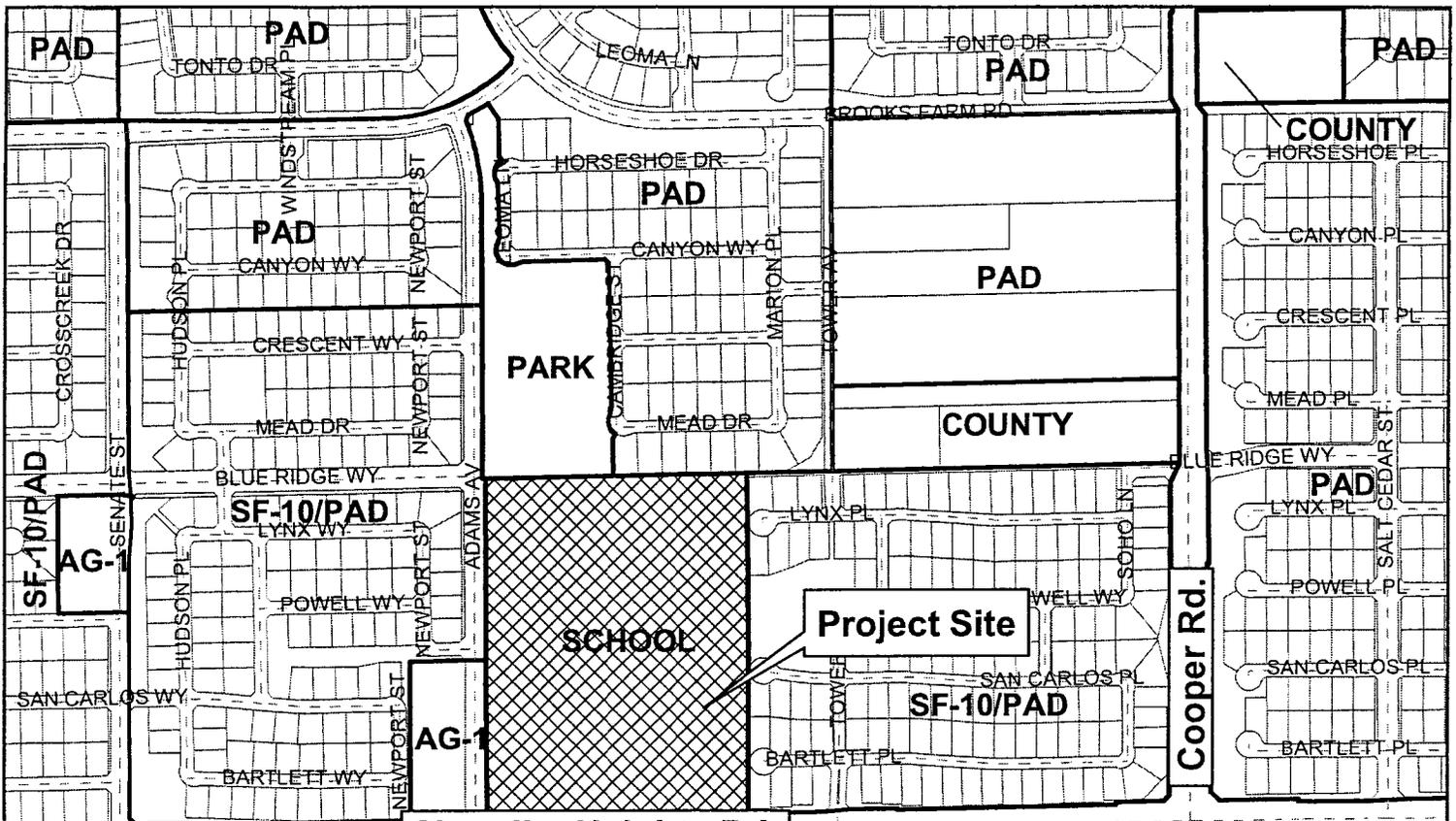
Move to deny UP07-0064 SAN TAN JUNIOR HIGH/T-MOBILE Use Permit for a wireless communication facility on land zoned for a school, as recommended by Planning Commission.

