



Chandler • Arizona
Where Values Make The Difference

G.
AUG 04 2010



MEMORANDUM

Transportation & Development – PZ Memo No. 10-027d

DATE: JULY 28, 2010

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER *KM* *J*

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: ZUP09-1028 POLLACK ELLIOT WIRELESS FACILITY

Request: Use Permit approval to install a wireless communication facility

Location: 2984 N. Alma School Road, southwest corner of Elliot and Alma School Roads

Applicant: REA Land Consulting (for Clear Wire)

Owner: MPHS Plaza LLC (Pollack Investments)

Zoning: Community Commercial (C-2)

Planning Commission continued this item from their July 21, 2010 hearing to allow the applicant to determine the feasibility of a height reduction to 55' (top of antennas). That determination has not yet been made as of this writing.

RECOMMENDATION

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

BACKGROUND

The application requests a new 60' monopalm (top of antennas) wireless communications facility to be located within the shopping center formerly anchored by Mervyn's at the southwest corner of Elliot and Alma School Roads. The site is surrounded to the south and west by single-family residences. The nearest residential property line is approximately 540' to the south of the facility and the Alma School right-of-way is approximately 180' to the east. A monopalm is a cell tower disguised as 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. Elevations of the proposed facility are among the memo attachments.

The monopalm will be located north of a multi-tenant pad building near Alma School Road within an existing landscape strip between the building and a drive aisle. The associated equipment will be located immediately adjacent to the building. The proposal displaces a few existing shrubs and requires minor re-routing (~1') of a sidewalk around the equipment shelter.

The shopping center landscaping features many Mexican Fan Palm trees both in front of and behind the retail buildings. The surrounding neighborhood also has several mature Fan Palm trees nearby.

Within the immediate area, there are no other 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 six (6) verticalities of a height similar to or greater than the proposed monopalm within one (1) mile. The applicant has analyzed these co-location possibilities and found them implausible. Four (4) of the verticalities are at Dobson High School almost a mile to the north, which is outside of the intended service area (other difficulties with the poles are addressed in the inventory). A fifth verticality is a flagpole in front of the commercial center, but Clear Wire's microwave technology does not function within faux flagpole applications. The sixth verticality is the set of smaller (not 69KV+) SRP power poles along Alma School Road that was rejected because space could not be provided at the required height. At the request of Staff, the applicant also pursued a municipal water facility ¼ mile to the north, but the location was found by Clear Wire to be technically unfeasible. The applicant's inventory is among the memo attachments.

DISCUSSION

Staff finds the proposed location to be appropriate for a wireless facility in the form of a monopalm. A 60'-high monopalm is appropriate in this shopping center with many mature palm trees and with a separation of 540' from the nearest residential properties. The 180' distance from the Alma School right-of-way and presence of a visual buffer in the forms of a pad building (from southern view) and live palm trees (from eastern view) are also positives. Many previous monopalm approvals have included the requirement to add additional live palm trees nearby, but that is unnecessary in this particular setting with numerous existing palm trees immediately adjacent.

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 25, 2010 at the Downtown Community Center, at which time the facility was proposed to be located behind the shopping center. Three neighbors attended to ask questions about the design and placement of the tower, as well as whether it will effect television or radio reception (it will not). One neighbor expressed support for the request because of the service provided. No opposition was expressed.
- One additional neighbor who lives south of the site called Staff to express opposition to the request because of its height and proximity to residences, plus the corresponding negative

effect on property values. He believes that either the neighbors should be compensated or the pole should be relocated to the front of the shopping center, farther from homes. The pole has since been relocated to the front of the shopping center in accordance with the neighbor's request.

- A neighbor spoke in opposition to the request at the April 7, 2010 Planning Commission hearing.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of ZUP09-1028 POLLACK ELLIOT WIRELESS FACILITY subject to the following conditions:

