

# 30  
MAR 13 2008

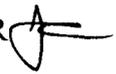


**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**                      **Planning and Development – CC Memo No. 08-048**

**DATE:**            FEBRUARY 21, 2008

**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, SENIOR CITY PLANNER 

**SUBJECT:**        UP07-0115 CHANDLER DOBSON MONOPALM

**Request:**            Use Permit approval for a wireless communications facility on land planned for an office/hotel/retail development

**Location:**            Southwest corner of Chandler Boulevard and Dobson Road

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

**Owner:**                Armstrong Chandler Dobson LLC

**Zoning:**                Planned Area Development (PAD)

**RECOMMENDATION**

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

**BACKGROUND**

The application requests a new 65' monopalm wireless cell tower to be located in the rear portion of a vacant industrial property that is planned and zoned for the mixed use Portico Place office/hotel/retail development at the southwest corner of Chandler Boulevard and Dobson Road. Construction of the planned development has not yet commenced. A monopalm is a wireless communication facility disguised 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. A recommended condition would limit the monopalm to 50' in height.

The Portico Place development, which is surrounded by industrial uses, includes a pharmacy at the immediate intersection corner, retail shops along Chandler Boulevard, two-story offices farther west along Chandler Boulevard, and a hotel set back from both streets and adjacent to the pharmacy. The monopalm and associated mechanical equipment will occupy 784 square feet in the southwestern corner of the site adjacent to office parking. Planning Commission and Staff recommend a condition that would require two live palm trees to be planted adjacent to the monopalm in order to provide a more natural, "grove-like" appearance. Illustrations of the proposed monopalm are attached.

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 nine verticalities of a height similar to or greater than the proposed monopalm within one mile. The applicant has analyzed these nine co-location possibilities and found them implausible for several reasons: no space provided by the landlord, too close to other T-Mobile towers, or located outside of the needed coverage area. An inventory of these verticalities provided by the applicant is among the attachments.

The applicant has also investigated placing the wireless facility on the adjacent industrial properties to the west and south where it would be allowed without a Use Permit. The property to the west is not able to accommodate a wireless facility at this time because they have not finalized expansion plans and cannot commit to providing space until approximately 2010. The property to the south has no extra space to provide for a wireless facility due to high parking need.

### **DISCUSSION**

Planning Commission and Staff find 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 approximately 700 feet from residential properties in a commercial setting that is surrounded by industrial properties. The location presents no significant negative impact on the surrounding properties.

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 January 31, 2008 at the Downtown Chandler Community Center. 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: 5    Opposed: 0    Absent: 2 (Gulsvig, Kelley)

Planning Commission added Conditions Nos. 4 and 5 to limit the monopalm's height and ensure that the screen wall material matches that of the impending Portico Place development's property line screen walls.

**RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of UP07-0115 CHANDLER DOBSON MONOPALM subject to the following conditions:

