



Chandler • Arizona
Where Values Make The Difference

DEC 16 2009

MEMORANDUM **Planning and Development – PZ Memo No. 09-145**

DATE: DECEMBER 7, 2009

TO: PLANNING AND ZONING COMMISSION

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

FROM: BILL DERMODY, SENIOR CITY PLANNER

SUBJECT: ZUP09-1014 ADVANCED MORTGAGE MONOPALM

Request: Use Permit approval to install a 55-foot monopalm wireless communication facility

Location: 312 N. Alma School Road, approximately 500 feet north of Chandler Boulevard

Applicant: REA Land Consulting for Clear Wire

Owner: Carpe Diem Properties

Zoning: Community Commercial District (C-2)

RECOMMENDATION

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

BACKGROUND

The application requests a new 55' monopalm wireless communications facility to be located in the 2.6-acre Medical Arts Plaza office development at 312 N. Alma School Road. To the north and west are residential land uses. To the south and southwest is a retail shopping center that has an uncamouflaged cell tower behind it, adjacent to the subject site. East across Alma School Road are offices. 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.

The monopalm and its associated equipment shelter will occupy approximately 180 square feet immediately east of the southern office building on the property, close to Alma School Road.

The nearest residential properties are an assisted living facility 280' to the west and apartments 260' to the north. Illustrations of the proposed monopalm are attached. The site has about a dozen existing mature palm trees.

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 seven (7) verticalities of a height similar to or greater than the proposed monopalm within one mile, including power lines running north-south along the site's western property line (one of which has cell antennas), power lines along Dobson Road, power lines along Pecos Road, a substation near the Dobson Road/Chandler Boulevard intersection, ballfield lights at Arrowhead Park (in the residential subdivision to the west), a monopalm at Erie Elementary School, and a monopalm at the Police Evidence Building along Pecos Road. The applicant has analyzed these co-location possibilities and found them implausible either because they are out of the targeted service area or they are not colocatable. An inventory of these verticalities provided by the applicant is among the attachments.

DISCUSSION

Staff finds the proposed location to be appropriate for a wireless facility in the form of a monopalm. A 55' monopalm is appropriate at the interior of an office development with many mature palm trees and 260' of separation from residential properties.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on November 30, 2009 at the Downtown Community Center. No citizens attended.
- As of this writing, staff is not aware of any opposition to the request.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of ZUP09-1014 ADVANCED MORTGAGE MONOPALM subject to the following conditions:

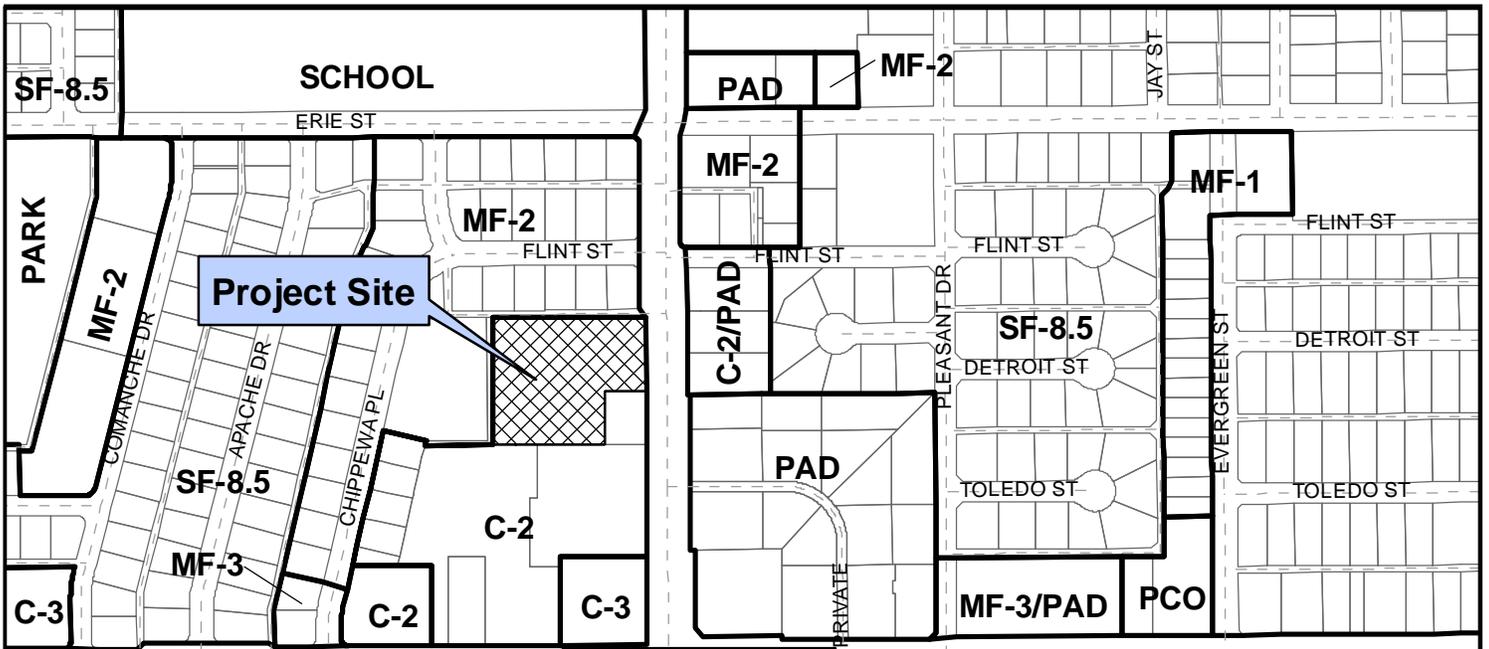
1. Expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.
2. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