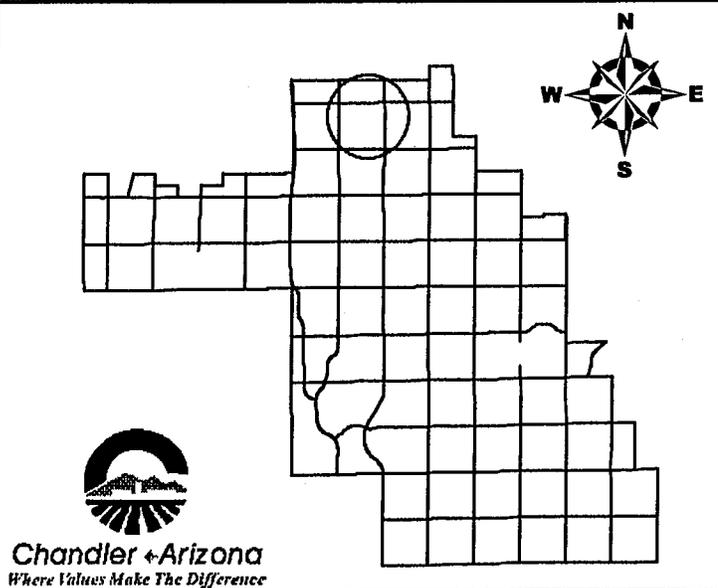
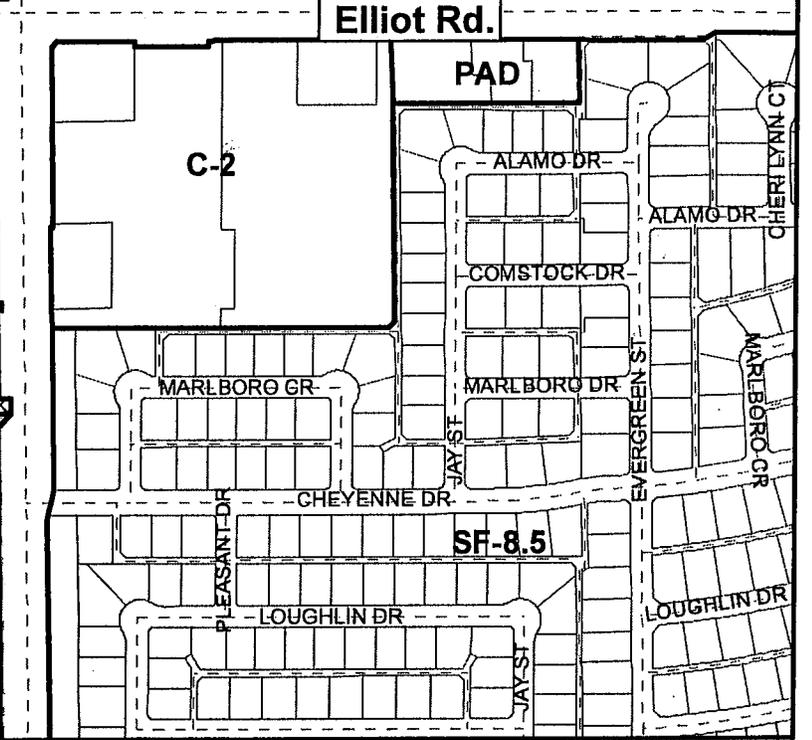
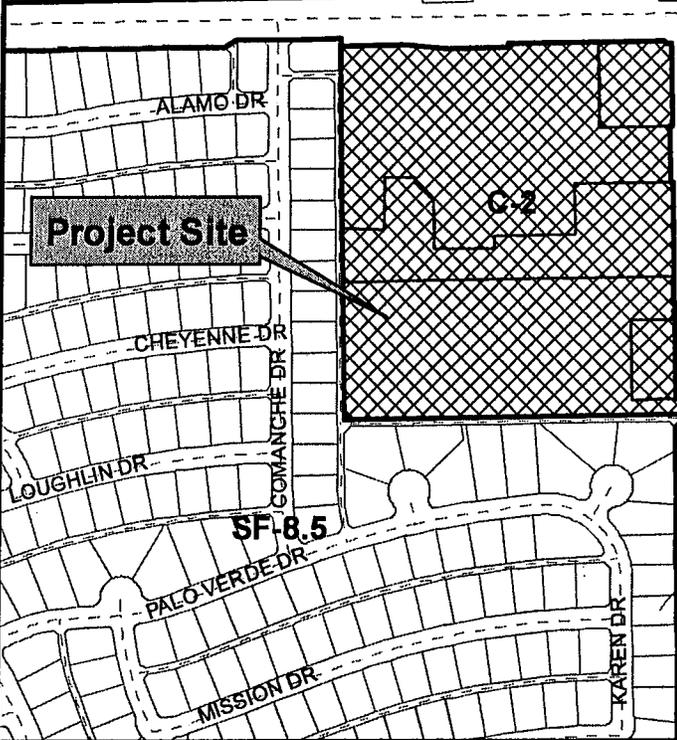
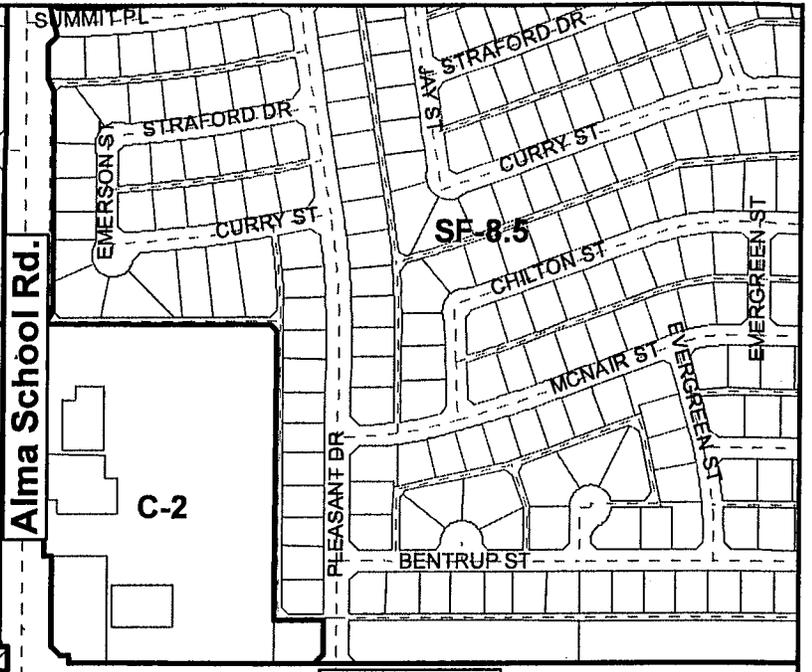
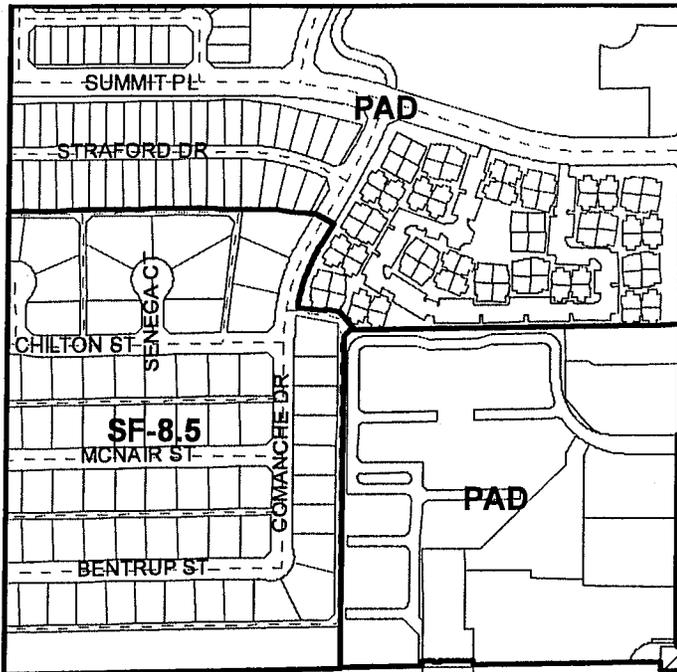
1. Development shall be in substantial conformance with approved exhibits except as modified by condition herein. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.