**STAFF PROPOSED MOTION**

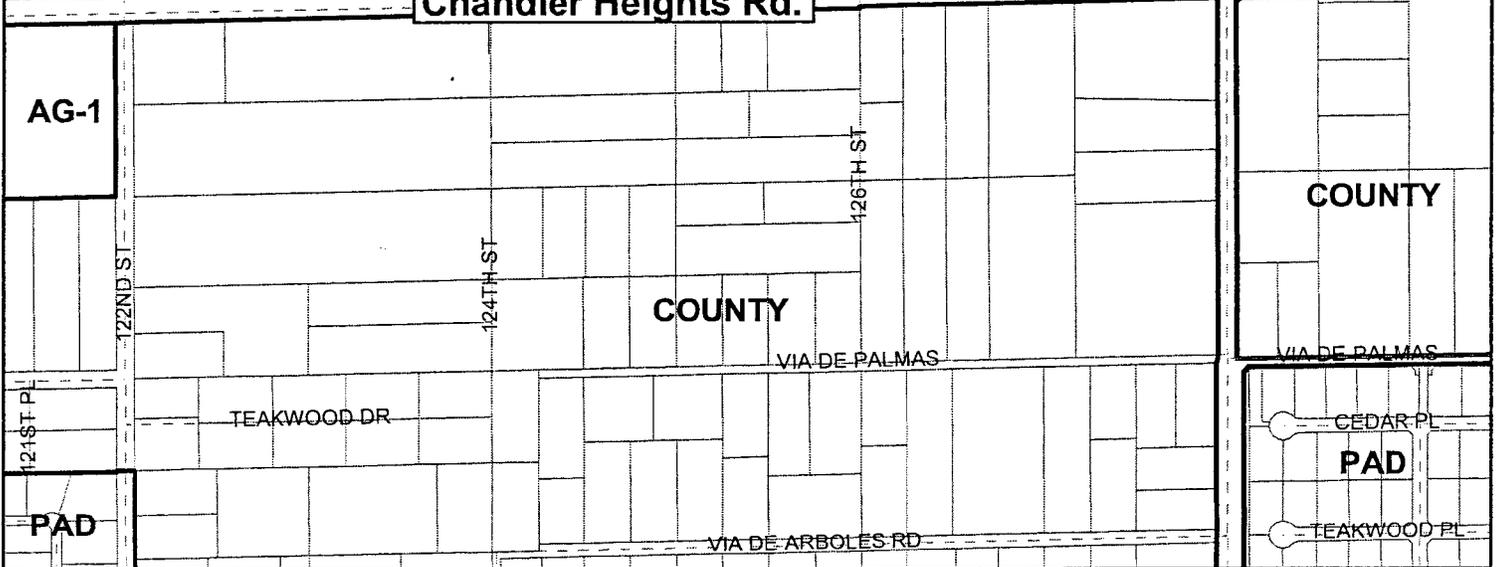
Move to approve UP07-0064 SAN TAN JUNIOR HIGH/T-MOBILE Use Permit for a wireless communication facility on land zoned for a school, subject to the conditions recommended by Staff.

**Attachments**

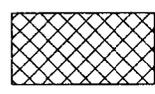
1. Vicinity Map
2. Site Plan and Elevations
3. Justification for 65' Height (now 60' height)
4. Inventory of Verticalities within one mile
5. Inventory Map
6. Letter and Petition of Opposition



