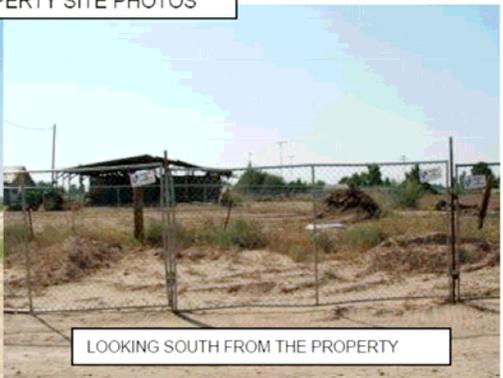


ADJACENT PROPERTY SITE PHOTOS



LOOKING WEST FROM THE PROPERTY



LOOKING SOUTH FROM THE PROPERTY



LOOKING EAST AT SUBJECT PROPERTY PRIOR TO SCHOOL CONSTRUCTION



LOOKING NORTH FROM PROPERTY

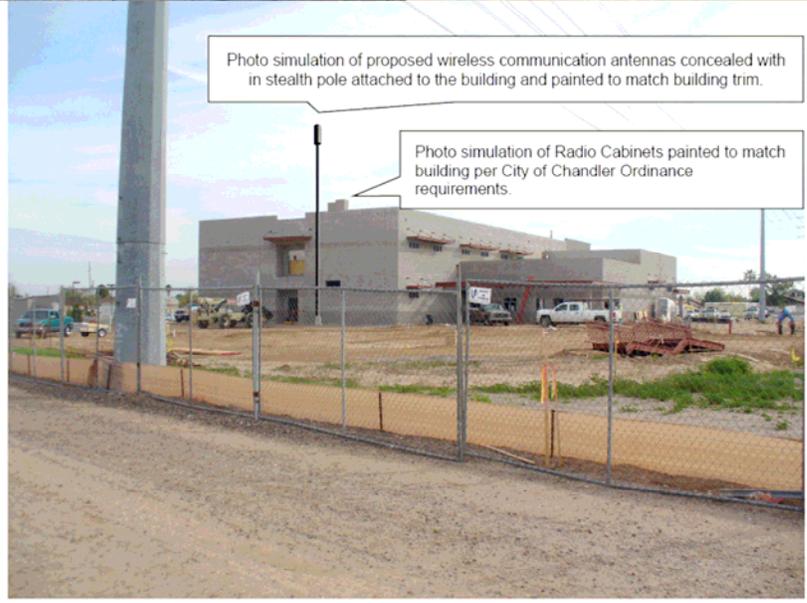


Photo simulation of proposed wireless communication antennas concealed with in stealth pole attached to the building and painted to match building trim.

Photo simulation of Radio Cabinets painted to match building per City of Chandler Ordinance requirements.

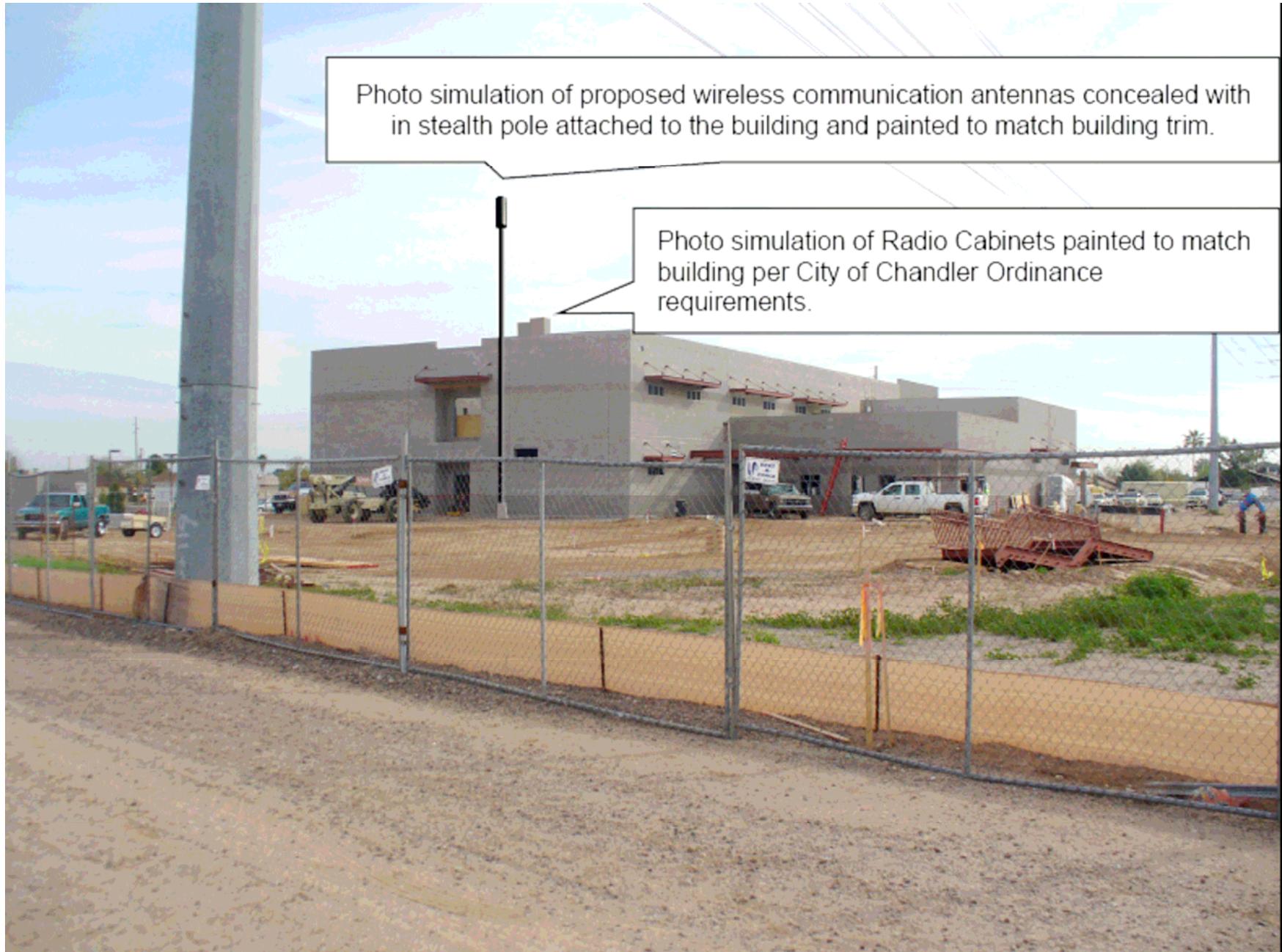


Photo simulation of proposed wireless communication antennas concealed with in stealth pole attached to the building and painted to match building trim.

Photo simulation of Radio Cabinets painted to match building per City of Chandler Ordinance requirements.

#38

AUG 13 2009



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MEMORANDUM

Planning and Development – CC Memo No. 09-084

DATE: JULY 17, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

FROM: BILL DERMODY, SENIOR CITY PLANNER

SUBJECT: UP08-0073 HILL ACADEMY WIRELESS FACILITY

Request: Use Permit approval to install a 52-foot wireless communication facility

Location: Hill Learning Academy at 290 S. Cooper Road

Applicant: Quinn United for Cricket Wireless

Owner: Chandler Unified School District

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 52' cell tower wireless facility to be located west of the new Hill Learning Academy that backs to the Consolidated Canal at 290 S. Cooper Road. The proposed cell tower resembles the typical combination light pole/wireless facility that exists elsewhere in Chandler, including on the church property immediately north of the subject site. However, in this case, there is not an existing light pole and the final product is not intended to provide lighting. Rather, the request is simply for a wireless facility hidden in a vertical metal canister.