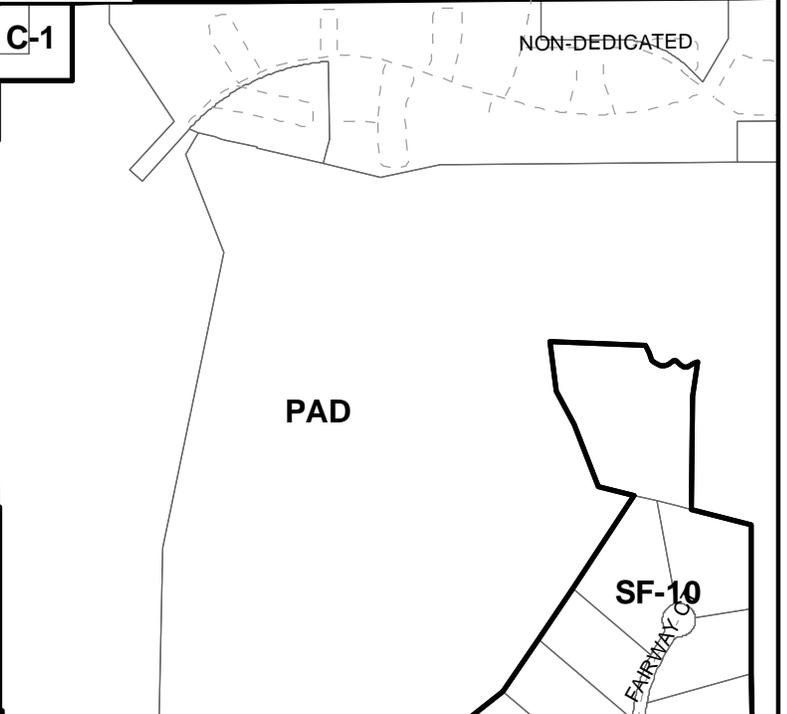
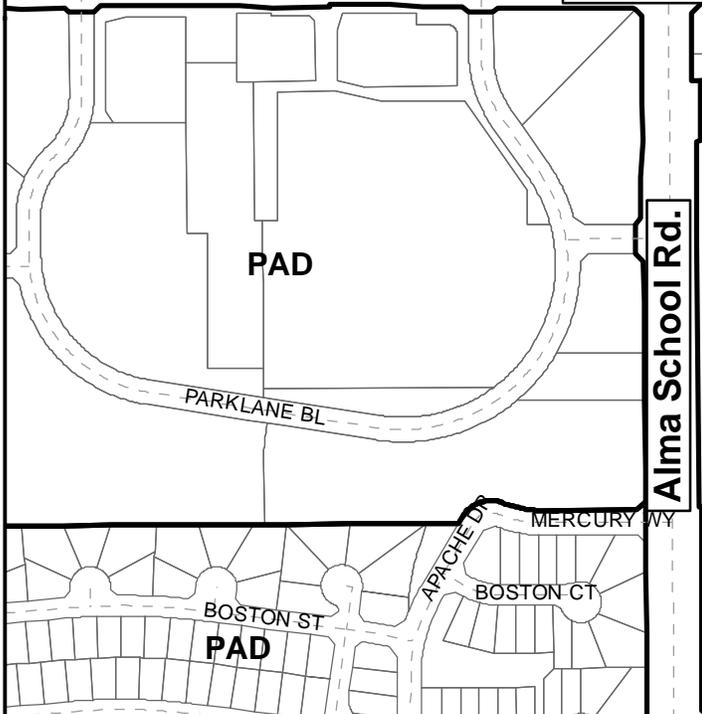
Move to recommend approval of ZUP09-1014 ADVANCED MORTGAGE MONOPALM Use Permit for a wireless communication facility, subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Site Plan and Elevation
3. Applicant Narrative
4. Site Photos
5. Inventory of Area Verticalities



Chandler Blvd.