**Chandler Heights Rd.**

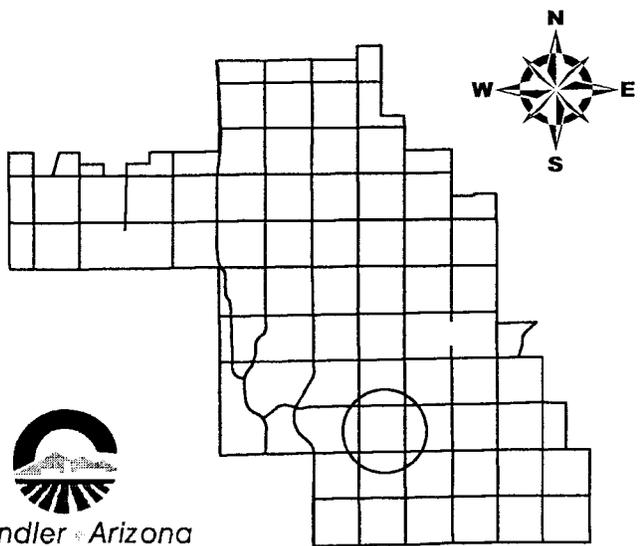


## Vicinity Map



**UP07-0064**

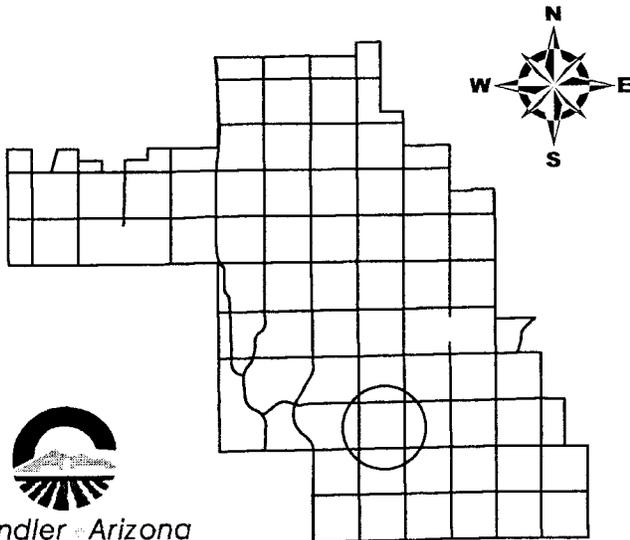
**San Tan Junior High School/T-Mobile**



**Chandler Arizona**  
Where Values Make The Difference



## Vicinity Map



UP07-0064

San Tan Junior  
High School/T-Mobile



Chandler - Arizona  
Where Values Make The Difference

CITY OF CHANDLER 7/6/2007



NO.	DATE	DESCRIPTION	BY
1	08/13/07	PRELIMINARY	SON
2	08/27/07	SUBMITTAL	SPE
3	08/16/07	OWNER CHANGES	SON
4	08/22/07	CHANGES	SON