The Zoning Code requires a Use Permit for wireless communication facilities in non-industrial zoning districts that do not utilize existing poles or towers.

To the north is an existing church, to the west is the Consolidated Canal, to the south are power lines and a planned City of Chandler park, and to the east across Cooper Road are single-family homes. The nearest residential properties to the proposed cell tower are approximately 305 feet to the northwest, 335 feet to the southwest, and 450 feet to the east across Cooper Road. There is an approximately 40'-high cell tower disguised as a light pole on the church property to the north. There is also an approximately 65'-high wireless facility on top of the power lines immediately southwest of the subject site.

The 52'-tall wireless facility will be located west of the school building. The associated mechanical equipment will occupy 450 square feet either on the roof (preferred) or adjacent to the proposed pole behind the building, depending on the ability to provide screening in a manner required by code. Illustrations of the proposed cell tower wireless facility are attached. Note that the elevations do not show properly screened mechanical equipment. Any mechanical equipment will have to meet the Zoning Code requirements, including that screening be of a height equal to or greater than the top of the equipment and that the screening be architecturally integrated with the building. The applicant may pursue relocating the equipment to the ground if proper rooftop screening cannot be attained.

Within the immediate area, there are no suitable alternatives for co-location of the wireless communication facility on existing poles or towers. According to information provided by the applicant as required by code, there are six verticalities of a height similar to or greater than the proposed cell tower within one mile. The most obvious alternatives are the SRP power poles south of the site and an SRP substation located west of the canal, but the applicant has been unable to get SRP approval on either site due to their review criteria and space availability. The church site to the north has ground space limitations that make it prohibitive. Other verticalities are outside of the intended service area. An inventory of the analyzed verticalities provided by the applicant is among the attachments.

DISCUSSION

Planning Commission and Staff find the proposed location to be appropriate for a wireless facility of a canister design such as proposed. The proposed pole is over 300 feet from residential properties in a setting where a similarly sized light pole or flagpole might be expected, and where it is visually overshadowed by the taller power lines to its south.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on March 8, 2009 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 Absent: 1 (Hartke)

Planning Commission added Condition No. 3 to help reduce the pole's visual impact. Commission discussed alternative locations in some detail, but ultimately recommends approval for the proposed location.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of UP08-0073 HILL ACADEMY WIRELESS FACILITY subject to the following conditions:

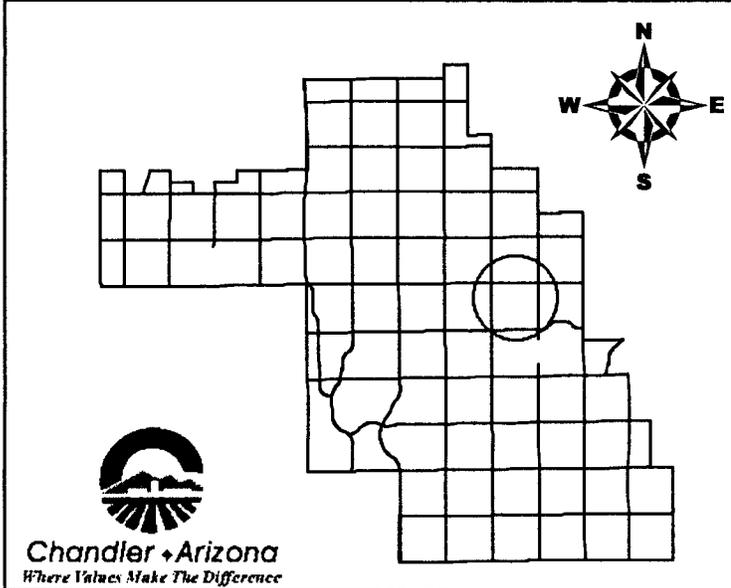
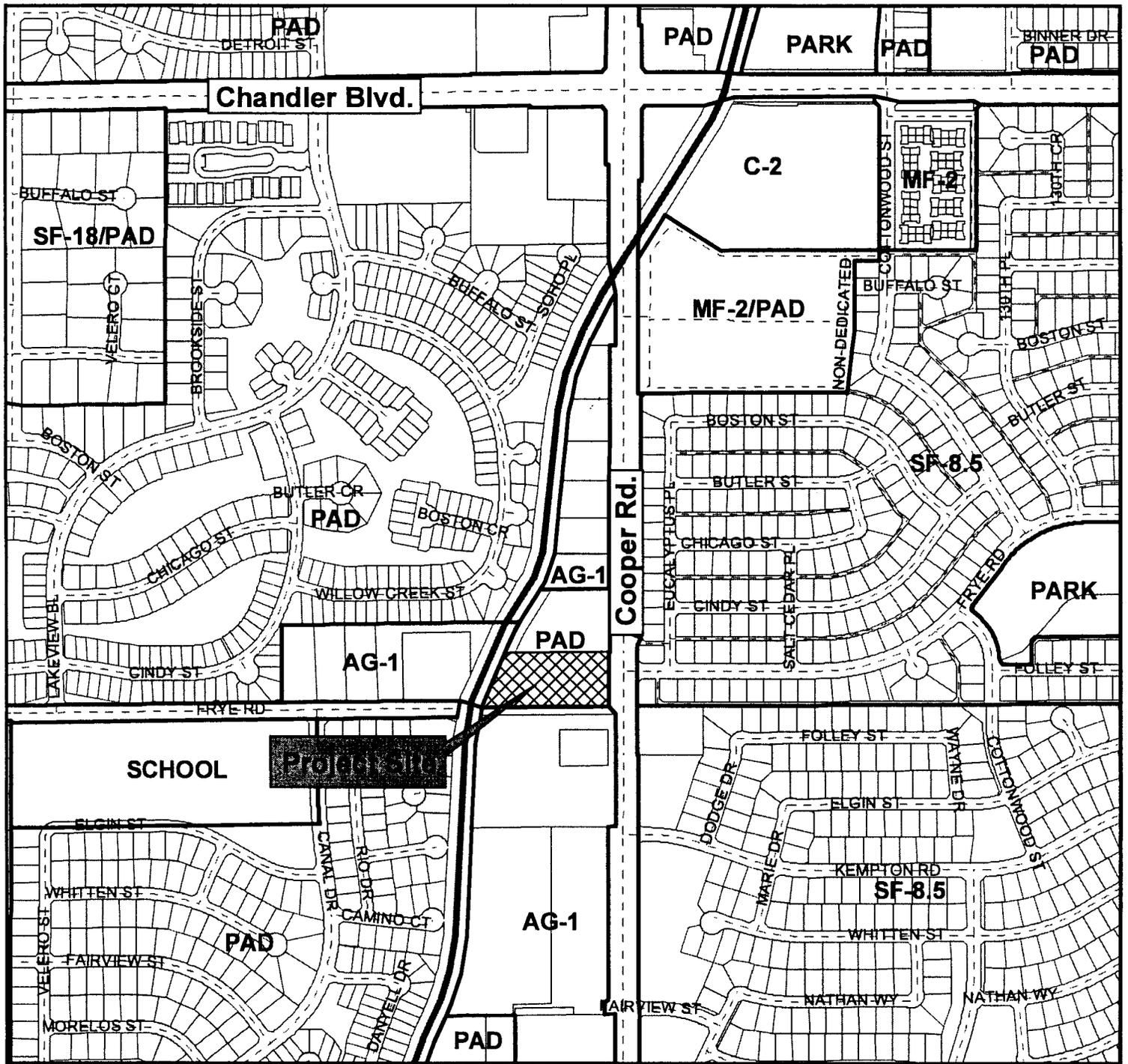
1. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.
2. The site shall be maintained in a clean and orderly manner.
3. The pole shall be painted to match the building behind it.