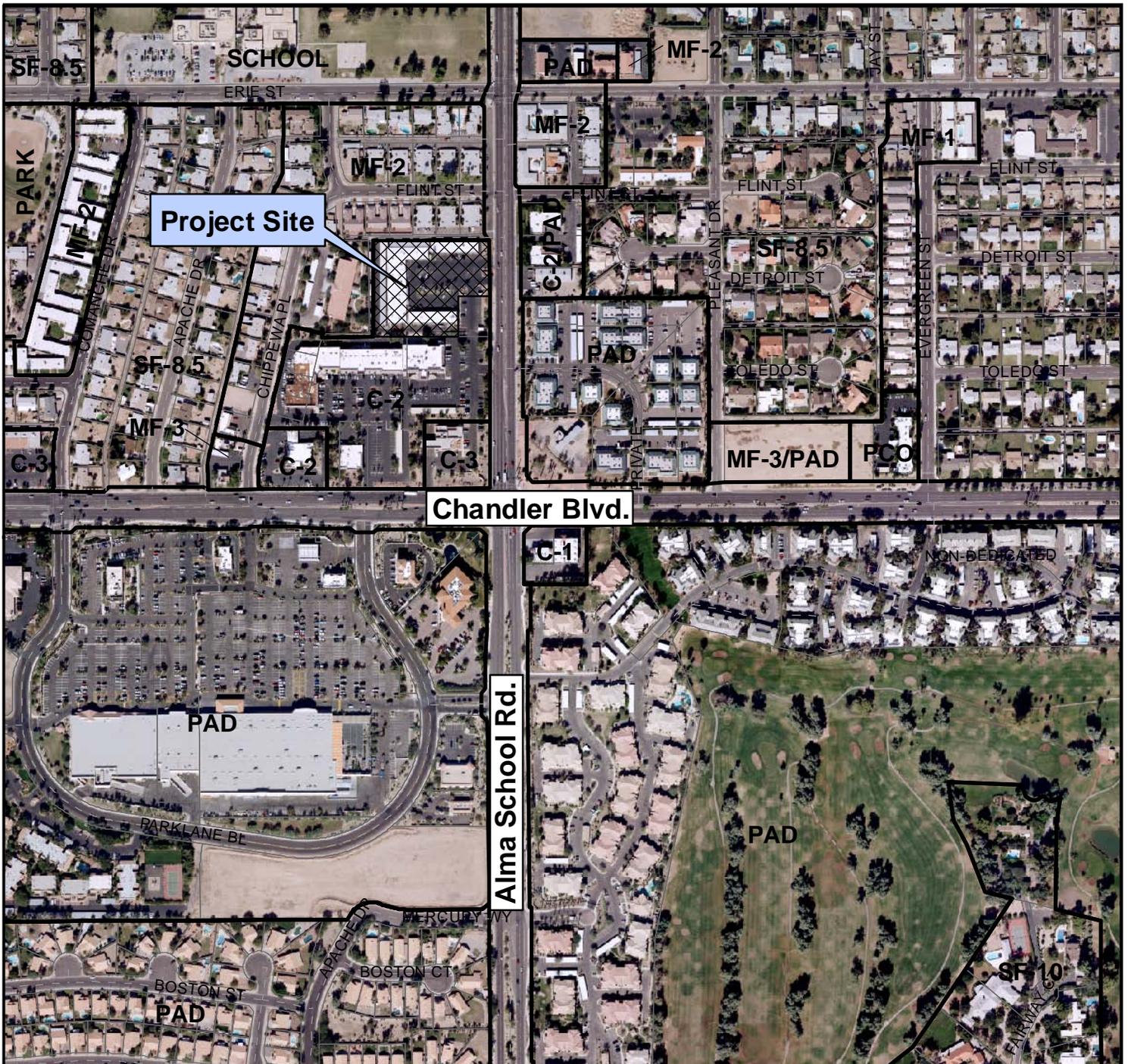
Vicinity Map



ZUP09-1014

Advanced Mortgage Monopalm

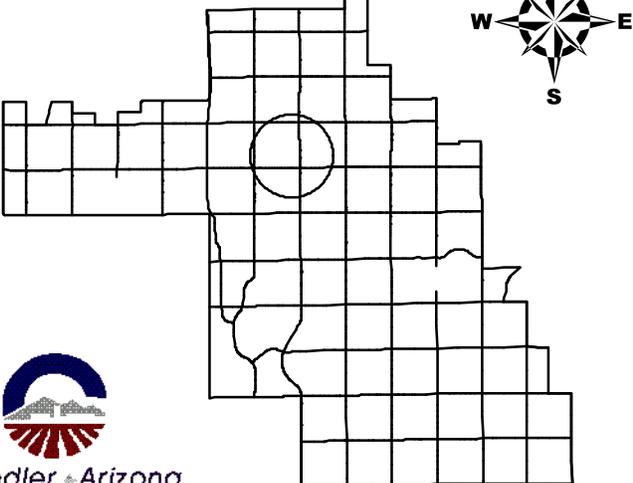




Chandler Blvd.

Alma School Rd.

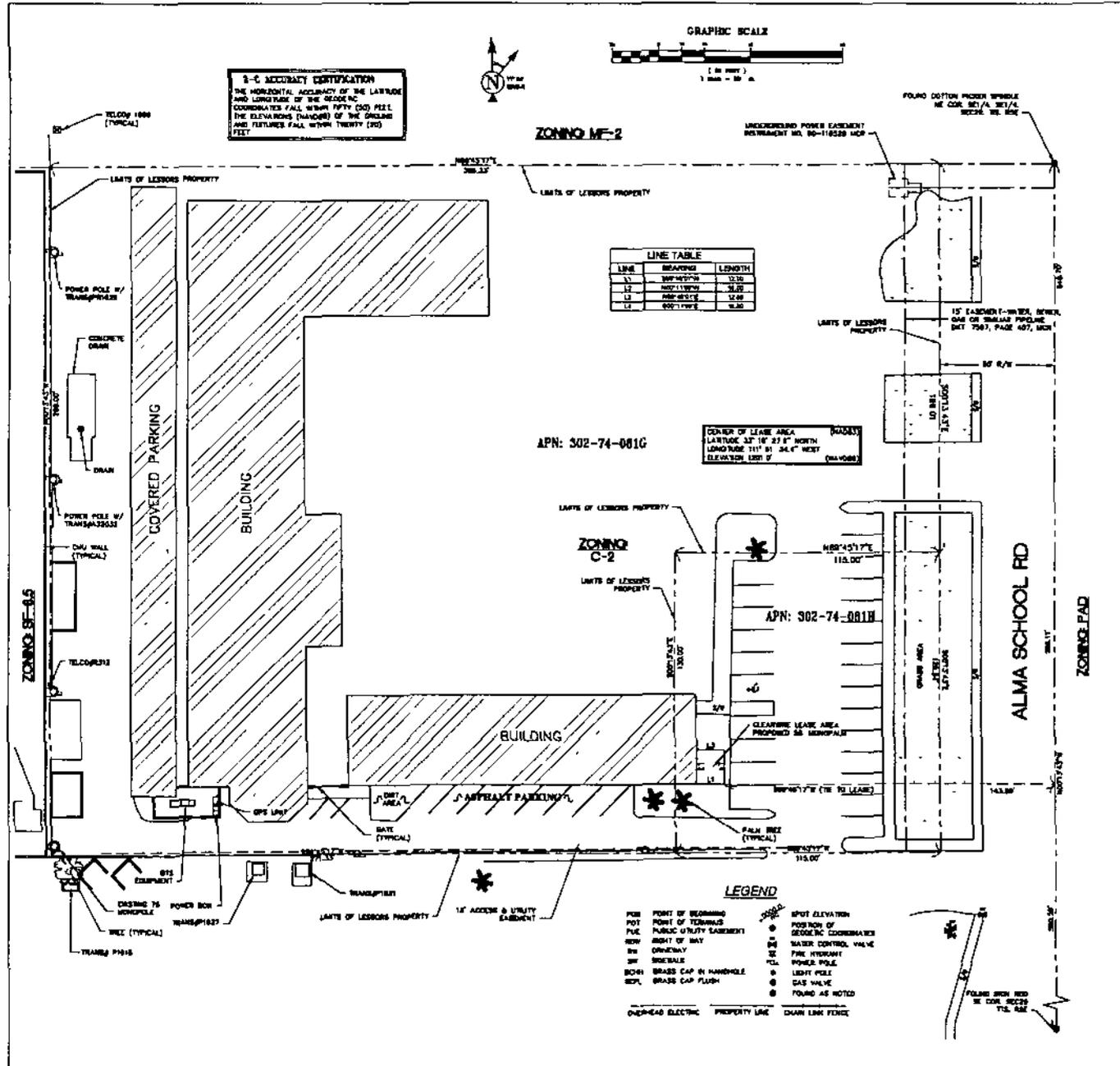
Vicinity Map



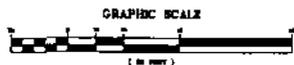
ZUP09-1014

Advanced Mortgage Monopalm





3-C ACCURACY CERTIFICATION
 THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE OF THE SECTION COORDINATES FALL WITHIN FIFTY (50) FEET. THE ELEVATIONS (HEIGHTS) OF THE DRIVING AND FEATURES FALL WITHIN TWENTY (20) FEET.