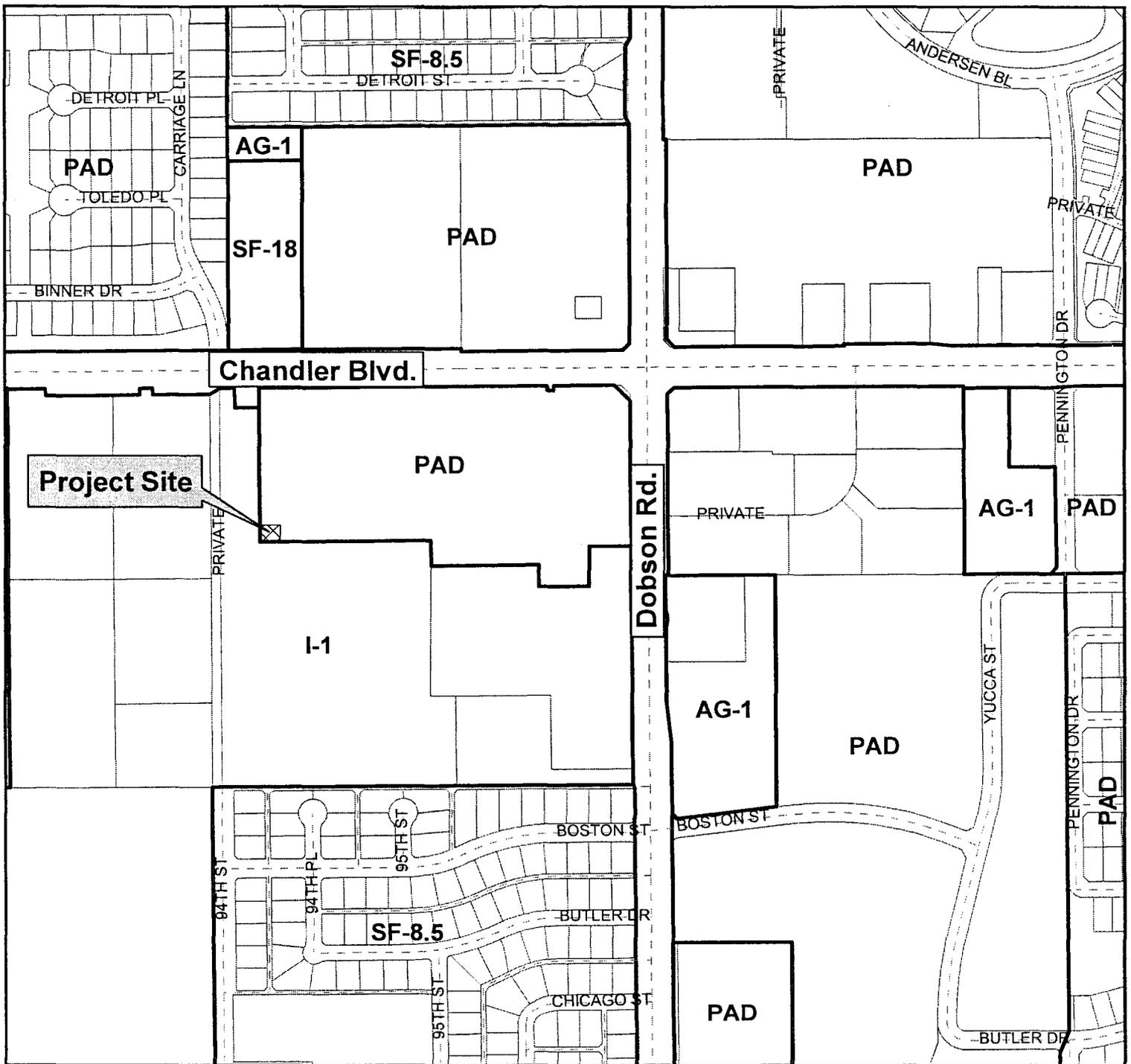
1. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.
2. There shall be two live Date Palm trees installed and maintained adjacent to the monopalm. The trees shall be of 25' and 30' heights at the time of planting 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 maximum height of the monopalm shall be 50'.
5. The applicant shall work with staff to provide screen wall material consistent with the adjacent development's screen wall.