PROPOSED MOTION

Move to approve UP08-0073 HILL ACADEMY WIRELESS FACILITY Use Permit for a wireless communication facility, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan and Elevation
3. Applicant Narrative and Photosimulations
4. Inventory of Verticalities within One Mile



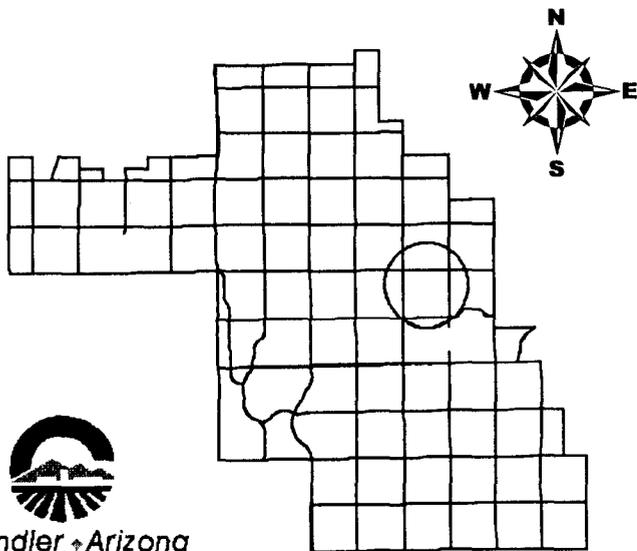
UP08-0073

**Hill Learning Academy
Wireless Facility**

CITY OF CHANDLER 6/25/2009



Vicinity Map



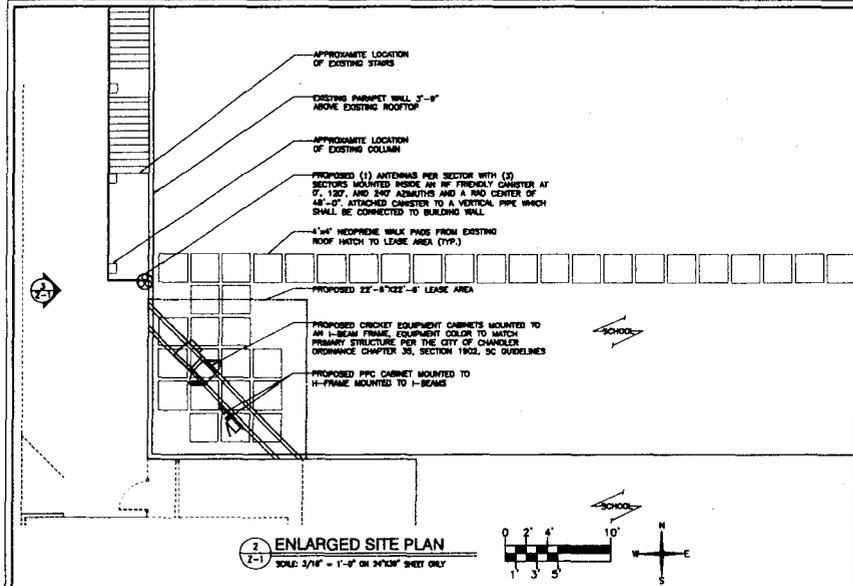
UP08-0073

**Hill Learning Academy
Wireless Facility**



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CITY OF CHANDLER 6/25/2009



2 ENLARGED SITE PLAN
SCALE: 3/4" = 1'-0" ON 24"x36" SHEET ONLY

PROJECT SUMMARY

PROPERTY OWNER:
CHANDLER UNIFIED SCHOOL DISTRICT 80
1525 WEST FRYE ROAD
CHANDLER, AZ 85224

SITE ADDRESS:
NORTHWEST CORNER OF FRYE ROAD AND COOPER ROAD

APN: 303-02-011F
JURISDICTION: CHANDLER
ZONING: PAD

APPLICANT:
CRICKET COMMUNICATIONS
4050 E. COTTON CENTER
PHOENIX, ARIZONA 85040
PHONE: (602) 458-4438

ZONING/PERMITTING:
CONTACT: SCOTT QUINN
PHONE: (623) 551-6098

CODES:
2006 INTERNATIONAL BUILDING CODE
2005 NATIONAL ELECTRIC CODE
OCCUPANCY CLASSIFICATION: U
TYPE OF CONSTRUCTION: II B

CONSULTING TEAM

DESIGN COMPANY:
CUSTOM DESIGN SERVICES
800 EAST BASSELIN SUITE B-1
TEMPE, ARIZONA 85283
CONTACT: SHAWN EVANS
PHONE: (602) 758-8828
FAX: (602) 361-2132

SURVEYOR:
RELIANT LAND SERVICES
3234 S. FAIR LANE
TEMPE, ARIZONA 85282
CONTACT: MATTHEW FORD
PHONE: (602) 463-0472
FAX: (602) 888-1281

SITE NAME: GTP-CHANDLER SCHOOL COOPER ROAD
SITE NUMBER: PHX-350-A
CITY: CHANDLER
COUNTY: MARICOPA
STATE: ARIZONA
DESIGN: PROPOSED 6'x6'x15' PENTHOUSE ON TOP OF EXISTING SCHOOL

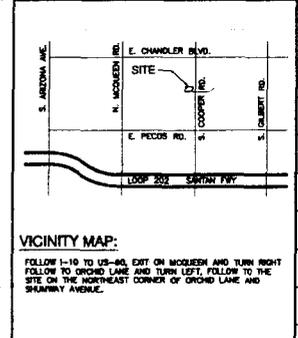
SHEET INDEX

SHEET NUMBER	DESCRIPTION
2-1	SITE INFORMATION, SITE PLAN, ENLARGED SITE, AND ELEVATION
LS-1	TOPOGRAPHICAL SURVEY

cricket
communications
4020 E. COTTON CENTER BUILDING 5 SUITE 50
PHOENIX, ARIZONA 85040
PHONE: (602) 458-4438

PLANS PREPARED BY

CDS
Custom Design Services
800 E. Baseline Road, Suite B-1
Tempe, Arizona 85283
Ph: (602) 758-8828 Fx: (602) 391-2132

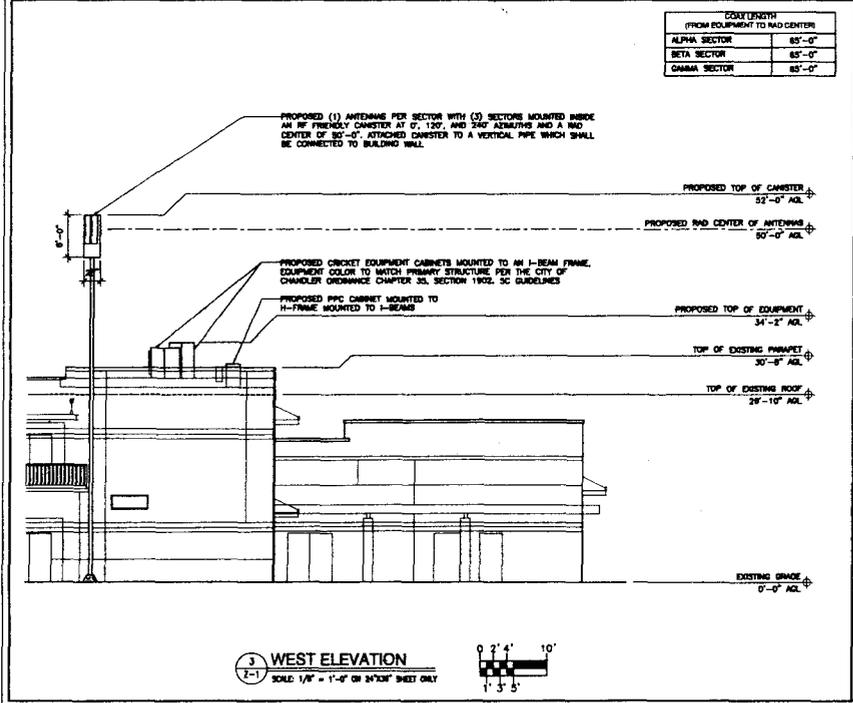


VICINITY MAP:
FOLLOW I-10 TO US-80, EXIT ON MOULDER AND TURN RIGHT FOLLOW TO DROED LANE AND TURN LEFT, FOLLOW TO THE SITE ON THE NORTHEAST CORNER OF DROED LANE AND SHANNAN AVENUE.