PROPOSED MOTION

Move to recommend approval of ZUP09-1028 POLLACK ELLIOT WIRELESS FACILITY Use Permit for a wireless communication facility, subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Aerial Closeup
3. Site Plan and Elevation
4. Inventory of Verticalities within 1 Mile



Vicinity Map

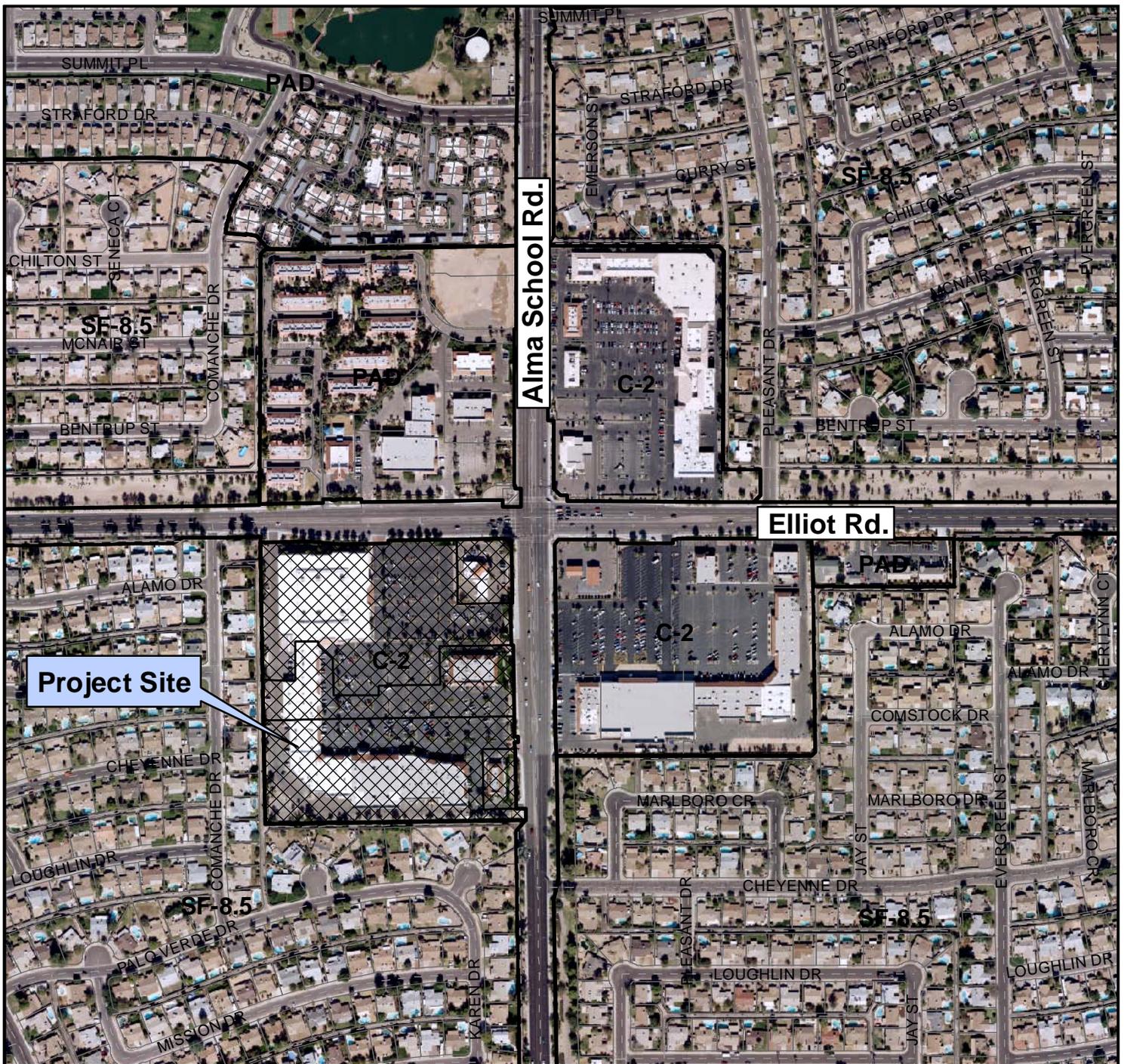
 ZUP09-1028

Pollack Elliot Monopalm

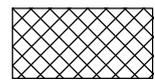
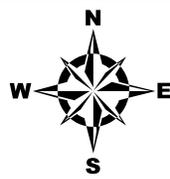
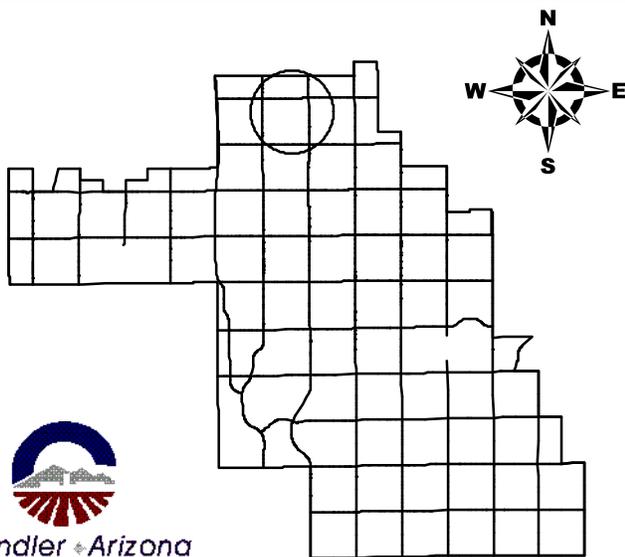
CITY OF CHANDLER 12/16/2009