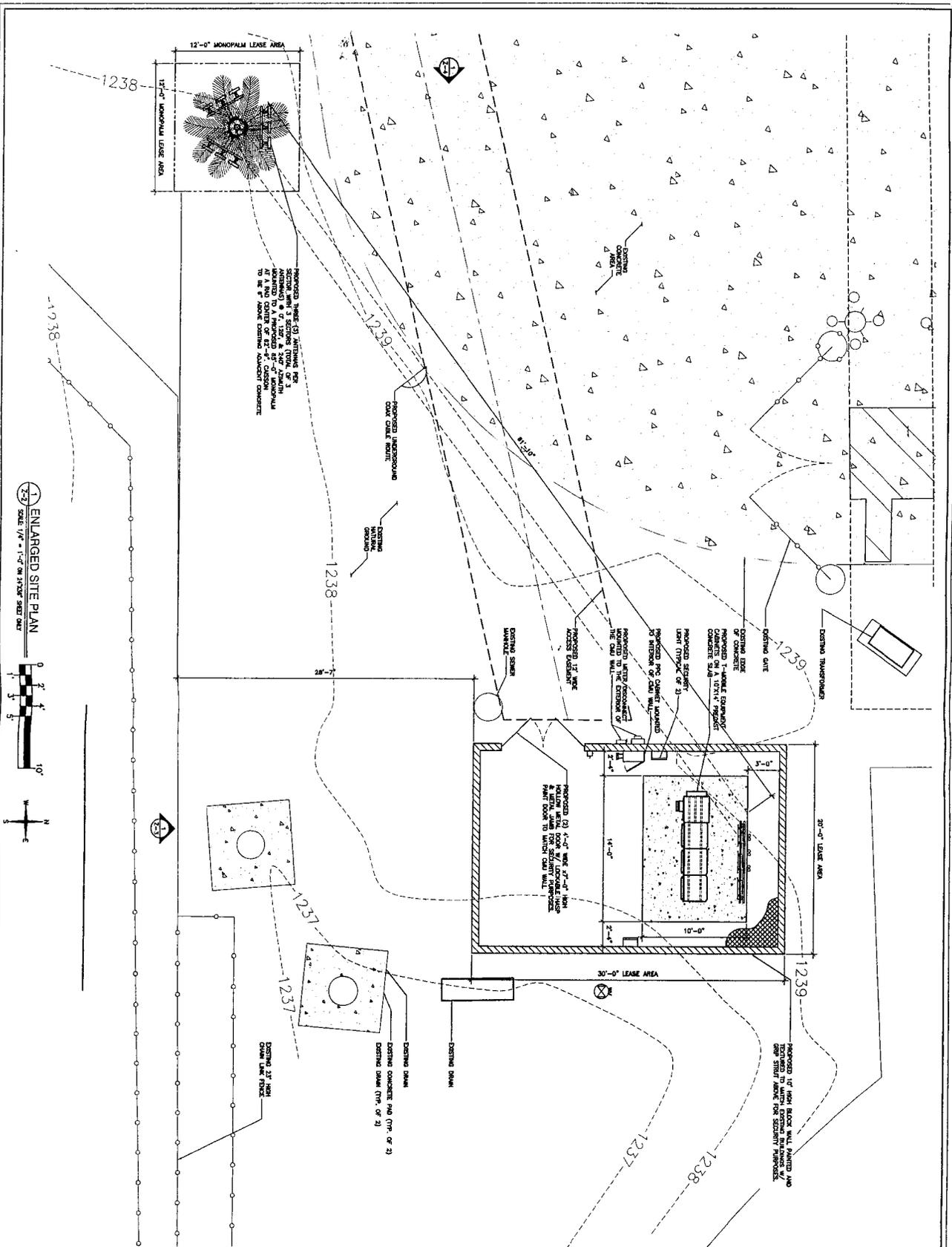
PROJECT INFORMATION -  
 02-130-03

**PH30541G**  
 DISTING  
 SAN TAN J.H.

1450 E. CHANDLER HIGHWAYS RD  
 CHANDLER, ARIZONA 85224

SHEET TITLE  
**ENLARGED SITE,  
 DIMENSION PLAN AND  
 ANTENNA PLAN**

SHEET NUMBER  
**Z-2**



**ENLARGED SITE PLAN**  
 SCALE: 1/8" = 1'-0" ON 33" X 42" SHEET ONLY



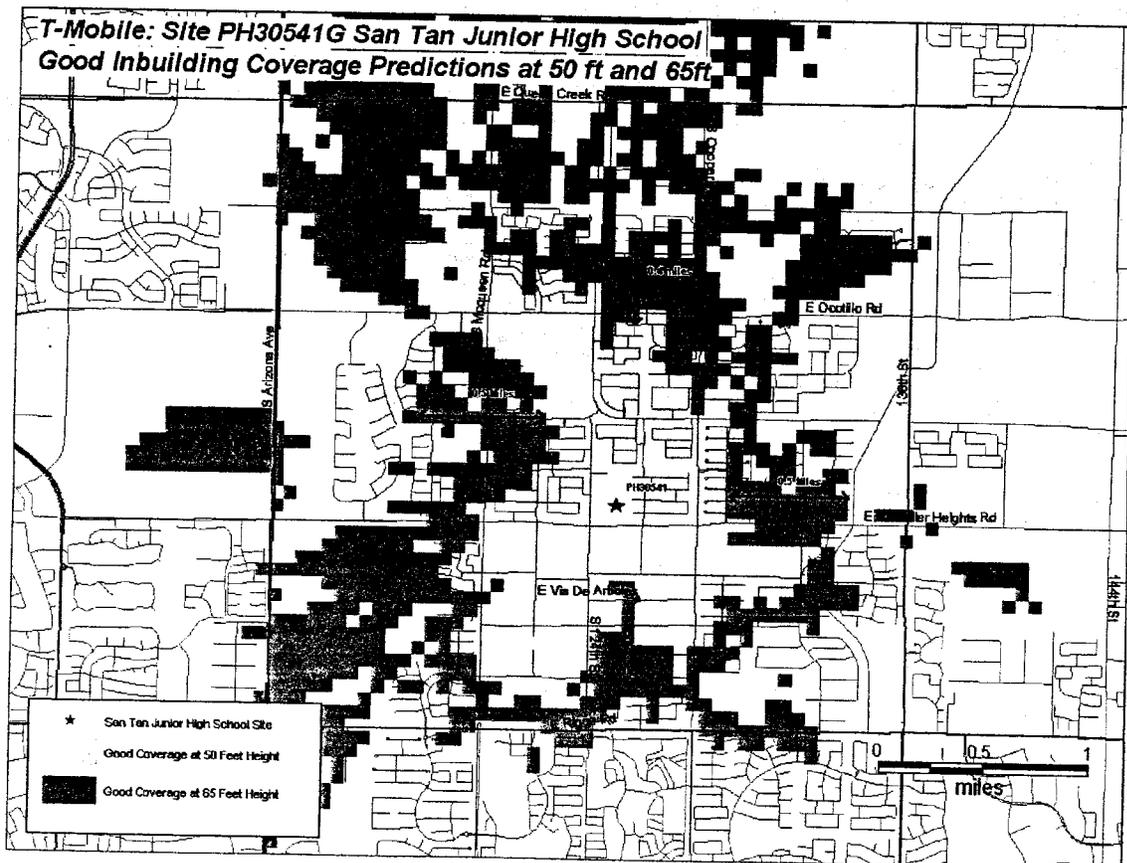




## PH30541G San Tan Junior High School Site Vertical Height Justification

T-Mobile uses a propagation prediction tool to accurately simulate coverage for existing and future sites. This tool is essential to the planning and growth of the wireless network. It takes into account various factors of which some are clutter losses, antennas, cable losses, transmit power, tower heights, and other variables to accurately predict RF propagation.