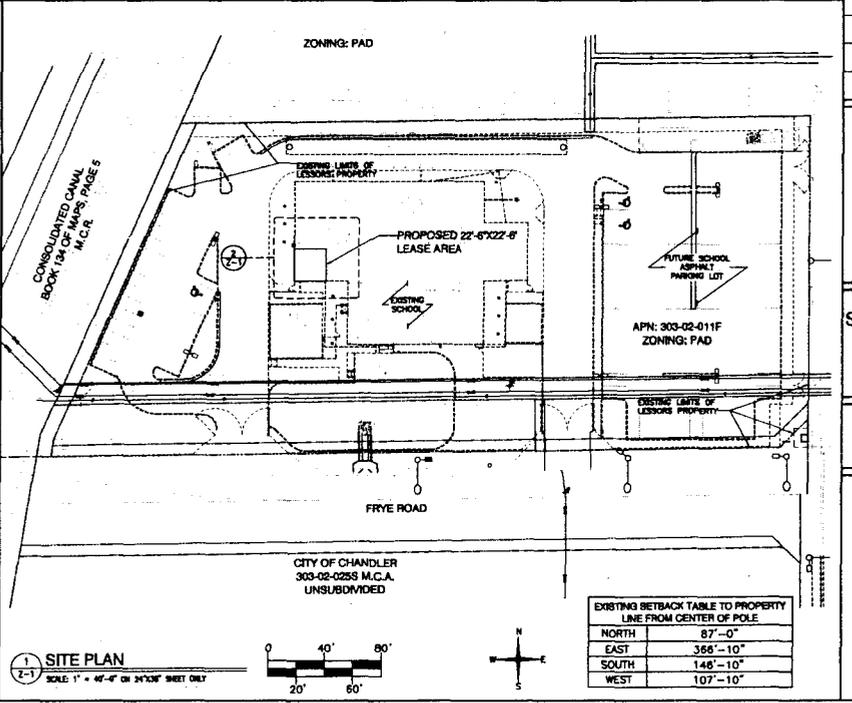
SIGNATURE BLOCK

OWNER
CRICKET
SA
RF
NETWORK
CONSTRUCTION
OPS
ZONING/PERMITTING

NO.	DATE	DESCRIPTION	BY
1	12/12/08	PRELIMINARY	CJW
2	12/30/08	SUBMITTAL	SPE
3	02/12/09	CHANGES	CJW
4	04/09/09	REVISIONS	CJW
5	04/23/09	RE-SUBMITTAL	CJW
6	04/27/09	CHANGES	SPE
7	06/22/09	CITY COMMENTS	CJW



3 WEST ELEVATION
SCALE: 1/8" = 1'-0" ON 24"x36" SHEET ONLY



1 SITE PLAN
SCALE: 1" = 40'-0" ON 24"x36" SHEET ONLY

PROJECT INFORMATION
03-146-03
PHX-350-C
GTP-CHANDLER SCHOOL COOPER ROAD
NWC OF FRYE RD. & COOPER ROAD
CHANDLER, AZ

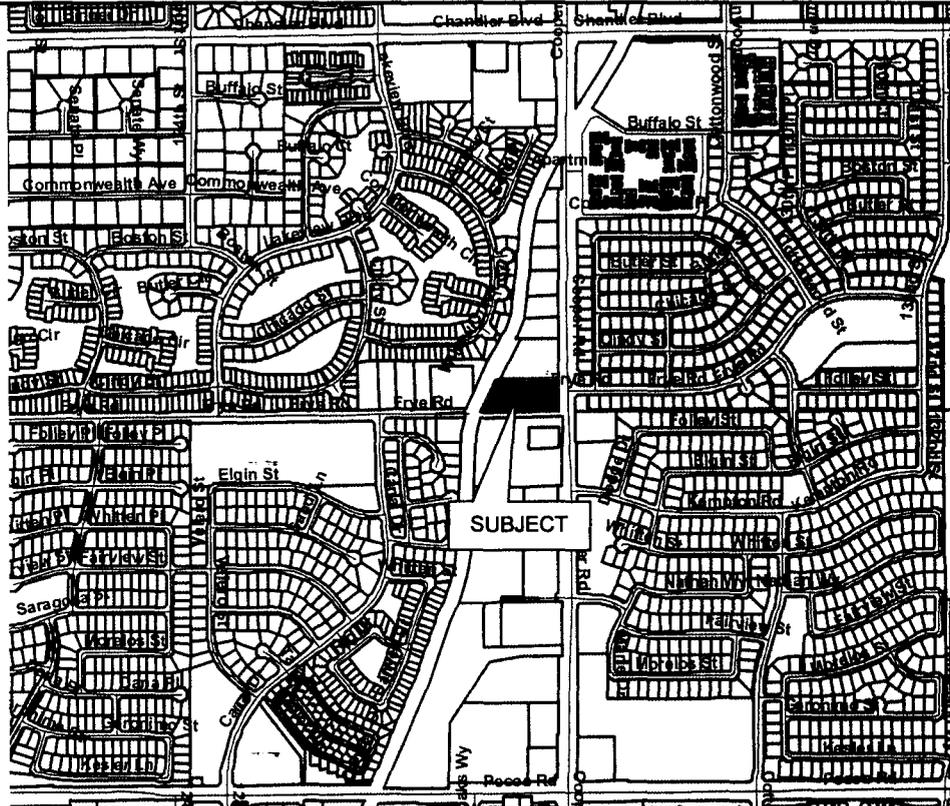
SHEET TITLE
SITE INFORMATION, SITE PLAN, ENLARGED SITE PLAN, AND ELEVATION

SHEET NUMBER
Z-1

EXISTING SETBACK TABLE TO PROPERTY LINE FROM CENTER OF POLE

NORTH	87'-0"
EAST	366'-10"
SOUTH	148'-10"
WEST	107'-10"

CITY OF CHANDLER USE PERMIT APP UP08-0073 revised June09

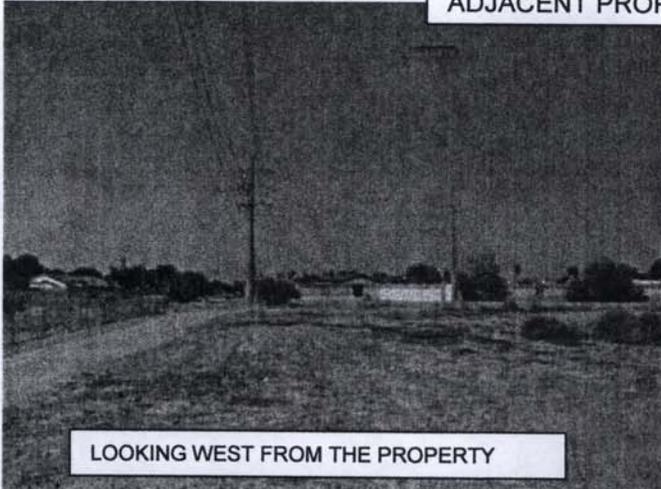


SUBJECT CRICKET PHX-350 STEALTH CONCEALED WIRELESS COMMUNICATION FACILITY AT CHANDLER UNIFIED SCHOOL DISTRICT CHARTER SCHOOL PROPERTY