LINE	BEARING	LENGTH
11	S89°45'00"W	13.00
12	N02°11'00"W	36.00
13	S89°45'00"E	13.00
14	S00°11'00"E	13.00

CORNER OF LEASE AREA
 LATITUDE 37' 10" 23' NORTH
 LONGITUDE 111' 01' 34.4" WEST
 ELEVATION 1207.0'

APN: 302-74-081G

- LEGEND**
- POB POINT OF BEGINNING
 - POT POINT OF TERMINUS
 - PUE PUBLIC UTILITY EASEMENT
 - ROW RIGHT OF WAY
 - HW HIGHWAY
 - SW SIDEWALK
 - BOH BRASS CAP IN HANDHOLE
 - BCPL BRASS CAP PLUSH
 - OVERHEAD ELECTRIC
 - PROPERTY LINE
 - SPOT ELEVATION
 - POSITION OF GEODESIC COORDINATES
 - WC WATER CONTROL VALVE
 - PC FIRE HYDRANT
 - PCL POWER POLE
 - PLC LIGHT POLE
 - GC GAS VALVE
 - FOUN FOUND AS NOTED
 - CHAIN LINK FENCE

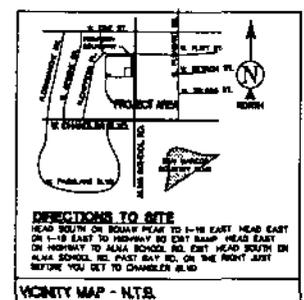
LEGAL DESCRIPTION
 PARCEL 1
 THE EAST 371.33 FEET OF THE NORTH 200 FEET OF TRACT "A" OF APPROXIMATE MEASURE UNIT TWO, ACCORDING TO BOOK 87 OF MAPS, PAGE 28 RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 2
 THE WEST 19 FEET OF ADNA SCHOOL ROAD, AS SHOWN AND BEING RECORDED IN BOOKET 733A, PAGE 143, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING ALLEGEANT TO THE NORTH 380.00 FEET OF TRACT A, APPROXIMATE MEASURE UNIT TWO, ACCORDING TO BOOK 87 OF MAPS, PAGE 28 RECORDS OF MARICOPA COUNTY, ARIZONA.

LEASE AREA LEGAL DESCRIPTION
 A PORTION OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 6 EAST, D6A AND D6B 1/4 SECTION 36, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF 840 SECTION 36;
 THENCE NORTH 00 DEGREES 15 MINUTES 43 SECONDS WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 163.00 FEET;
 THENCE SOUTH 89 DEGREES 48 MINUTES 17 SECONDS WEST A DISTANCE OF 143.00 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 89 DEGREES 48 MINUTES 17 SECONDS WEST A DISTANCE OF 12.00 FEET;
 THENCE NORTH 89 DEGREES 11 MINUTES 43 SECONDS WEST A DISTANCE OF 12.00 FEET;
 THENCE NORTH 89 DEGREES 48 MINUTES 17 SECONDS EAST A DISTANCE OF 12.00 FEET;
 THENCE SOUTH 00 DEGREES 15 MINUTES 43 SECONDS EAST A DISTANCE OF 143.00 FEET TO THE POINT OF BEGINNING.

RESERVING NONEXCLUSIVE RIGHT OF USE ACCESS LESSORS PROPERTY FOR NECESSARY APPLICANCES TO CONDUCT, OPERATE, AND MAINTAIN A BLOOD COLLECTION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO, BLOOD, SPERM, PLASMA, VISCERAL, HEMATOLOGIC, EQUIPMENT AND UTILITIES.



BOUNDARY
 ELEVATION ESTABLISHED FROM GPS BOUNDARY METRIC POINTS. APPROXIMATE BEING REAPPORTIONED, CONTINGENT TO BEAR CORNER, STATION COGA, ELEVATION 1261.1' NAVD83.

DATE OF MEASUREMENT
 MEASUREMENTS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAEDS COORDINATE SYSTEM ARIZONA CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATIONS.

DATE
 8/2/2018

DATE OF SURVEY
 8/2/2018

DATE OF SURVEY
 A TITLE REPORT WAS NOT PROVIDED AT THE TIME THIS SURVEY WAS PERFORMED. ANY EASEMENTS OR OTHER ITEMS CONTAINED WITHIN THE TITLE REPORT WHICH MAY AFFECT THE LEASE AREA HAVE NOT BEEN PLOTTED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

UTILITY NOTES
 SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN AT THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BULK STAKE AND ANY OTHER RELEVANT AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REPAIRING, RELOCATING AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PLANS PROVIDED BY