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Vicinity Map



ZUP09-1028

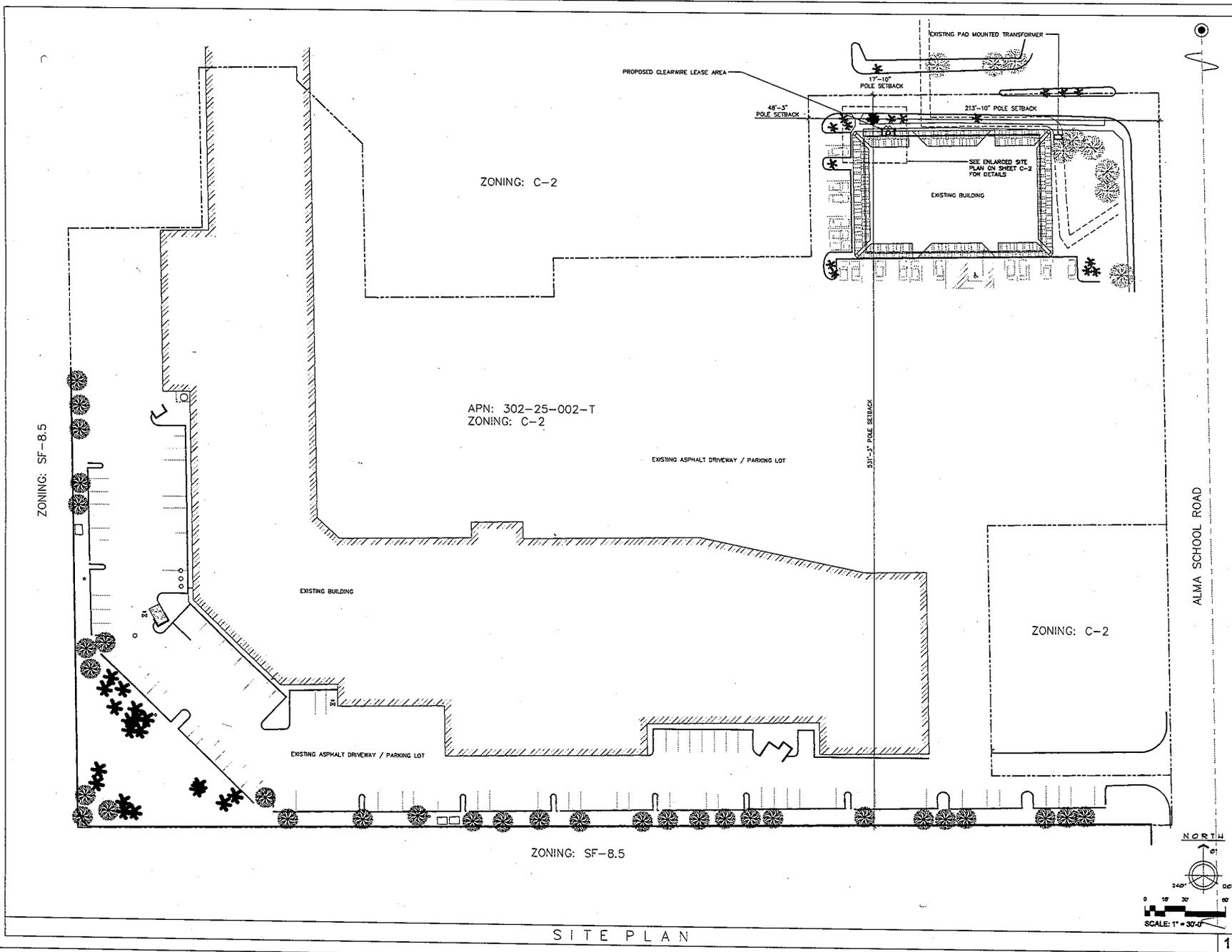
Pollack Elliot Monopalm



County Parcels



X = Proposed facility location



clearwire
wireless broadband

PLANS PREPARED BY

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PRELIMINARY LINES ONLY

NO.	DATE	DESCRIPTION
0	11/6/09	REVIEW
1	11/16/09	SUBMITTAL
2	6/30/10	NEW LOCATION
3	7/8/10	SUBMITTAL

ARCHITECTS JOB NO. 1722

PROJECT INFORMATION
AZ-PHX0595D
POLLACK ELLIOT MONOPALM
 2884 N. ALMA SCHOOL ROAD
 CHANDLER, AZ 85224

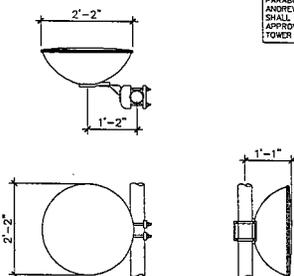
SHEET TITLE
SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

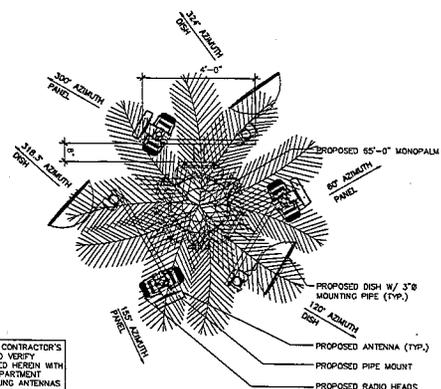
C1

SITE PLAN



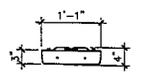
PARABOLIC ANTENNA SHALL BE ANDREW SHAFZ. NO SUBSTITUTION SHALL BE ACCEPTED UNLESS APPROVED BY CLEARWIRE RP AND TOWER OWNER.