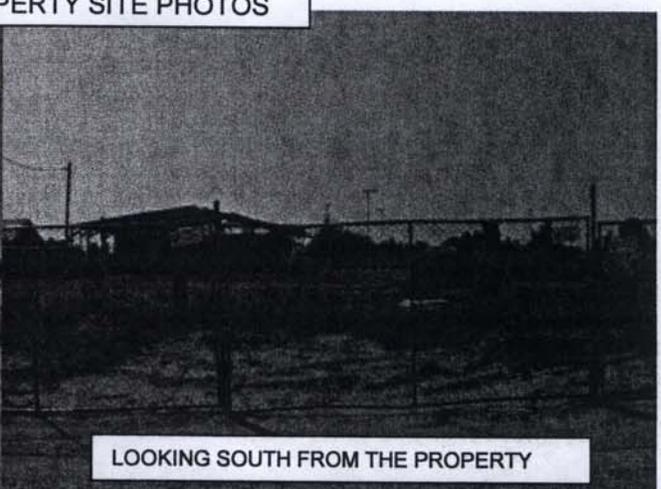
SUBJECT

Scott Quinn - QUINN UNITED ENTERPRISES FOR CRICKET
Member of the American Planning Association & National Assoc Realtors
3655 West Anthem Way, Suite A109-250, Anthem, AZ 85086
623-551-6096, scottquinn@quinnunited.com, 623-321-9911 Fax

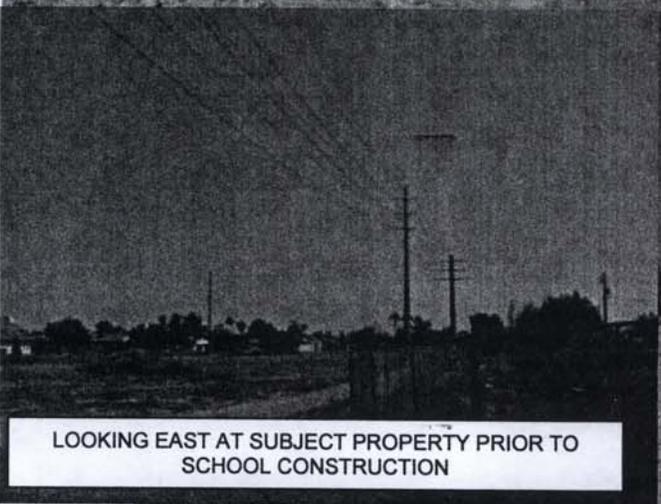
ADJACENT PROPERTY SITE PHOTOS



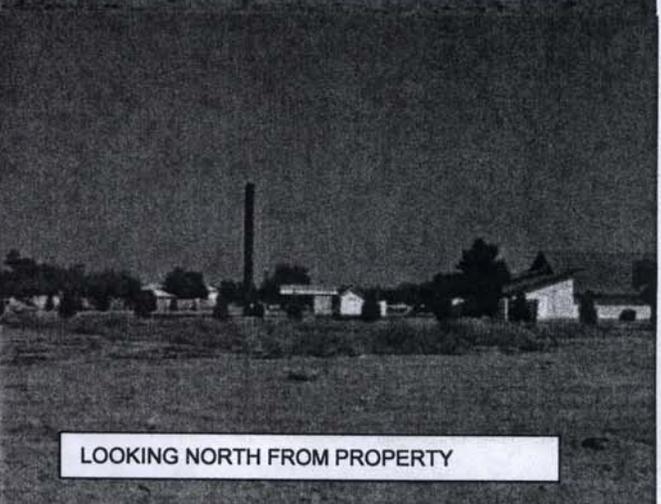
LOOKING WEST FROM THE PROPERTY



LOOKING SOUTH FROM THE PROPERTY



LOOKING EAST AT SUBJECT PROPERTY PRIOR TO SCHOOL CONSTRUCTION



LOOKING NORTH FROM PROPERTY

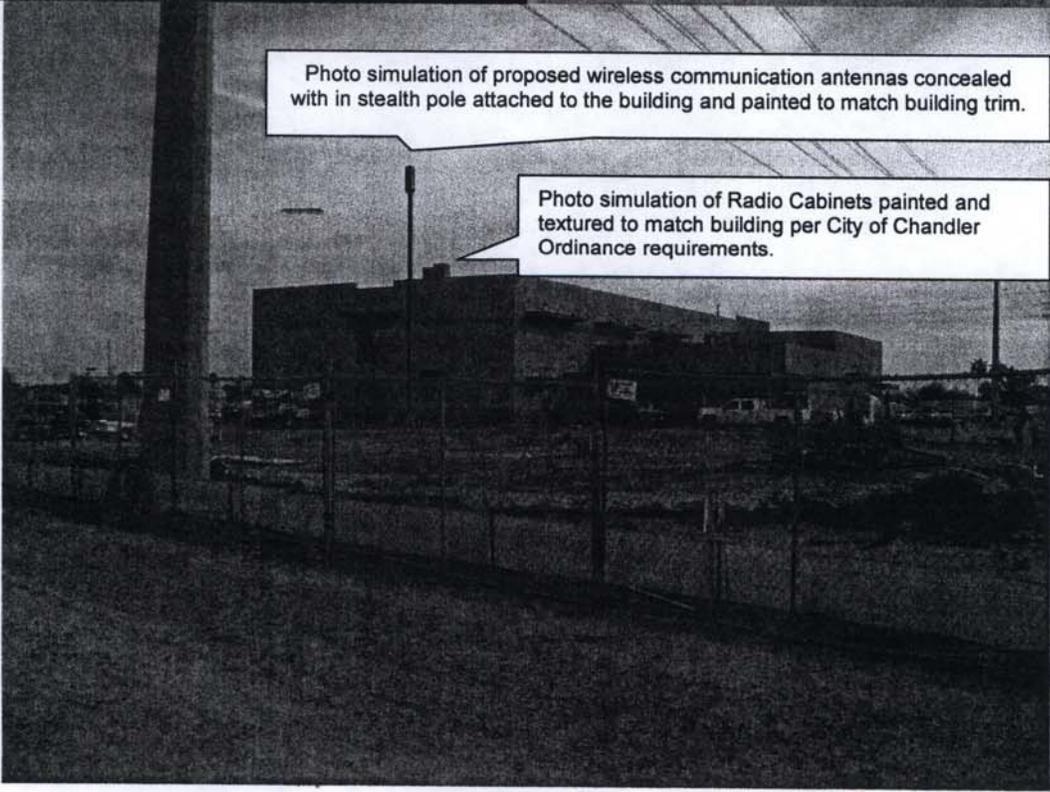


Photo simulation of proposed wireless communication antennas concealed with in stealth pole attached to the building and painted to match building trim.

Photo simulation of Radio Cabinets painted and textured to match building per City of Chandler Ordinance requirements.

DESCRIPTION OF THE PROPOSAL

The subject proposal is allow for new 52-foot high pole used to conceal wireless communication antennas. The associated radio cabinets are to be placed on the school rooftop and will be painted the same color as the school building per the City of Chandler Ordinance requirements and appear as an architectural appurtenance. The rooftop lease area will be 22'-6" by 22'-6" with the pole being attached to the side of the building. Cricket prefers to collocate on existing vertical elements as evidence of more than ninety percent (90%) of its cell sites. Cricket made attempts to locate at the adjacent SRP Substation and at the existing wireless facility on the adjacent church property but both parties could not accommodate a collocation. Specific site alternatives are provided in a separate document. The following is an outline of the limitations to the area and how Cricket will comply with all Federal, State, and Local Regulations with respect to wireless communication facilities:

Cricket Wireless Specific Information

- Cricket proposes (3) three antennas to be placed at the 50-foot Centerline.
- The antennas will be concealed inside of a canister with a maximum length of six feet.
- Ground equipment will be placed on the rooftop and painted the same color as the building per the City of Chandler Ordinance Chapter 35, Section 1902, 5C guidelines.