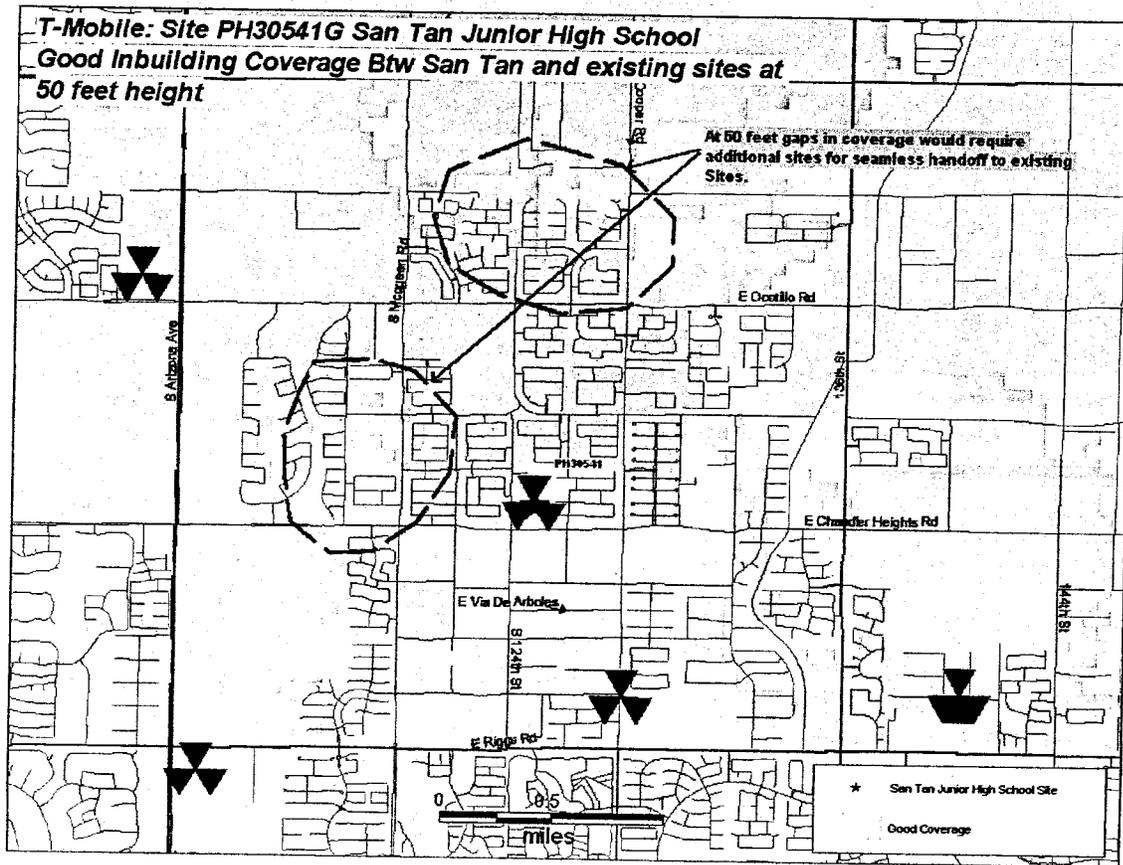
Propagation predictions were performed for PH30541G (San Tan Junior High School) at two different heights, at 65 feet and 50 feet. As seen by the plot 1 at 65 feet, coverage extends more by about ½ mile in some areas as apposed to the coverage at 50 feet. This is especially crucial to the north of the site where cell density is low and in-building coverage in the residential areas along Ocotillo, Cooper and Mcqueen Roads is weak.



Plot 1.

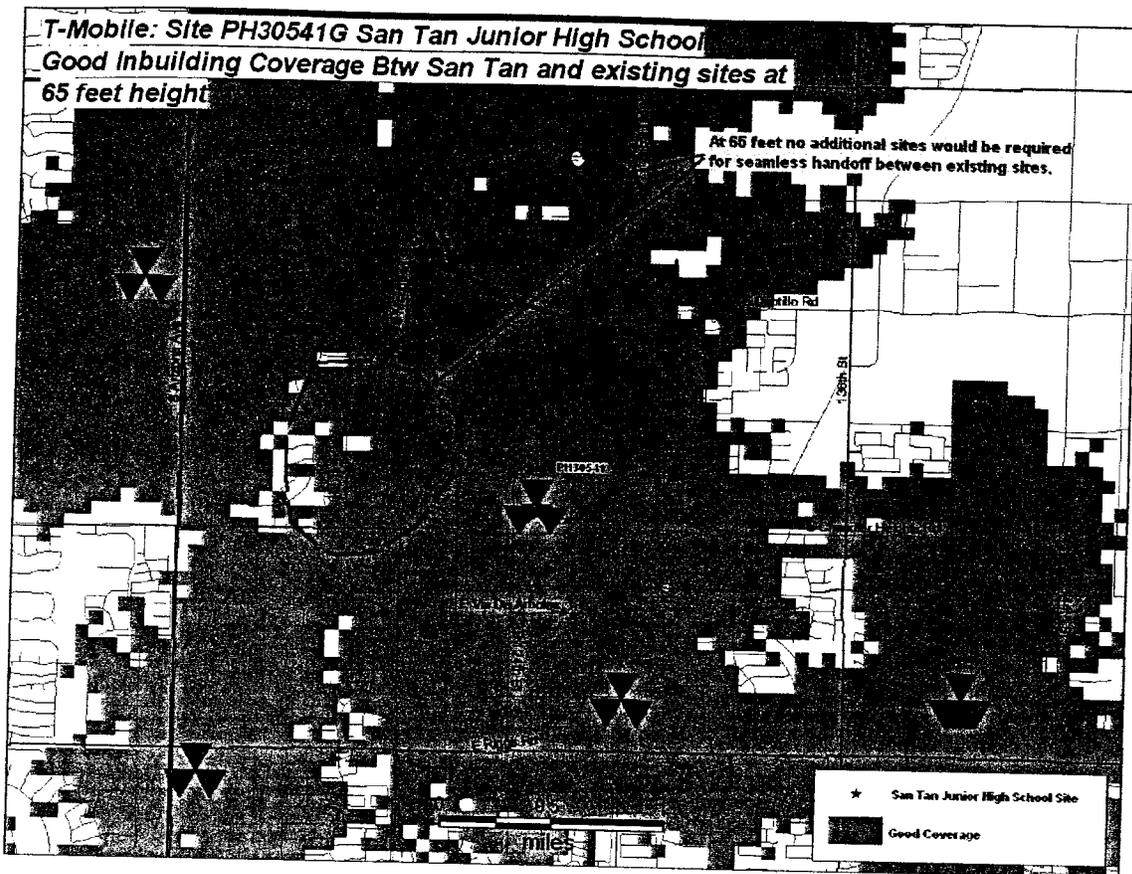
Plots 2 and 3 show PH30541G's interaction with the existing network at two different heights, 50 and 65 feet.