787 E. POST LANE
 GILBERT, ARIZONA 85234
 OFFICE: 480-828-7800
 FAX: 480-828-7801

NO. / DATE / DESCRIPTION / BY

1	08/2/2018	REVISION	

JOB NO. / PROJECT INFORMATION

WQ44474

AZ-PHX5051C
 ADVANCED MORTGAGE MONOPALM

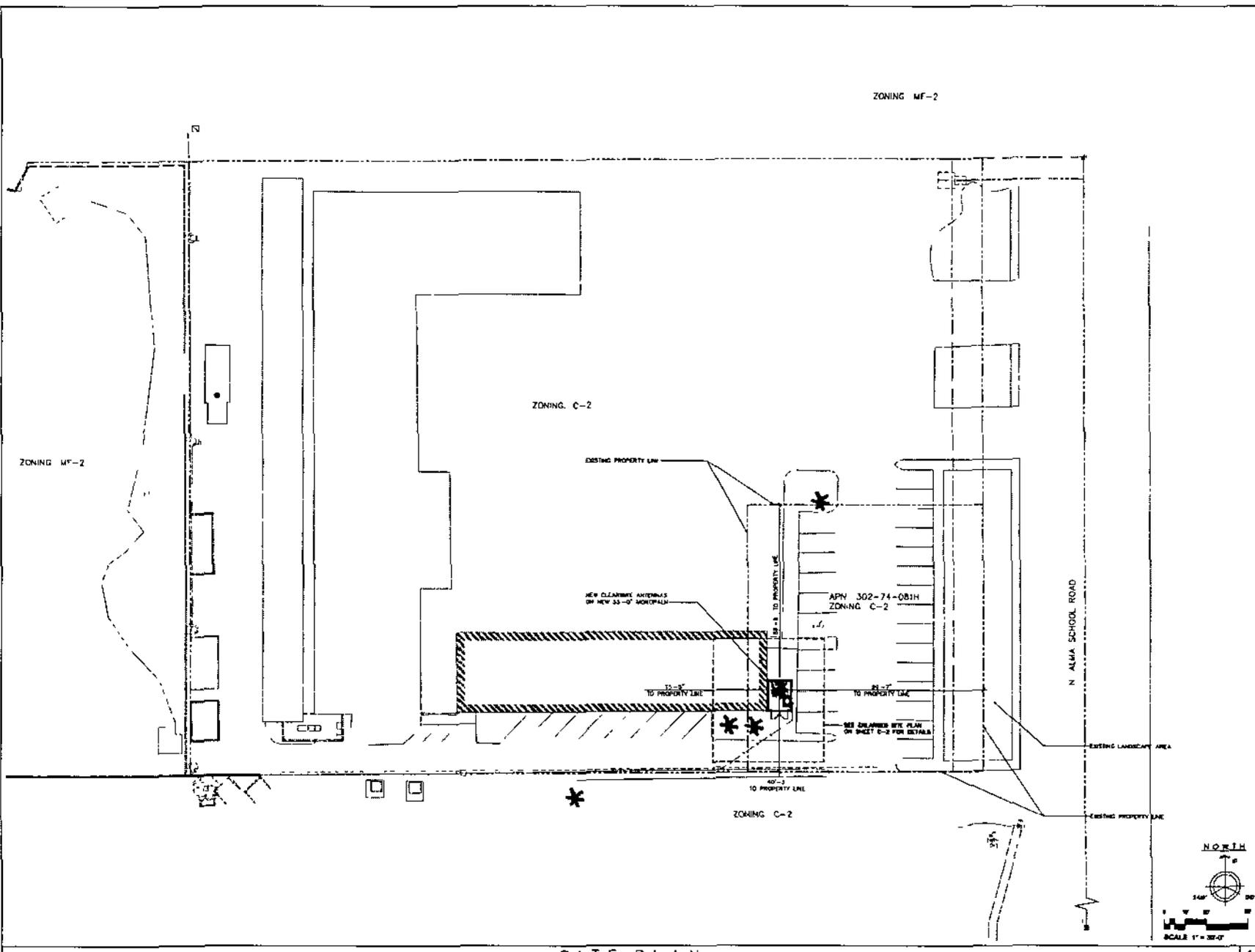
312 N. ALMA SCHOOL
 CHANDLER, AZ 85224

SHEET TITLE

ASSIGNMENT APPROVAL

SHEET NUMBER

LS-1



SITE PLAN



PLANS PREPARED BY
Young design corp
 architecture / project management
 12245 E. Via Linda, Scottsdale, AZ 85258
 ph: 480 451 9628 fax: 480 451 9608
 e-mail: azyc@ydesign.com

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NO.	DATE	DESCRIPTION
0	8/28/08	REVIEW
1	8/28/08	SUBMITTAL

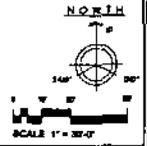
ARCHITECT'S JOB NO. 1231

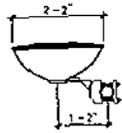
PROJECT INFORMATION
AZ-PHX5051C
 ADVANCED MORTGAGE MONOPALM
 812 N ALMA SCHOOL ROAD
 CHANDLER, AZ 85224

SHEET TITLE
SITE PLAN

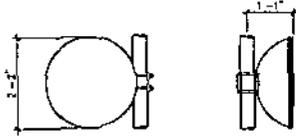
AUCTION APPROVAL

SHEET NUMBER
C1



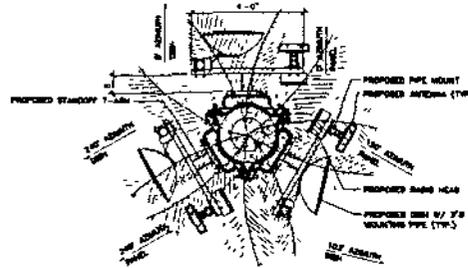


MICROWAVE DISH SHALL BE APPROX 1800-2100 MHZ. NO SUBSTITUTION SHALL BE ACCEPTED UNLESS APPROVED BY CLEARANCE #1 AND TOWER OWNER



MICROWAVE DISH

SCALE: 1/8" = 1'-0" 2



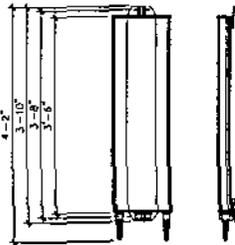
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ASSUMES SHOWN WITH CLEARANCE #1 DEPARTMENT PRIOR TO INSTALLING ANTENNAS