PARABOLIC ANTENNA SCALE: NTS 2

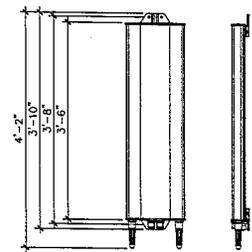


IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH CLEARWIRE RP DEPARTMENT PRIOR TO INSTALLING ANTENNAS

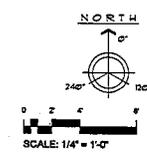
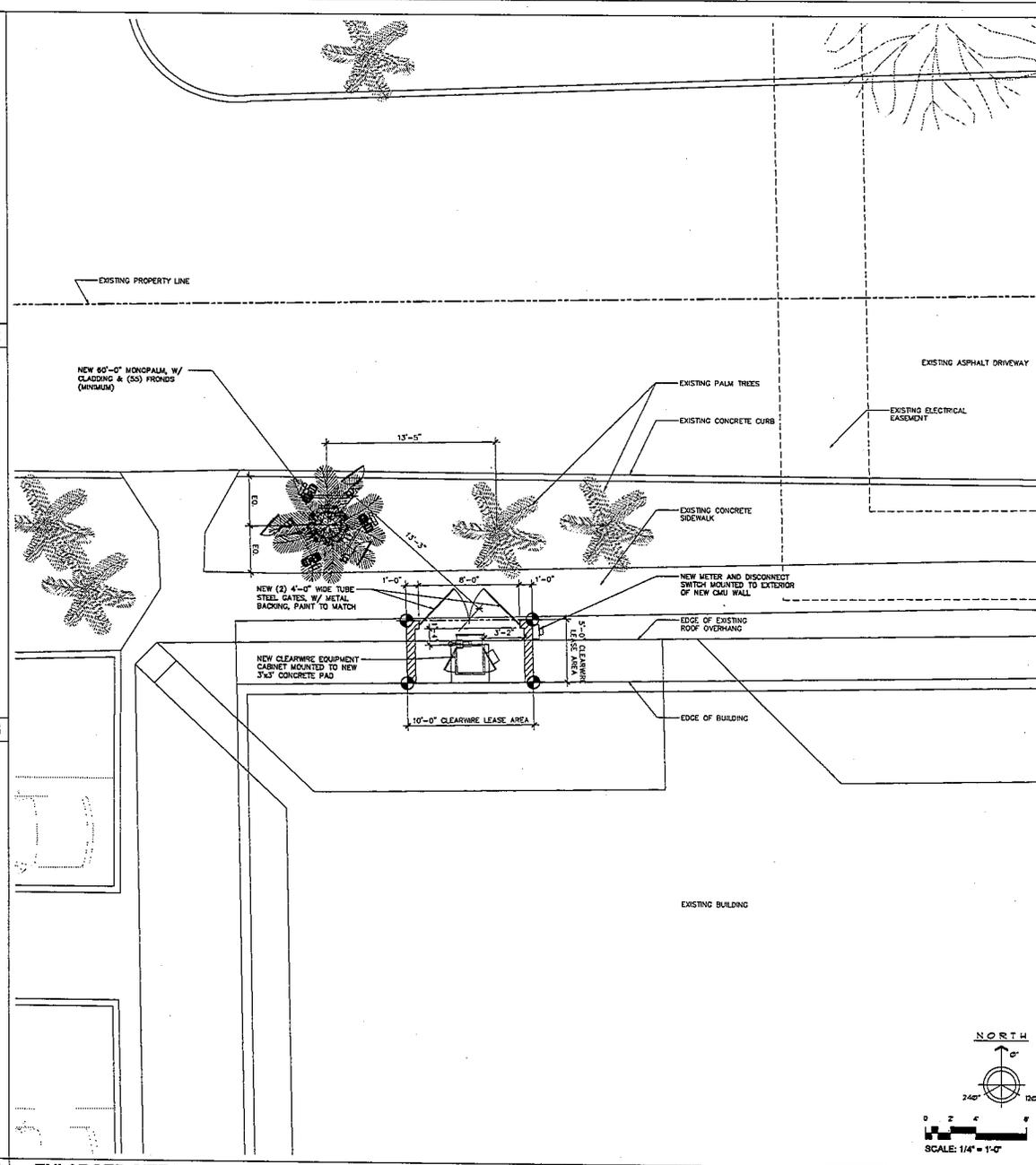
ANTENNA LAYOUT & DETAIL SCALE: NTS 3