As seen by plot 2, at 50 feet two significant gaps in coverage exists in the neighborhoods along McQueen and Chandler Heights roads and Cooper and Ocotillo roads. To provide seamless good coverage, T-Mobile would need to build new sites in these neighborhoods.



Plot 2.

Plot 3 indicates that at 65 feet there is dramatic improvement in coverage providing for seamless handoff to existing sites in the above mentioned neighborhoods eliminating the need for new sites to fill in coverage gaps.



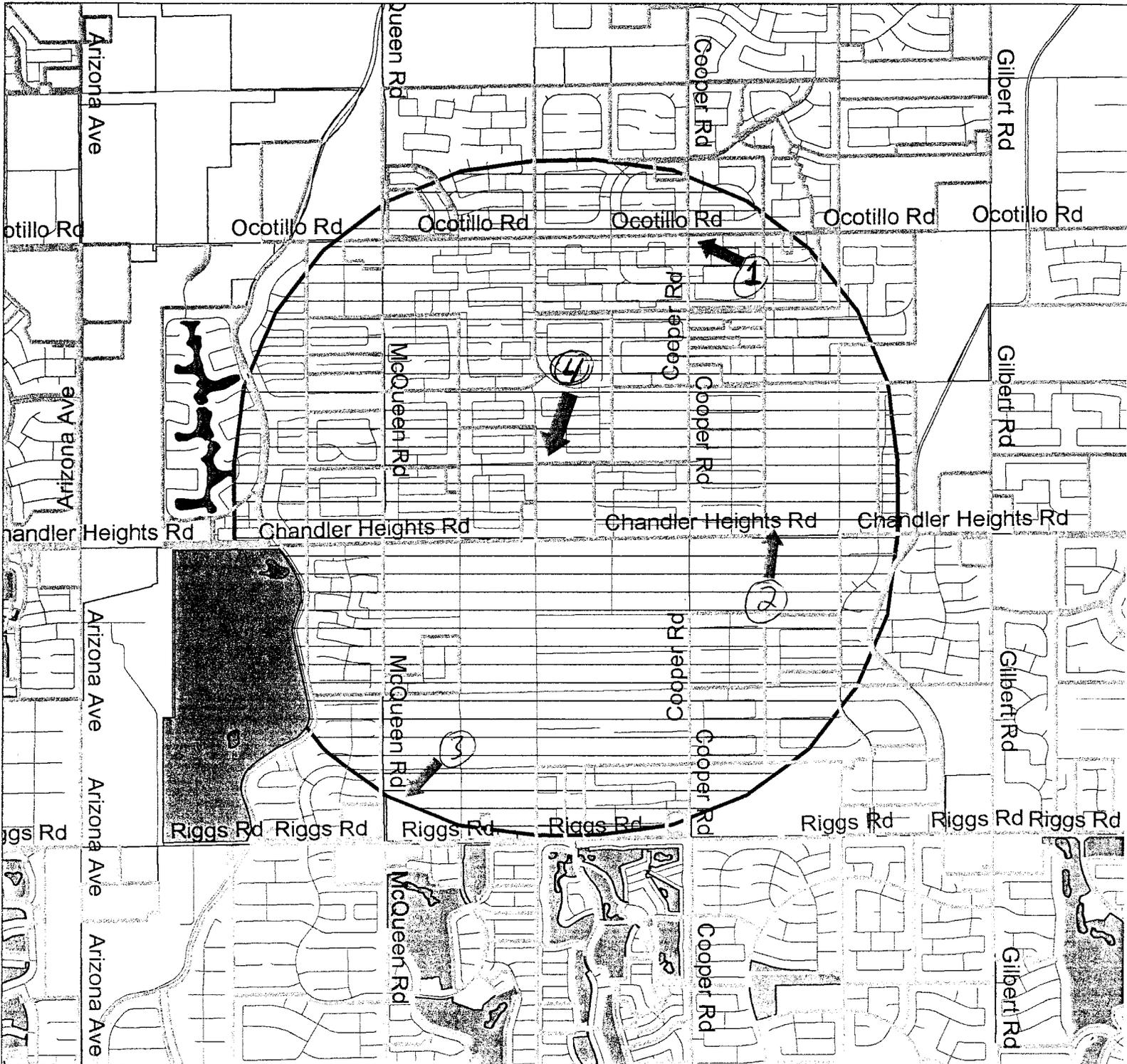
Plot 3.