RELATIONSHIP TO SURROUNDING PROPERTIES

The proposed unmanned wireless communications facility will generate no refuse, and will use no water or sewer services. There should be no demand for police surveillance. The facility is isolated and enclosed from other buildings, minimizing any fire dangers. Emergency vehicle access is available directly to the site via the existing paved driveway.

The project site is located in PAD zoning district and the parcel and the primary use of the property will be a Chandler School.

The distance from the property lines are as follows:

Setbacks from residential uses:

- 103+feet to North property line – The adjacent property is a Church zoned PAD and does have a wireless communication facility that was done as light pole replacement and is esthetically challenged.
- 120.81+feet to the South property line which is a tax exempt area with no defined parcel and a vacant City of Chandler owned parcel to the South of that zoned AG.
- 365+feet to East Property line which is Cooper Rd with the nearest residential dwelling unit being zoned SF 8.5 at an estimated distance of over 400+feet.
- 123+feet to West property line which is a canal and an SRP substation zoned AG. The nearest residential dwelling unit is 300+feet to the Northwest, zoned PAD, with both the Utility substation/transmission lines and canal between.

The proposal helps to reduce district cost for the area and also provides emergency services and therefore is an overall benefit for the area while providing additional services.

LOCATION AND ACCESSIBILITY

The proposed location is not located within a Scenic Corridor or Airbase Overlay District. The site technician will use an existing 9x18 foot parking stall for the once a month routine maintenance visit. The existing access road shall be utilized for routine maintenance of the wireless communication facility as well as emergency service repairs or any non routine visits.

CIRCULATION SYSTEM (IMPROVEMENTS ON AND OFF SITE)

The existing access will be used resulting in no change to the circulation.

DEVELOPMENT SCHEDULE

Cricket would normally begin construction of the proposed project 1 week after obtaining the required planning and building permits. 4-6 weeks is required for construction to be completed and for Cricket engineers to optimize the system.

COMMUNITY FACILITIES AND SERVICES

The project property is located in a more densely populated area of Chandler in need of enhanced services.

The location, size, design, and operating characteristics of the proposed communications facility will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity.

The equipment associated with the communication structure operates quietly or virtually noise-free and does not emit fumes, smoke, or odors that could be considered objectionable. The communications facility is unmanned and only requires periodic maintenance that equates to approximately one vehicle trip per month.

RADIO FREQUENCY EMISSIONS

PCS facility will fall within the portion of the electromagnetic spectrum, which transmits non-ionizing radio waves. "Non-ionizing" electromagnetic emissions, at the low levels associated with this type of wireless technology, are not harmful to living cells. Among the items which result in non-ionizing electromagnetic emissions are police/fire/EMS radios, television broadcasts, CB radios, microwave ovens, baby monitors, home wireless phones, garage door openers, and many other items used in day to day life. Not to be confused with "ionizing" electromagnetic emissions which include ultra-violet light, medical x-rays and gamma rays.

RADIO FREQUENCY FCC COMPLIANCE

The FCC allows Cricket to operate with the FCC approved "transmit" frequencies. The power required to operate the facility typically does not exceed 200 watts per channel, and thus, the Cricket facility is by design a low-power system. Depending upon characteristics of the site, the actual power requirements may be reduced.

When operational, the transmitted signals from the site will consist of non-ionizing waves that will typically operate at levels lower than the allowed FCC standard for continuous public exposure of 900 microwatts per square centimeter.

Public Utilities and Services

The proposed unmanned wireless communications facility will generate no refuse, and will use no water or sewer services. There should be no demand for police surveillance. The facility is isolated from other buildings, so that in the remote chance of a fire within the cell site equipment, other buildings in the area would not be threatened. Fire vehicle access is available directly to the site over paved roads, driveway and parking area and is a fire station.

Other Information

- The site is outside of the 100-year flood plain boundary and the engineer foresees no issues with the subject proposal.
- No Traffic Impact Study is provided due to only one trip generation per month.
- There will be no noise, smoke, dust, odor, vibration or illumination created by the proposed use.
- Existing communication facilities within a 1-mile radius of the subject site were not available or lacked the appropriate radio frequency engineering design requirements.
- Other existing vertical elements were eliminated due to unwilling landlords, unavailable height, ground space, and physical site restraints.
- The parcel was chosen due to the subject parcel size allowing adequate distance from adjacent residential parcels and the critical need to provide emergency services to the area.

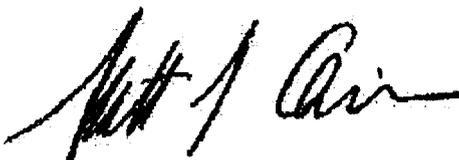
SUMMARY

The proposed design will be engineered certified to be in compliance with the City of Chandler's Zoning ordinance, International Building, Electric, and Fire Codes. The proposed wireless communication facility will meet or exceed all Federal, State, Local Government agency requirements including the Federal Communication Commission (FCC) and the Radio Frequency (RF) exposure standards.

Cricket is excited about the opportunity to bring enhanced service to Chandler County area. As a result, residents and tourists will benefit from the improved coverage and options available. The improvements will help to enhance E-911, City, and Public communication services.

Please refer to the drawings and supplemental information for any further clarification.

Sincerely,



Scott J. Quinn

Scott Quinn - Quinn United Enterprises for Cricket
Member of the American Planning Assoc & National Assoc of Realtors
3655 W Anthem Way, A109 PMB 250, Anthem, AZ 85086
623-551-6096, scottquinn@quinnunited.com, 623-321-9911

ALTERNATIVE SITES FOR CRICKETS PROPOSED SITE PHX-350
AT THE CHANDLER UNIFIED SCHOOLDISTRICT CHARTER SCHOOL PROPERTY

THE FOLLOWING SITES ARE ALTERNATIVE SRP SITES: IN MOST CASES CRICKET HAS USED SRP AND APS SITES WHENEVER POSSIBLE WHICH EVIDENCE BY 22 OF THE CRICKET 60 BUILD SITES IN 2009 (16 SRP, 6 SRP).

SRP services the subject area and list of the search rings were provided to SRP prior to reviewing the rings for other candidates. Of the sixty (60) search rings SRP was able to accept sixteen (16) of them and are in the process of developing the sites for Cricket. Quinn United has been responsible for the site acquisitions, leasing, and development of the SRP sites while SRP does the zoning, permitting and construction.

In the cases below the SRP sites were not accepted by SRP or were outside the Radio Frequency Coverage objective area and could not propagate the required Radio Frequency Signal.