ANTENNA SHALL BE POWERWAVE MODEL# PWS-18-2002-RR. NO SUBSTITUTION SHALL BE ACCEPTED UNLESS APPROVED BY CLEARWIRE RP AND TOWER OWNER.



ANTENNA SCALE: NTS 4



ENLARGED SITE PLAN SCALE: 1/4" = 1'-0"

clearwre
wireless broadband

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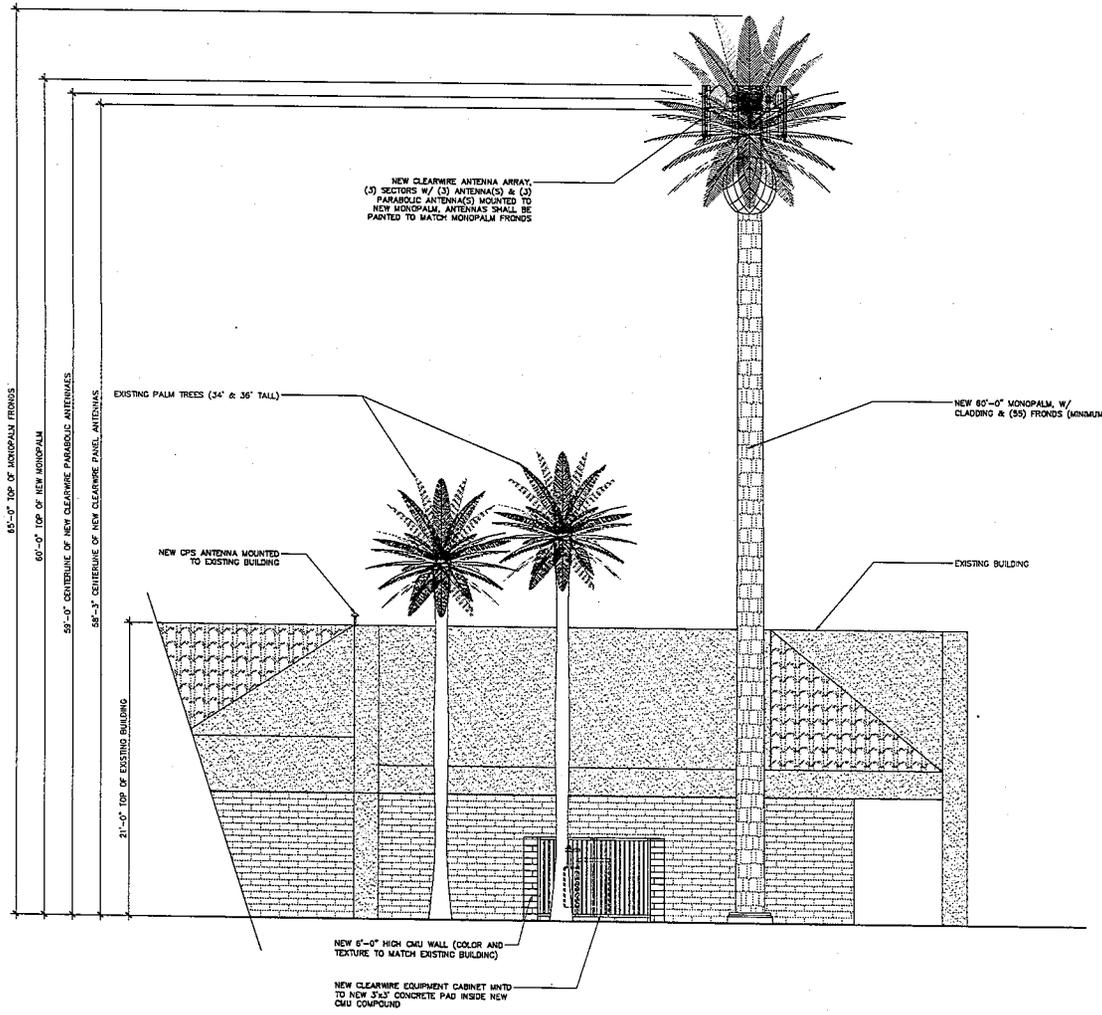
ARCHITECTS' JOB NO. 1722