It is essential that we get at least 65 feet in height at San Tan Junior High School provide ubiquitous coverage to the surrounding neighborhoods. Especially to the north and east of the site where coverage is weak and cell density is low it is important that we have the recommended height to eliminate the need for additional sites.

## 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) 65' monopole at 130<sup>th</sup> St. and Chandler Heights Rd. This pole is unco-locatable for T-Mobile based on its location. This location is too far East of T-Mobile's desired coverage area. The coverage would encroach upon the existing antennas located at San Carlos Sub-station and would disrupt future coverage designs.
- 3) 65' monopole pole located north of Riggs Rd. on McQueen Rd. This monopole is unco-locatable because of its location. The coverage would encroach upon the existing antennas located at Stewart Electric (11237 E. Riggs Rd.) and would disrupt future coverage designs.
- 4) City of Chandler Park, Symphony II Park, located at: 4675 S. Adams Ave. is not a viable candidate. After contacting Margaret Coulter with the City of Chandler parks department, she informed T-Mobile that she had contacted the Parks Superintendent and he declined the request for co-location at that park.

# County Parcels



TO: Bill Dermody, City Planner,  
Phone 480 782 3056  
City of Chandler AZ.

19<sup>th</sup>. Septembe,2007

From: Dianne Knox & William Knox  
1676 E. Bartlett Pl  
Chandler AZ. 85249  
480 883 1994  
Home owner next to San Tan Junior High

Subject: "T" Mobile Cell Tower

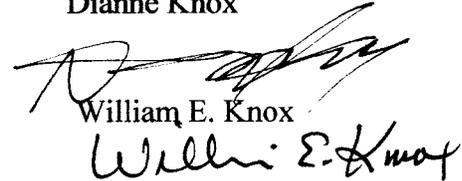
Dear,

City Council and Planning Department we DO NOT support the construction of a wireless communication tower for "T" mobile on the San Tan Junior High School Grounds. We feel that this put the students at risk.

Comments have been made that they are unable to put it in areas where animals are because of the Micro-Wave danger.

Our kids are the major importance and because the School District sees some extra funding for the towers but missing the health of our students.

Dianne Knox



William E. Knox  
William E. Knox

IF YOU ARE AGAINST THE CONSTRUCTION OF THE T-MOBILE 65 FOOT MONOPALM WIRELESS COMMUNICATION FACILITY ON THE SAN TAN JUNIOR HIGH SCHOOL PROPERTY, PLEASE SIGN THIS PETITION.

NAME	ADDRESS	PHONE	E-MAIL	COMMENTS
Shanna Andersen	1669 E Lynx Pl	802-2558	shannaandersen@yahoo.com	Shanna Andersen
Blender Jones	4275 S. Crosscreek	940-0191	jonesfamily4@cox.net	W Jones
Erin Lane Jones	1525 E. Aloe	1047-9900	clw222@earthlink.net	can you
Sara Williams	1943 E Zion	899-3193	saramwilliams@earthlink.net	Sara Williams
Erin Smith	1851 E. Powell Way	895-8281	bywater_2000@yahoo.com	Erin Smith
<del>Erin Smith</del>	1735 E. Parkfield	634-5225	erinsmith21@cox.net	<del>Erin Smith</del>
<del>Erin Smith</del>	1929 E. Lynx	695-8856	narduccifamily@cox.net	<del>Erin Smith</del>
Carol Call	4603 S. Cleander	893-0683	cicall@cox.net	Carol Call
Wendy Castle	4880 S. Shady Ct	883-8751	wcastle@yahoo.com	Wendy Castle
Don Bergenfay	4455 S. Melody Ln	659-0749	donbergenfay@cox.net	Don Bergenfay
Alissa Romo	917 E. Bethany Ln	230-309	alissaromo@cox.net	Alissa Romo
Karen M. Canty	9448 S. Georgia	726-7630	CKTAC@cox.net	Karen M. Canty

IF YOU ARE AGAINST THE CONSTRUCTION OF THE T-MOBILE 65 FOOT MONOPALM WIRELESS COMMUNICATION FACILITY ON THE SAN TAN JUNIOR HIGH SCHOOL PROPERTY, PLEASE SIGN THIS PETITION.