**PROPOSED MOTION**

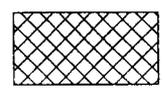
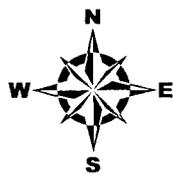
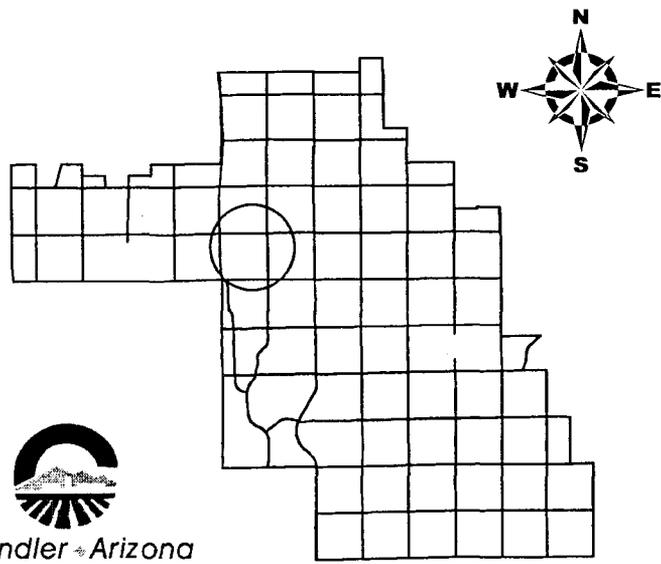
Move to approve UP07-0115 CHANDLER DOBSON MONOPALM Use Permit for a wireless communication facility, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

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



## Vicinity Map



UP07-0115

**Chandler Dobson Monopalm**

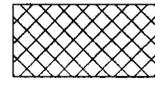
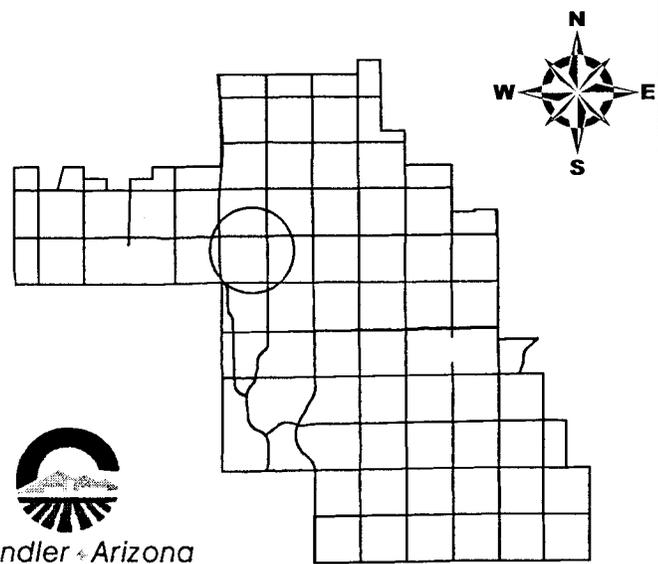


**Chandler Blvd.**

**Project Site**

**Dobson Rd.**

**Vicinity Map**



**UP07-0115**

**Chandler Dobson Monopalm**



**Project Information:**

Chandler Dobson Monopalm  
2001 W. Chandler Blvd  
Chandler, AZ 85224

APN: 303-24-014D

**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. The related equipment will be located at the base of the monopalm, within an 8' high CMU block wall. The total area of space enclosed by the CMU block wall that would be used by T-Mobile is 28X28', a total of 784 sf. This site is currently zoned PAD and is currently being developed for retail, hotel, and office complexes. It is surrounded by other industrial/commercial businesses making it a great location for the wireless cell facility.

<b>Current zoning:</b>	<b>PAD</b>
Zoning to North:	PAD
Zoning to East:	PAD
Zoning to South:	I-1
Zoning to West:	I-1