ANTENNA LAYOUT & DETAIL

SCALE: 1/8" = 1'-0" 3

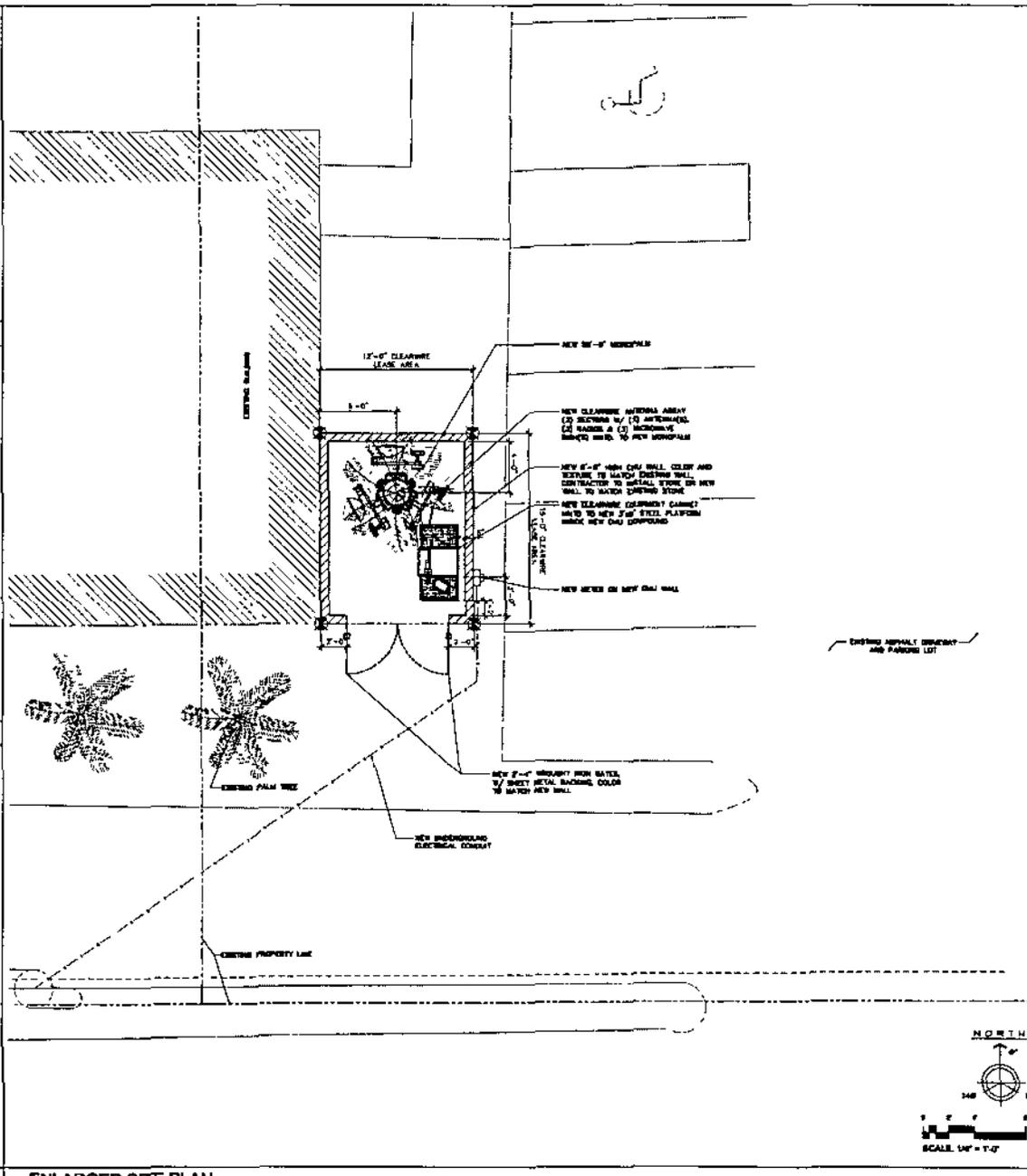


ANTENNA SHALL BE CATHODE RAY TUBE 1800-2100 MHZ. NO SUBSTITUTION SHALL BE ACCEPTED UNLESS APPROVED BY CLEARANCE #1 AND TOWER OWNER

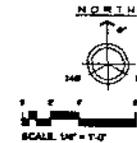


ANTENNA

SCALE: 1/8" = 1'-0" 4



ENLARGED SITE PLAN



PLANS PREPARED BY
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NO.	DATE	DESCRIPTION
0	6/25/08	REVIEW
1	8/8/08	SUBMITAL

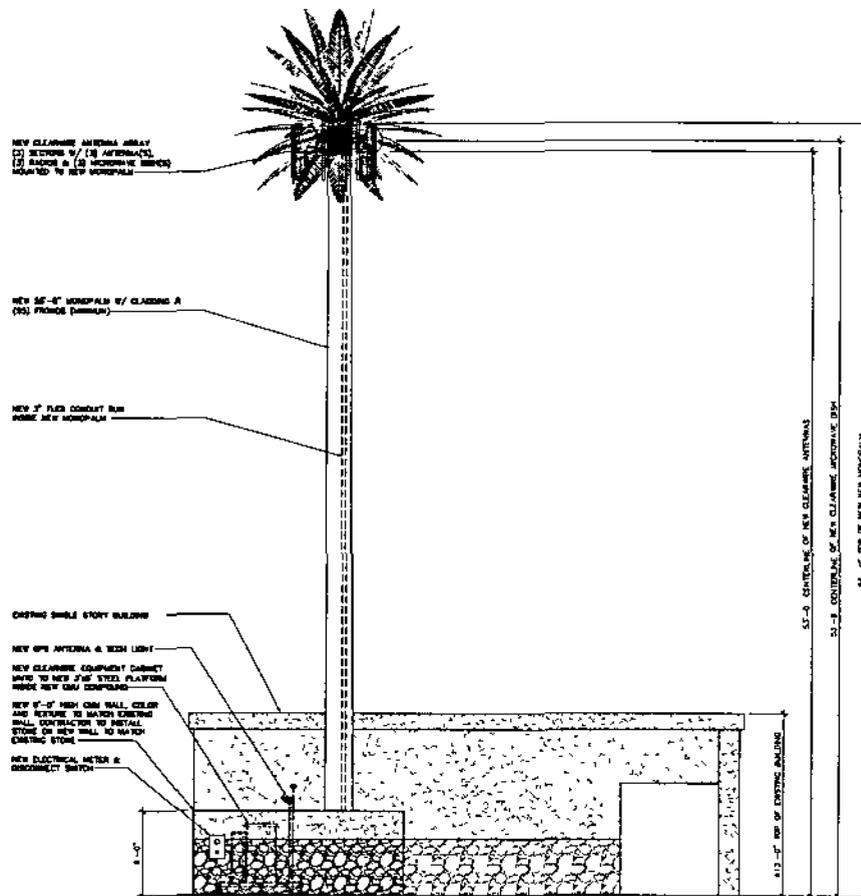
PROJECT NO. 1631

PROJECT INFORMATION
AZ-PHX5051C
ADVANCED MORTGAGE MONOPALM
312 N. ALAM SCHOOL ROAD
CHANDLER, AZ 85224

SHEET TITLE
ENLARGED PLAN

APPROVAL

SHEET NUMBER
C2



EAST ELEVATION



SITE ELEVATION



PLANS PREPARED BY
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1	9/8/08	SUBMITTAL