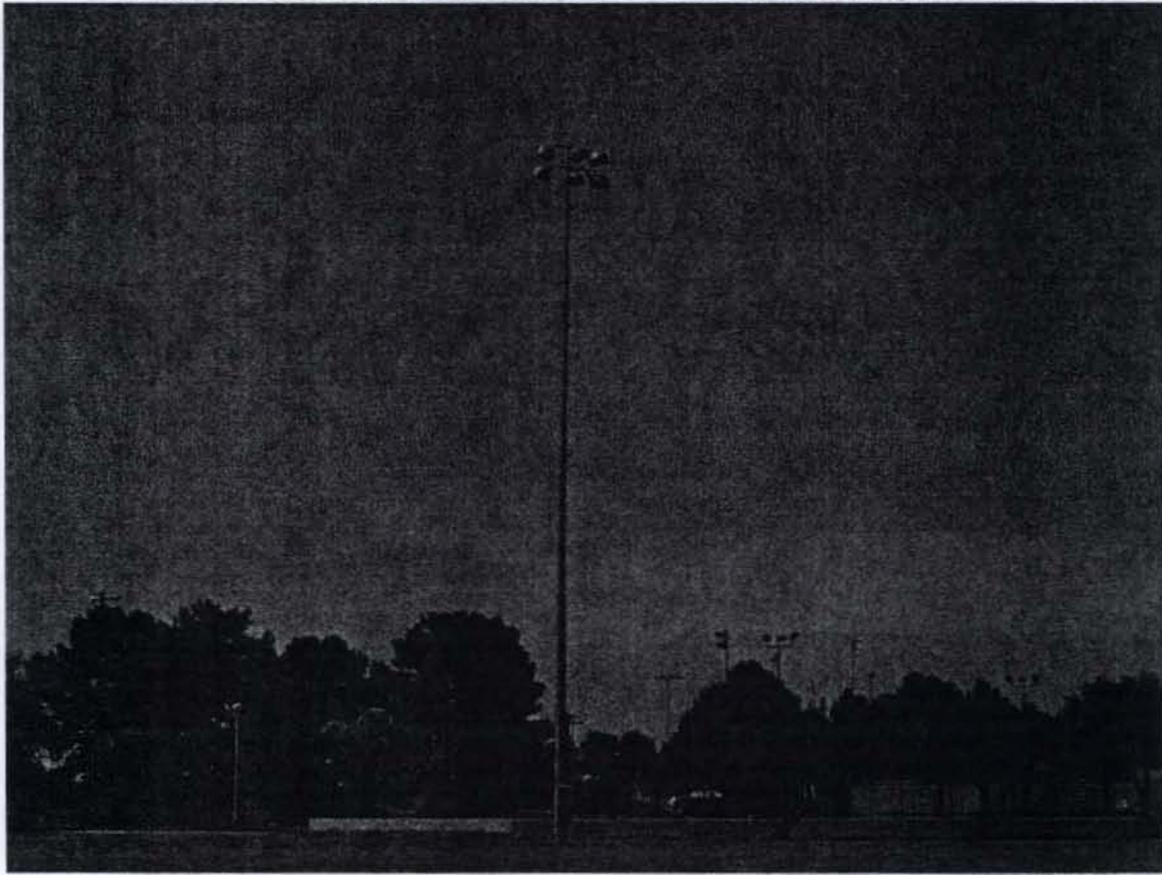
REPRESENTS THE TYPICAL SRP POLE IN THE AREA THAT
COULD NOT BE USED DUE TO SRP REVIEW CRITERIA



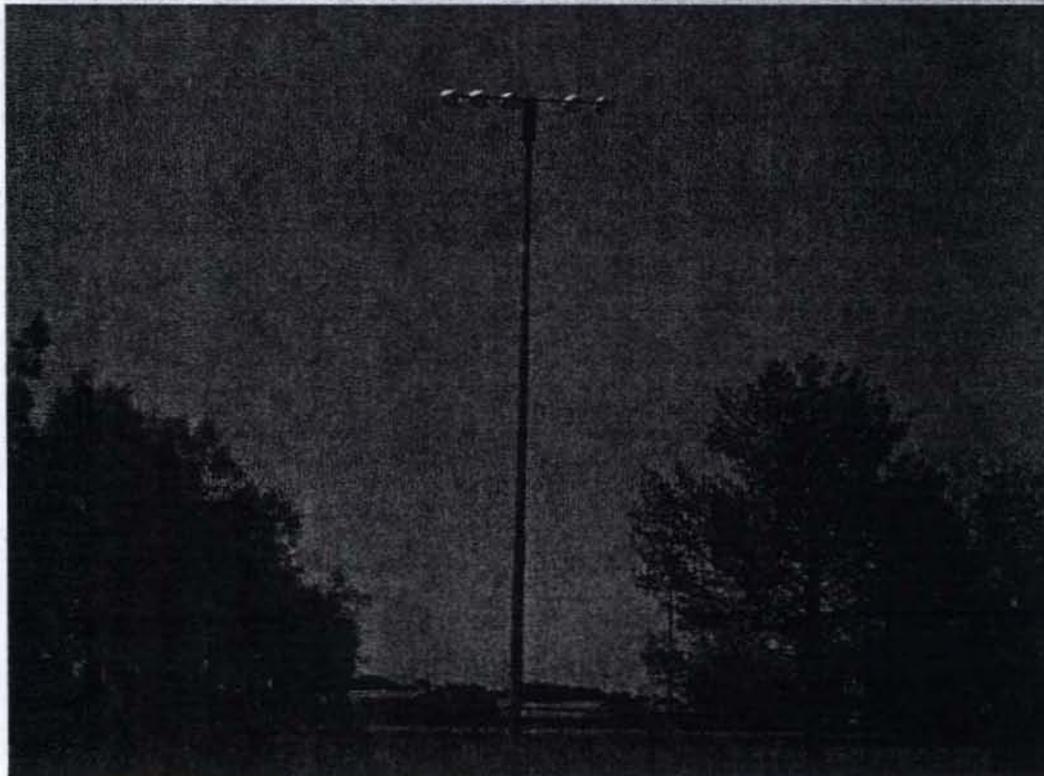
FRYE SUBSTATION WITHIN A MILE WAS FIRST CHOICE
BUT SRP STATED NO POLES AVAILABLE



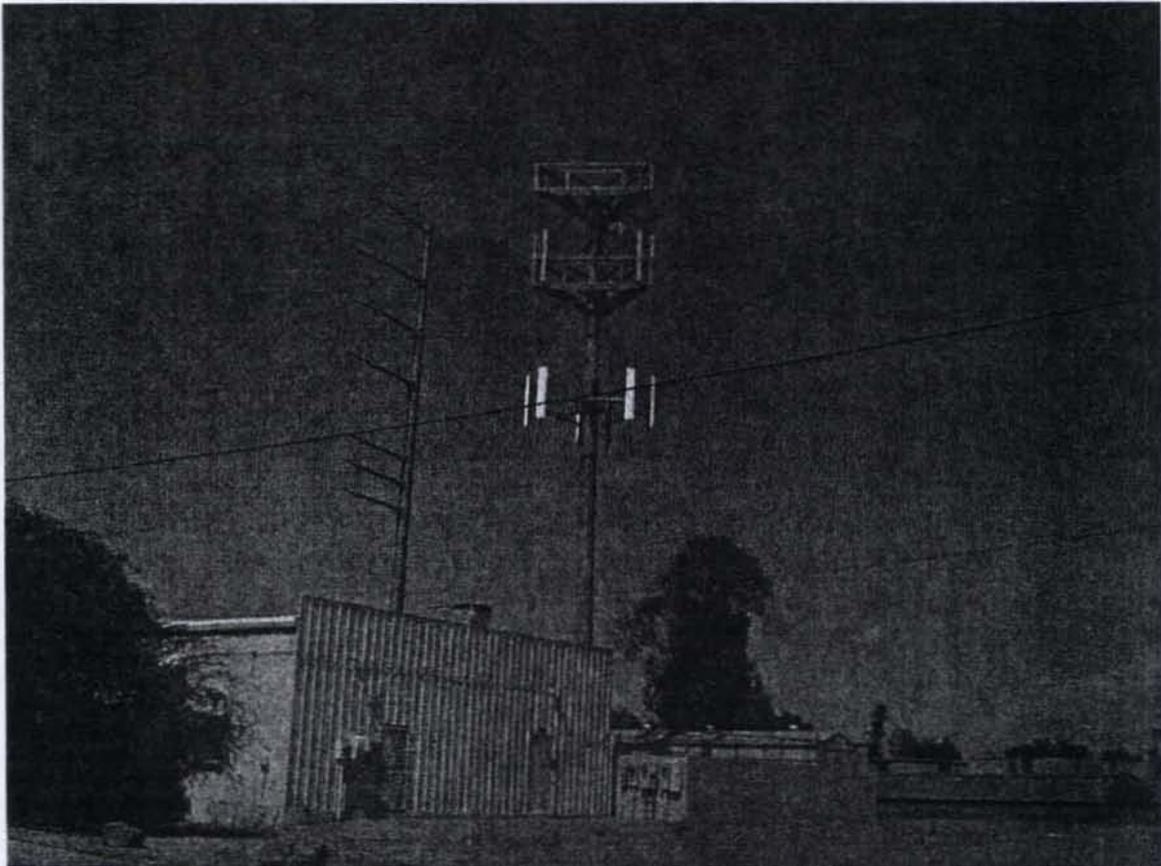
BALL FIELD LIGHT POLES ON COOPER RD
WERE OUTSIDE COVERAGE OBJECTIVE AND NOT AVAILABLE