**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,



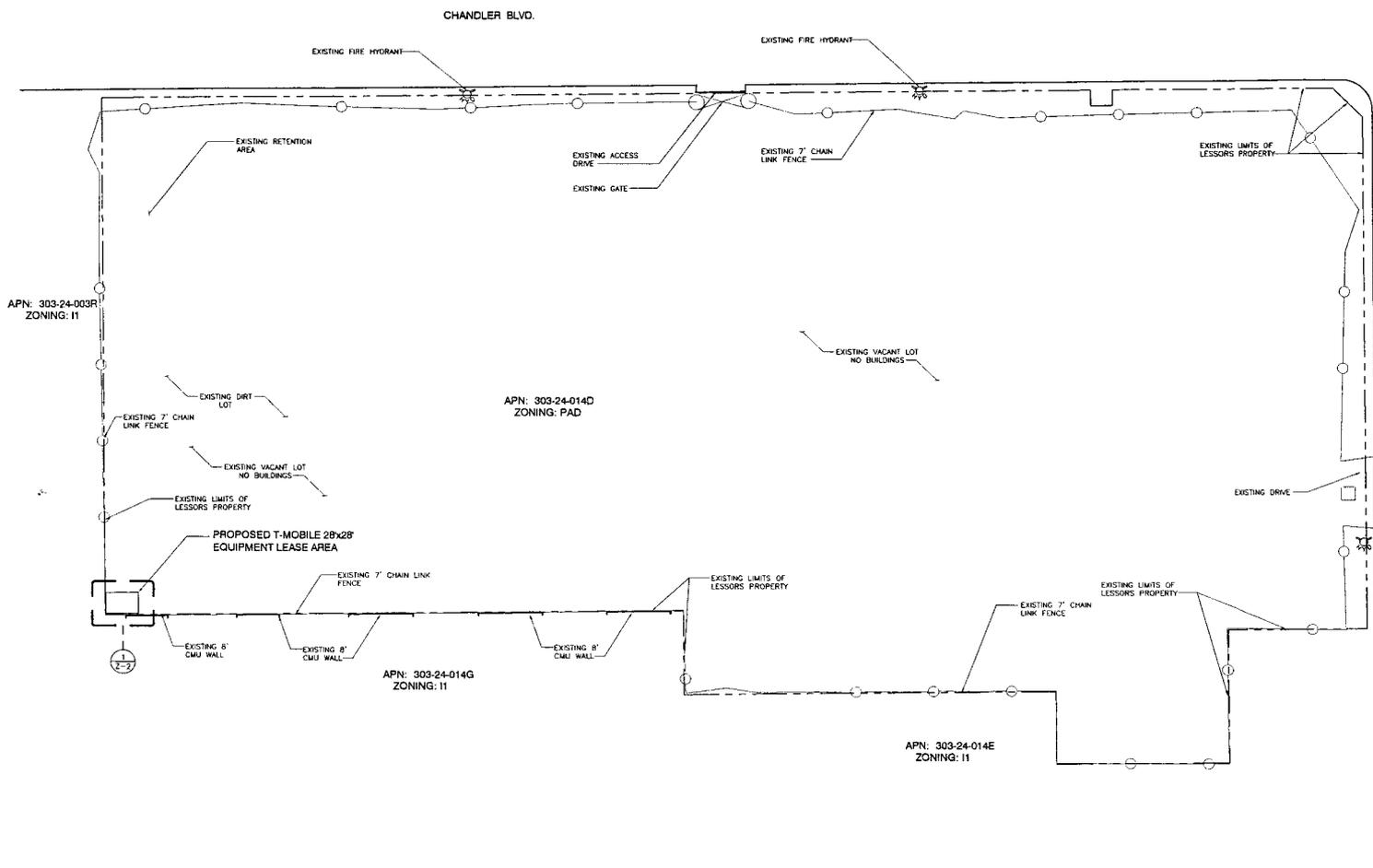
Rulon Anderson  
T-Mobile  
PH30505G

SETBACK TABLE TO PROPERTY LINE FROM PROPOSED CENTER OF POLE	
NORTH	429'-3"
EAST	548'-6"
SOUTH	959'-2"
WEST	908'-9"

**T-Mobile**

2625 S. PLAZA DR. SUITE 400 TEMPE, ARIZONA 85282  
PHONE: (480) 636-2600 FAX: (480) 636-2852

PLANS PREPARED BY  
**CDS**  
Custom Design Services  
3234 S. Fair Lane  
Tempe, Arizona 85282  
Phone: (602) 758-5829  
Fax: (602) 391-2132