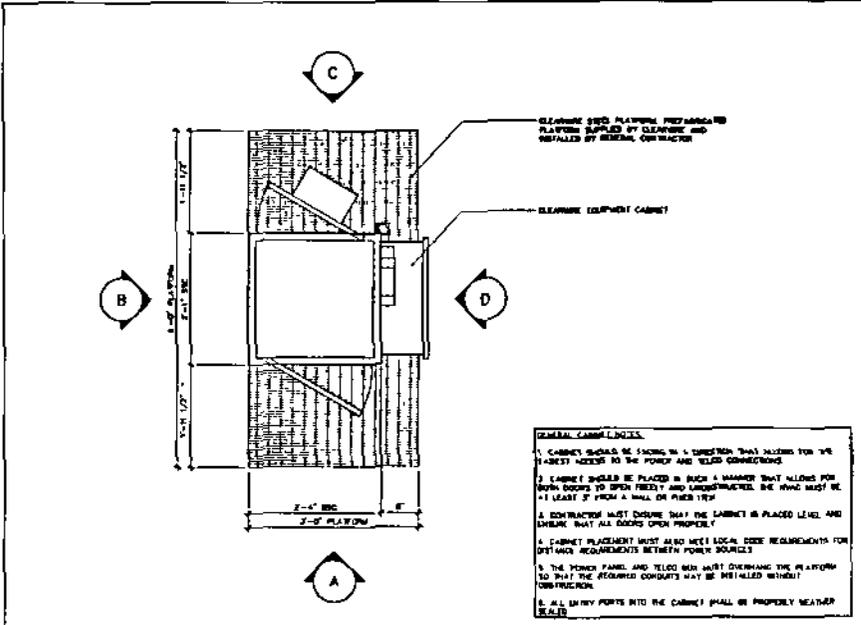
ARCHITECTS JOB NO. 18031

PROJECT INFORMATION
AZ-PHX5051C
ADVANCED MORTGAGE MONOPOLE
315 N ALMA SCHOOL ROAD
CHANDLER AZ 85224

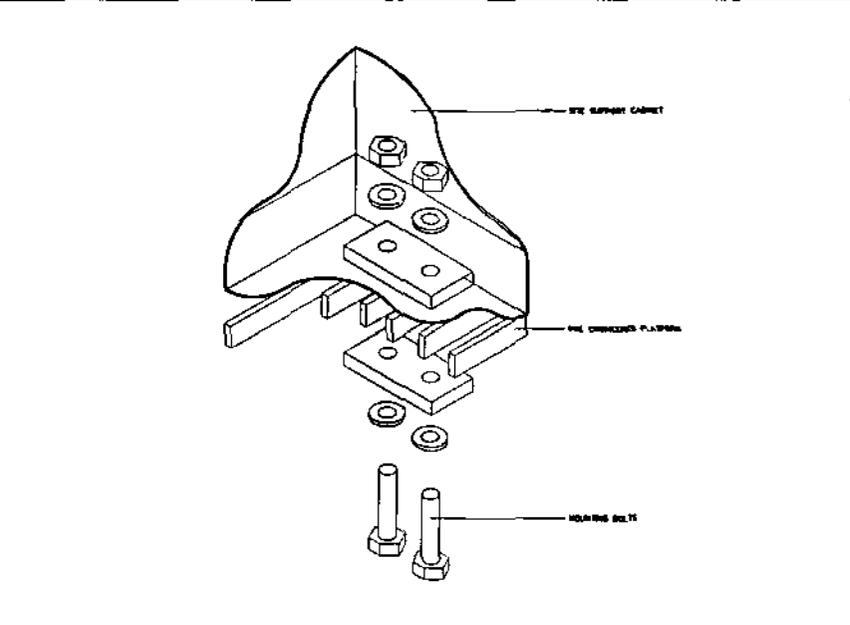
SHEET TITLE
SITE ELEVATION

CONSTRUCTION APPROVAL

SHEET NUMBER
C3

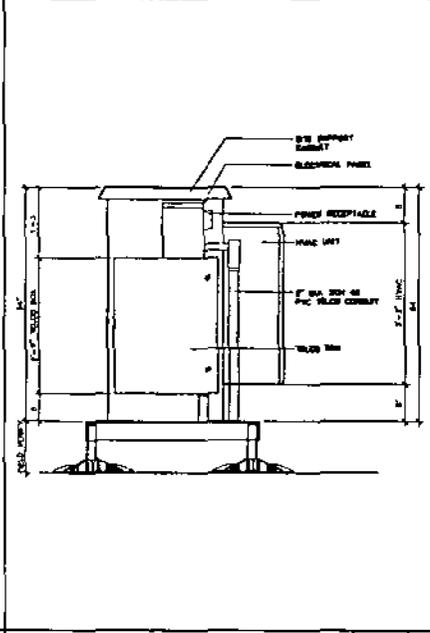
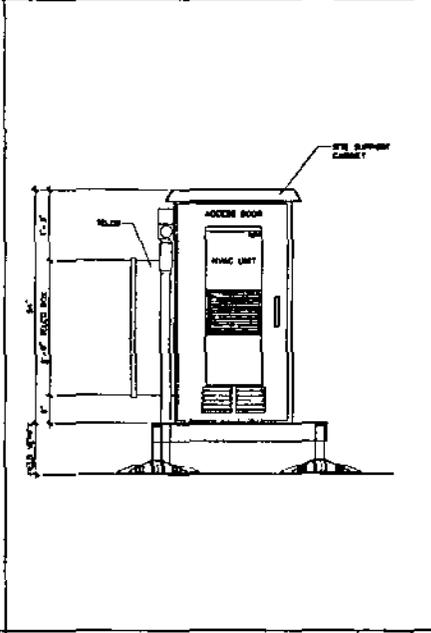
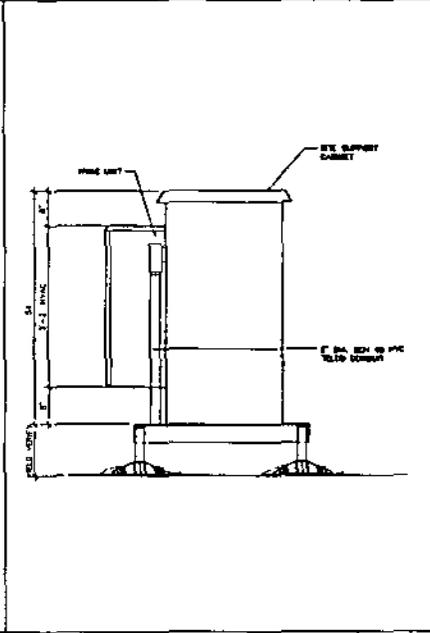
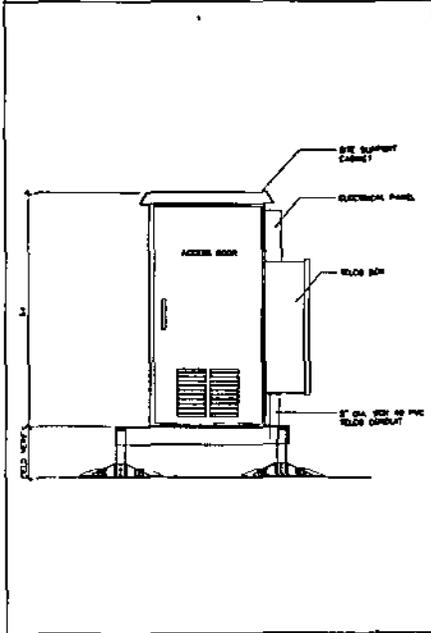


- GENERAL COMPLIANCE:**
1. CABINET SHOULD BE SPOKE IN A DIRECTION THAT ALLOWS FOR THE EASIEST ACCESS TO THE POWER AND TELLER CONNECTIONS.
 2. CABINET SHOULD BE PLACED IN SUCH A MANNER THAT ALLOWS FOR BOTH DOORS TO OPEN FREELY AND UNOBSTRUCTED. ONE DOOR MUST BE AT LEAST 3" FROM A WALL OR OTHER ITEM.
 3. A CONTRACTOR MUST ENSURE THAT THE CABINET IS PLACED LEVEL AND SQUARE THAT ALL DOORS OPEN PROPERLY.
 4. CABINET PLACEMENT MUST ALSO MEET LOCAL CODE REQUIREMENTS FOR SETBACK REQUIREMENTS BETWEEN POWER SOURCES.
 5. THE POWER PANEL AND TELLER UNIT MUST OVERHANG THE PLATFORM TO THAT THE REQUIRED CONDUITS MAY BE INSTALLED WITHOUT OBSTRUCTION.
 6. ALL ENTRY PORTS INTO THE CABINET SHALL BE PROPERLY WEATHER SEALED.