NAME	ADDRESS	PHONE	E-MAIL	SIGNATURE
ROBERTA LEE JAMES	1811 E SAN CARLOS	480 917-1339	teresa.lwest@msn.com	Robert James
Jami Schmidt	491 S. Sibley	480-800-7049	mika85@msn.com	Jami Schmidt
Kellie Dinkson	1893 E Starbuck	480 214-0423	TDinkson@cox.net	Kellie Dinkson
GREGORY SWANSON	10524 E SANDVICKS	480 845-2240	SWANSONG@AOL.COM	GREGORY SWANSON
Mrs Gregory	1933 E. San Carlos	802-3715	KGregory@Dail.com	Mrs Gregory
Terie Dawn	1953 E San Carlos	480 813-9082	jdawn17@cox.net	Terie Dawn
KRISTY BROWN	1067 E BARTLETT	8831692		Kristy Brown
David Morales			dmorales@cox.net	David Morales

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NAME	ADDRESS	PHONE	E-MAIL	COMMENTS
Kerwin's Canyon Mewey	4731 S. Newport St Chandler AZ 85249	480-275-8970	kerwinmewey@cox.net	
John & Katherine Fugate	2204 E. Bantlett Pl. Chandler AZ 85249	480 800 5753	john.fugate@hohmail.com	
Melanie Metzler	4832 S. WINDSTATION RD CHANDLER AZ 85249	(480) 895-6263	myw40@cox.net	
Anthony & Tracy Burgess	1412 E. Mead Dr Chandler, AZ 85249	(480) 895-6067	aburgas3@cox.net	
Michelle Bell	1473 E Mead Dr Chandler, AZ 85249	(480) 895-5984	michellebell17@msn.com	
Karen Jensen		480-967-1504		
Melanie Housath	1818 E. Powell way Chandler 475549	480-883-3872	mhouseath@aol.com	
Sheila Simpson	1070 E. Kaleb Pl Chandler, AZ 85249	480-1604-0966	SMSimpson@cox.net	
PAULA TRAVENET	1249 E. YUKON BLVD CHANDLER AZ 85249	480-883-2006	PAULA.TRAVENET@cox.net	
Rudolf Jacobs	1769 E. Lynde Rd	480-802-8713	RPA21@cox.net	
Elizabeth P. Jacobs	1769 E. Lynde Pl	480-802-9748	ERJacobs@cox.net	
Tony Sanders	1752 E. Powell Drive Chandler, AZ 85249	(480) 827-9856		

IF YOU ARE AGAINST THE CONSTRUCTION OF THE T-MOBILE 65 FOOT MONOPALM WIRELESS COMMUNICATION FACILITY ON THE SAN TAN JUNIOR HIGH SCHOOL PROPERTY, PLEASE SIGN THIS PETITION.

NAME	ADDRESS	PHONE	E-MAIL	SIGNATURE
Carrie Stewart	1751 E. Kinnelway	250-8881	carriestewart@yahoo.com	Carrie Stewart
Shanna Mason	1022 E. Lynx Way	895-9097	jemason@cox.net	Shanna Mason
SCOTT HEDGES	1040 E. Parcell Way	(480) 782-4252	PO BOX 5141132402 LAS VEGAS NV	Scott Hedges
Kate Fleck	2221 E. Prescott Pl.	480-802-4558	katefleck@hotmail.com	Katherine Fleck
Ronnie Ferrer	1030 E. Luccombe Dr.	480-785-7347	ronnieferrer@earthlink.net	Ronnie Ferrer
Dawn Tailon	3030 E. Horseshoe Dr.	480-634-6783	Dsettlacht@cox.net	Dawn Tailon
TERNHANBY	2533 S. RIVINGTON DR	480-237-6508	TERNHANBY@GMAIL.COM	Tern Hanby
Shirley Gracida	4537 S. Mariposa	480-821-8081	shirleygracida@gmail.com	Shirley Gracida
Jennifer Volk	2520 E. Coronado Dr.	480-726-0575	jvolk30@cox.net	Jennifer Volk
Eloise Schwartzkopf	1778 E. Cocoma	602-541-7500	eschwarzkopf@yahoo.com	Elaine Schwartzkopf
LAURIE VALLMATH	1312 E. RIVINGTON DR	480-883-0807	laurievallmath@cox.net	Laurie Vallmath
April Horned	1050 E. Kardala	480-706-4124	ahorned@cox.net	April Horned