NO.	DATE	DESCRIPTION	BY
1	10/25/07	PRELIMINARY	SDN
2	10/31/07	SUBMITTAL	SDN

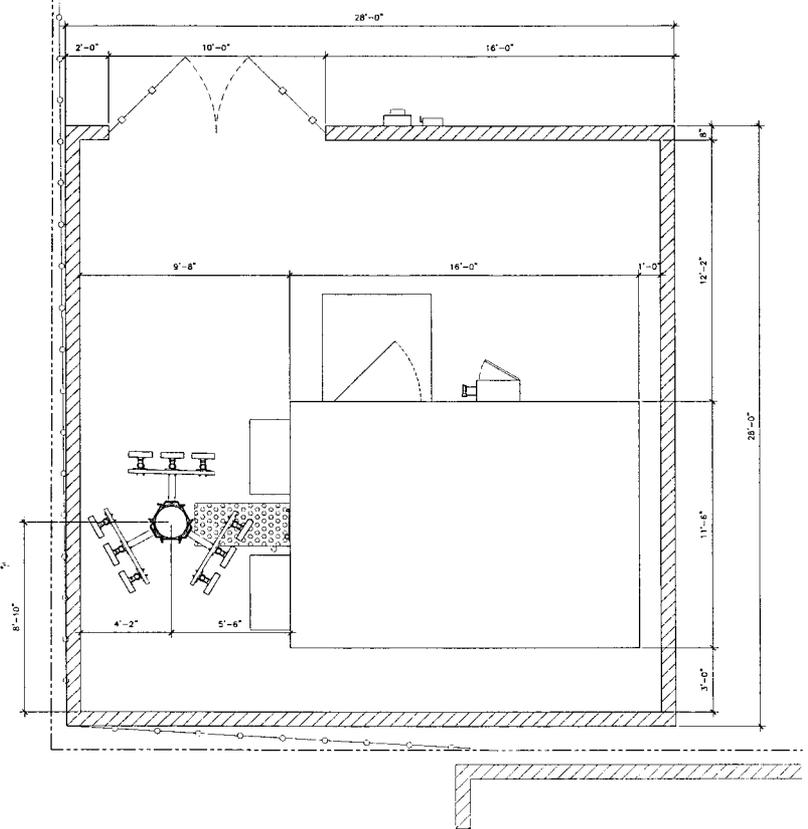
PROJECT INFORMATION  
02-139-03  
**PH30505G**  
**CHANDLER DOBSON**  
**MONOPALM**  
2001 W. CHANDLER BLVD.  
CHANDLER, ARIZONA 85224