BALLFIELD LIGHT POLE AT FRYE/MCQUEEN
WERE OUTSIDE COVERAGE OBJECTIVE AND NOT AVAILABLE



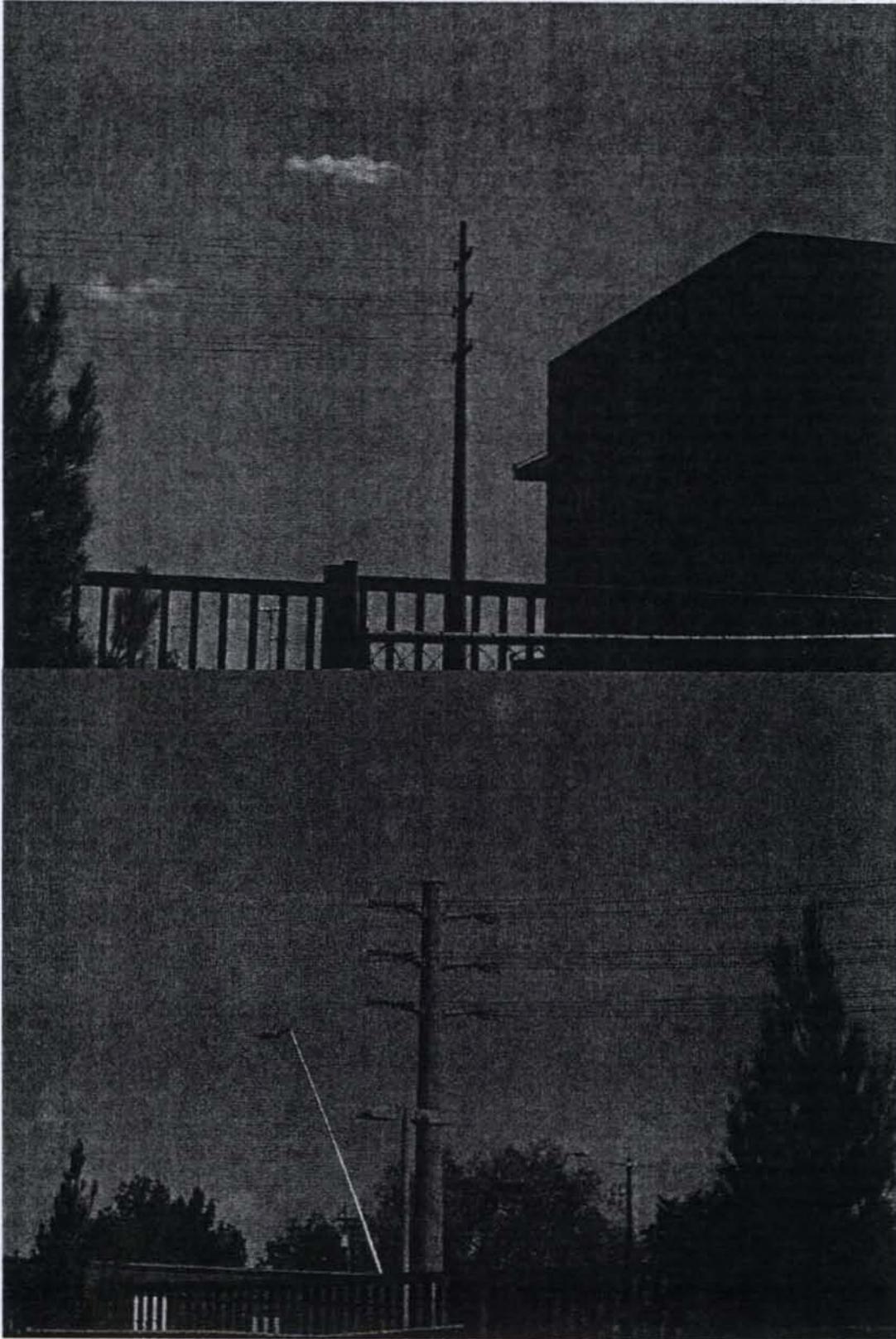
MONOPOLE AT FRYE/DELEWARE – 2 MILES WEST OF SITE
TOO FAR OUTSIDE THE COVERAGE OBJECTIVE



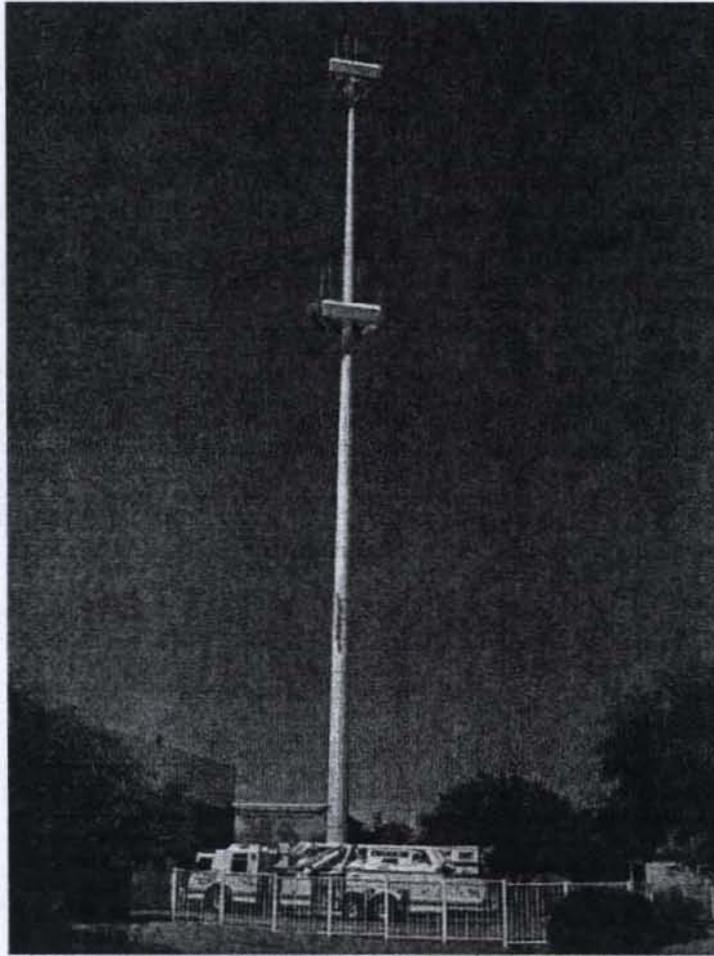
CHURCH SITE TO NORTH OF SUBJECT SITE-2 LEASES WOULD BE REQUIRED AND GROUND
SPACE LIMITATION ALONG WITH STRUCTURAL ISSUES MAY THE SITE COST PROHIBITIVE



SRP POLES AT THE SUBJECT SCHOOL SITE
COULD NOT BE USED DUE TO SRP REVIEW CRITERIA



MONOPOLE AT FIRE STATION -GERONIMO/HAMILTON
2 MILES WEST OF SITE OUTSIDE COVERAGE OBJECTIVE



SRP POLES AND MONOPOLE LOCATED TOO FAR TO THE SOUTH TO MEET COVERAGE OBJECT