PROJECT INFORMATION
AZ-PHX0595D
POLLACK ELLIOT MONOPALM
2884 N. ALMA SCHOOL ROAD
CHANDLER, AZ 85224

SHEET TITLE
ENLARGED PLAN

JURISDICTION APPROVAL

SHEET NUMBER
C2



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

SITE ELEVATION

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3	7/8/10	SUBMITTAL

ARCHITECT'S JOB NO. 1722

PROJECT INFORMATION
AZ-PHX0595D
POLLACK ELLIOT MONOPALM
2884 N. ALMA SCHOOL ROAD
CHANDLER, AZ 85224

SHEET TITLE
SITE ELEVATION

JURISDICTION APPROVAL

SHEET NUMBER
C3

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wireless broadband

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3	7/8/10	SUBMITTAL

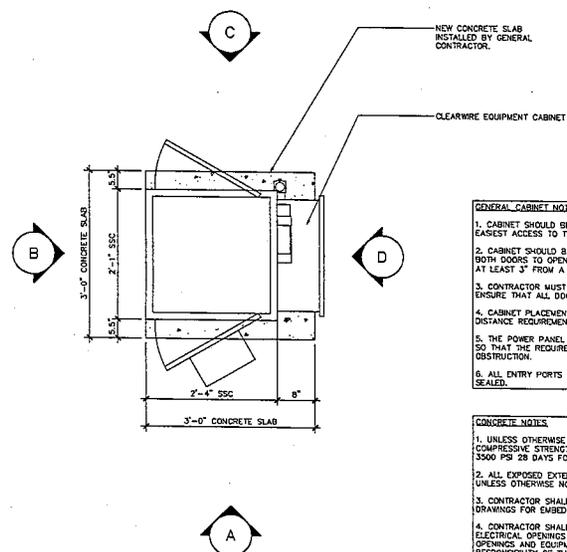
ARCHITECTS JOB NO. 1722

PROJECT INFORMATION
AZ-PHX0595D
POLLACK ELLIOT MONOPALM
2884 N. ALMA SCHOOL ROAD
CHANDLER, AZ 85224

SHEET TITLE
TYPICAL EQUIPMENT DETAILS

JURISDICTION APPROVAL

SHEET NUMBER
C4



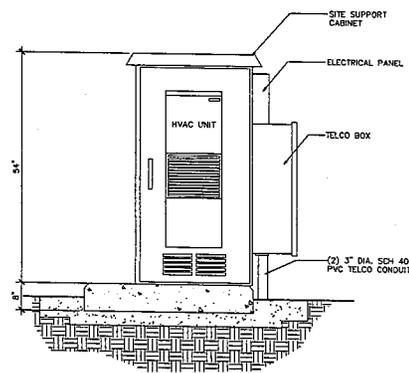
- GENERAL CABINET NOTES.**
1. CABINET SHOULD BE FACED IN A DIRECTION THAT ALLOWS FOR THE EASIEST ACCESS TO THE POWER AND TELCO CONNECTIONS.
 2. CABINET SHOULD BE PLACED IN SUCH A MANNER THAT ALLOWS FOR BOTH DOORS TO OPEN FREELY AND UNOBSTRUCTED. THE HVAC MUST BE AT LEAST 3" FROM A WALL OR FIXED ITEM.
 3. CONTRACTOR MUST ENSURE THAT THE CABINET IS PLACED LEVEL AND ENSURE THAT ALL DOORS OPEN PROPERLY.
 4. CABINET PLACEMENT MUST ALSO MEET LOCAL CODE REQUIREMENTS FOR DISTANCE REQUIREMENTS BETWEEN POWER SOURCES.
 5. THE POWER PANEL AND TELCO BOX MUST OVERHANG THE PLATFORM SO THAT THE REQUIRED CONDUITS MAY BE INSTALLED WITHOUT OBSTRUCTION.
 6. ALL ENTRY PORTS INTO THE CABINET SHALL BE PROPERLY WEATHER SEALED.