SHEET TITLE  
**SITE PLAN**

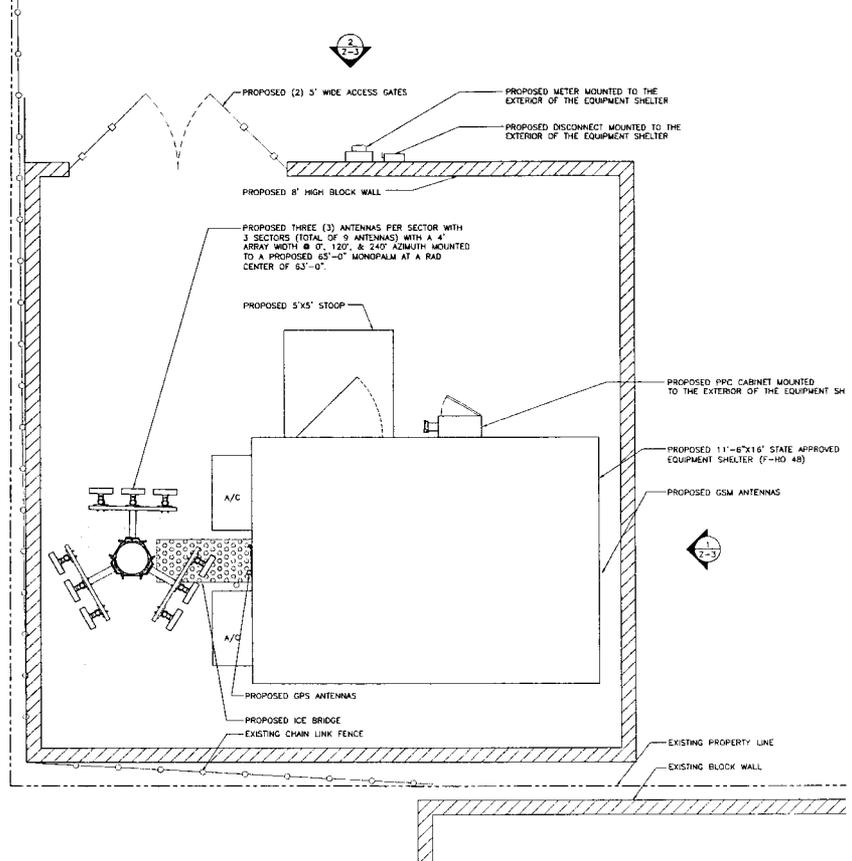
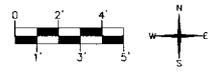
SHEET NUMBER  
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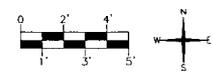
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**2**  
**Z-2**  
 ENLARGED DIMENSION SITE PLAN  
 SCALE: 3/8" = 1'-0" ON 24"x36" SHEET ONLY



**1**  
**Z-2**  
 ENLARGED SITE PLAN  
 SCALE: 3/8" = 1'-0" ON 24"x36" SHEET ONLY



NO.	DATE	DESCRIPTION	BY
1	10/25/07	PRELIMINARY	SDN
2	10/31/07	SUBMITTAL	SDN

PROJECT INFORMATION  
 02-139-03  
**PH30505G**  
**CHANDLER DOBSON**  
**MONOPALM**  
 2001 W. CHANDLER BLVD.  
 CHANDLER, ARIZONA 85224

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

SHEET NUMBER  
**Z-2**

NO.	DATE	DESCRIPTION	BY
1	10/25/07	PRELIMINARY	SDN
2	10/31/07	SUBMITTAL	SDN

PROJECT INFORMATION  
02-139-03

**PH30505G**  
**CHANDLER DOBSON**  
**MONOPALM**

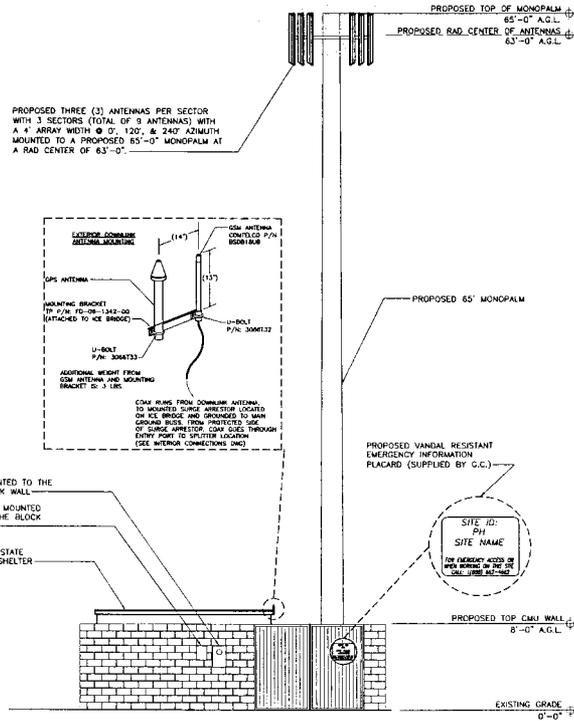
2001 W. CHANDLER BLVD.  
CHANDLER, ARIZONA 85224

SHEET TITLE

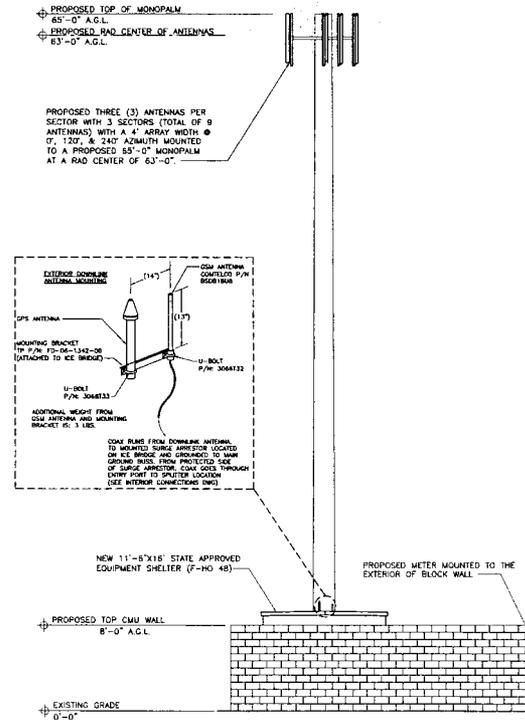
ELEVATIONS

SHEET NUMBER

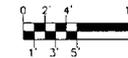
**Z-3**



**2 NORTH ELEVATION**  
SCALE: 3/16" = 1'-0" ON 24"x36" SHEET ONLY

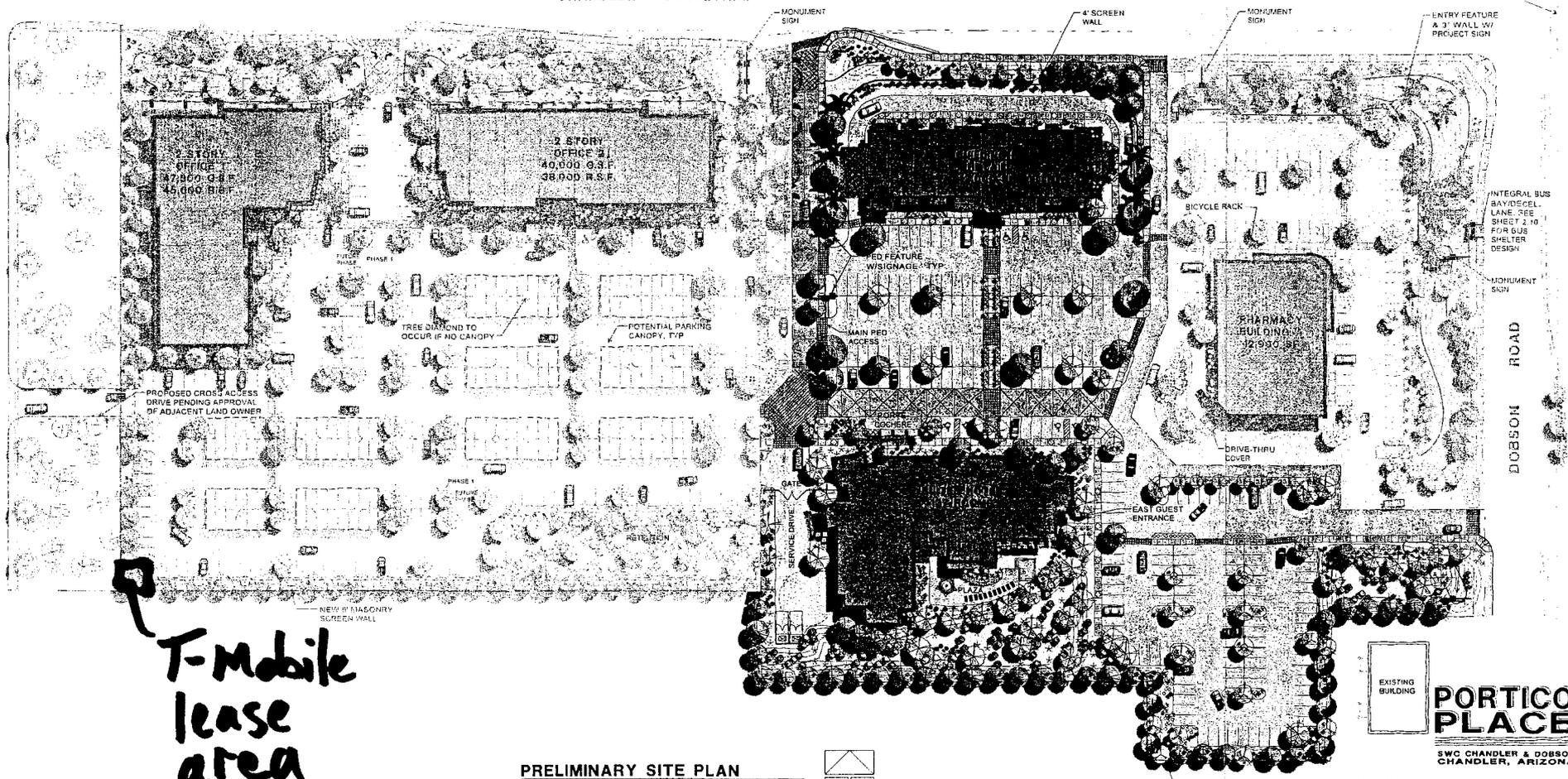


**1 EAST ELEVATION**  
SCALE: 3/16" = 1'-0" ON 24"x36" SHEET ONLY



CHANDLER BOULEVARD

NEW DOBSON C.L. PER CITY



T-Mobile lease area

PRELIMINARY SITE PLAN  
COLORLANDSCAPE



PORTICO PLACE

SWC CHANDLER & DOBSON CHANDLER, ARIZONA

Armstrong Properties, Inc.

ISSUE DATE	5/21/08
SCALE	AS NOTED
DRAWN	
CHECKED	

Revisions	
SHEET NO.	

LS OF COLOR

**T.M. ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
1121 East Missouri Ave., Suite 218  
Phoenix, Arizona 85014  
(E-MAIL) tmva@tmacom.net  
TEL: 265-0510 FAX: 265-9519

**WHITNEYBELL PERRY INC.**  
ARCHITECTURE AND PLANNING  
1102 EAST MISSOURI AVE.  
PHOENIX, ARIZONA 85014-2784  
(602) 265-1891

**Inventory List 1 Mile Radius from intersection of Chandler Blvd/Dobson Rd.**

**Chandler Dobson Monopalm-T-Mobile**

- 1) SRP 69 KV poles (60'). The Landlord will not allow T-Mobile to use these poles for co-location based on future development/design.
- 2) SRP Miller Sub-Station (50' existing co-location on 69 KV pole). This was T-Mobile's primary location in this area, but SRP doesn't have anymore space to lease inside the sub-station.
- 3) Chandler Regional Hospital (40'). Doesn't meet T-Mobiles coverage need and height requirements.
- 4) SRP 69KV poles (60'), Doesn't meet T-Mobiles coverage needs based on their location. To far south.
- 5) Arrowhead Park (70' Ball field light poles). To close to T-Mobile's existing tower located at Erie elementary.
- 6) Erie Elementary School (T-Mobile 65' Monopalm).
- 7) LDS church (40' steeple). The LDS church will not enter into a lease agreement with T-Mobile at any church site. Not a viable option.
- 8) San Tan Self Storage (65' Monopole). Doesn't meet T-Mobiles coverage need based on its location. To far to the West and near another T-Mobile tower at the Residence Inn, located at 200 Federal st. Chandler AZ.
- 9) (65' Monopole). To close to T-Mobile's existing tower located at Erie elementary.

# County Parcels