- CONCRETE NOTES.**
1. UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 3 DAYS FOR FOUNDATIONS AND 3500 PSI 28 DAYS FOR FLOOR SLABS AND CONDUIT ENCASMENTS.
 2. ALL EXPOSED EXTERNAL CORNERS OF CONCRETE TO BE TOOLED EDGE, UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL REFER TO DRAWING OF OTHER TRADE AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES.
 4. CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF ALL ELECTRICAL OPENINGS AND EQUIPMENT PADS WITH THE ELECTRICAL OPENINGS AND EQUIPMENT DETAIL AND SHOP DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION FOR ALL UTILITIES.

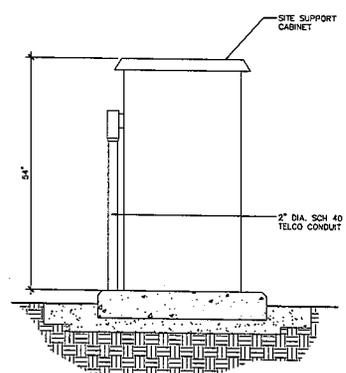
EQUIPMENT PLAN

SCALE: 1" = 1'-0" **1 NOT USED**

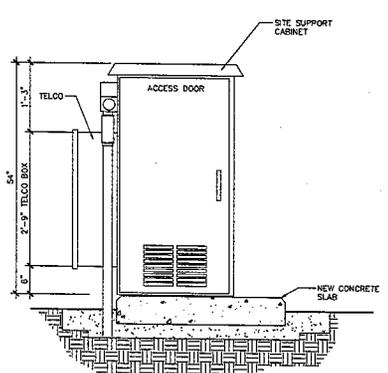
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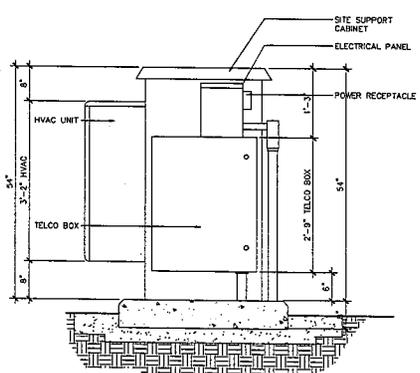
CABINET ELEVATION (FRONT) SCALE: 1" = 1'-0" **A**



CABINET ELEVATION (LEFT) SCALE: 1" = 1'-0" **B**



CABINET ELEVATION (BACK) SCALE: 1" = 1'-0" **C**



CABINET ELEVATION (RIGHT) SCALE: 1" = 1'-0" **D**

AZ-PHX0595 Inventory					
1-Mile Radius					
Site	Approximate Location	Type	Not Using	Using	Reasons
148	Guadalupe-Longmore, Dobson HS	Lightpole	x		Only 1 carrier per light pole
149	Guadalupe-Longmore, Dobson HS	Lightpole		x	No carrier
150	Guadalupe-Longmore, Dobson HS	Lightpole	x		Only 1 carrier per light pole
151	Guadalupe-Longmore, Dobson HS	Lightpole	x		Only 1 carrier per light pole
Clear Wireless Proposed WCF's					
5163	Dobson Light Pole	Monopole			See #149 above
0714	Sirrine Elem Monopalm	Monopalm			
5044	SRP Western Canal Lattice	Utility Lattice			
NOTE: All SRP utility poles in target ares are considered first, and are used unless refused by SRP as unbildable or critical circuit.					

Pollack Sites in Chandler

Site	Properties Contacted/ Address	Answer
AZ-PHX0595	3000 N. Alma School Rd Chandler, AZ 85224	Fresh and Easy does not allow wireless facilities on their property
	955 E. Elliot Rd Chandler, AZ 85224	LL does not feel they have enough room on their property and was not willing to give Clear Wire space for a wireless facility
	2994 N Alma School Rd Chandler, AZ 85224	LL does not want to tie up any portion of his porperty for future improvements
	3100 N Alma School Rd Chandler, AZ 85224	LL is limited on his space so LL was not willing to enter into an agreement with Clear Wire
	3180 N Alma School Rd Chandler, AZ 85224	Church did not feel it appropriate to locate a Wireless Facility on their property
	NEC of Elliot and Alma School	Pollack owns this property as well. To avoid loading docks and tenant entrances, the location would be closer to residential. Pollack preferred us on the SWC.
	981 W Elliot Rd Chandler, AZ 85224	LL will not allow Clear Wire to locate in the front