EQUIPMENT PLAN SCALE 1/4" = 1'

CABINET MOUNTING DETAIL ON GRATING SCALE 1/2" = 1'



CABINET ELEVATION (FRONT) SCALE 1/4" = 1' A

CABINET ELEVATION (LEFT) SCALE 1/4" = 1' B

CABINET ELEVATION (BACK) SCALE 1/4" = 1' C

CABINET ELEVATION (RIGHT) SCALE 1/4" = 1' D



PLANS PROVIDED BY
Y design corp

Architecture / Project Management
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NO.	DATE	DESCRIPTION
0	6/26/08	REVISION
1	9/2/08	SUBMITTAL

ARCHITECT'S JOB NO. 18331

PROJECT INFORMATION

AZ-PHX5051C
ADVANCED MORTGAGE MONOPALM
312 N ALMA SCHOOL ROAD
CHANDLER AZ 85224

SHEET TITLE
TYPICAL EQUIPMENT DETAILS

CAD FILE: 080924.dwg
SHEET NUMBER: 01

C4

Project Submittal Narrative
For Use Permit Application

Advanced Mortgage Monopalm
312 N. Alma School Road
Chandler, AZ 85224

Wireless Communication Facility
New Equipment on New Monopalm Pole
AZ-PHX5051C

Submitted To:
City Of Chandler
Current Planning Division
215 E. Buffalo Street
Chandler, AZ 85225

Submitted By:
Rulon Anderson
Clear Wire

14 September 2009

Project Information:

Advanced Mortgage Monopalm
312 N. Alma School Road
Chandler, AZ 85224

APN: 302-74-081-H

Proposed Use:

This application is for installing an array consisting of 3 antennas and 3 microwave dishes for wireless communication on a new 55' monopalm pole. The related ground equipment will be located inside a new 12'x15' block wall compound, stone to be added to match existing.

Current zoning:	C-2
Zoning to North:	MF-2
Zoning to East:	PAD
Zoning to South:	C-2
Zoning to West:	MF-2

Narrative:

The proposed site is necessary to distribute wireless internet service to the homes and businesses in the area.

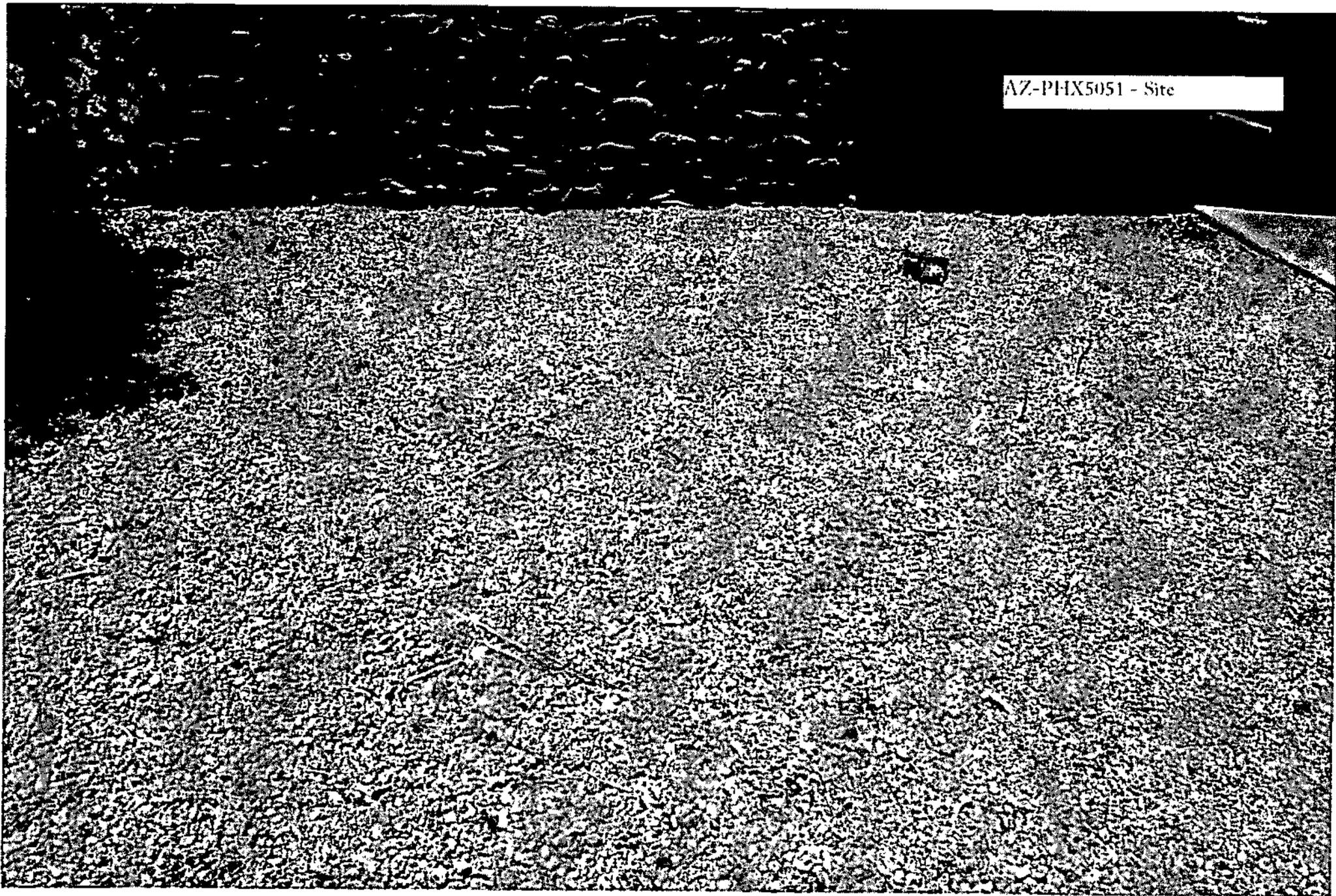
The site will require one technician on a once per month visit after construction for maintenance. The proposed project will not utilize connection to any water system, refuse collection, or sewer system.

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 wireless communication site

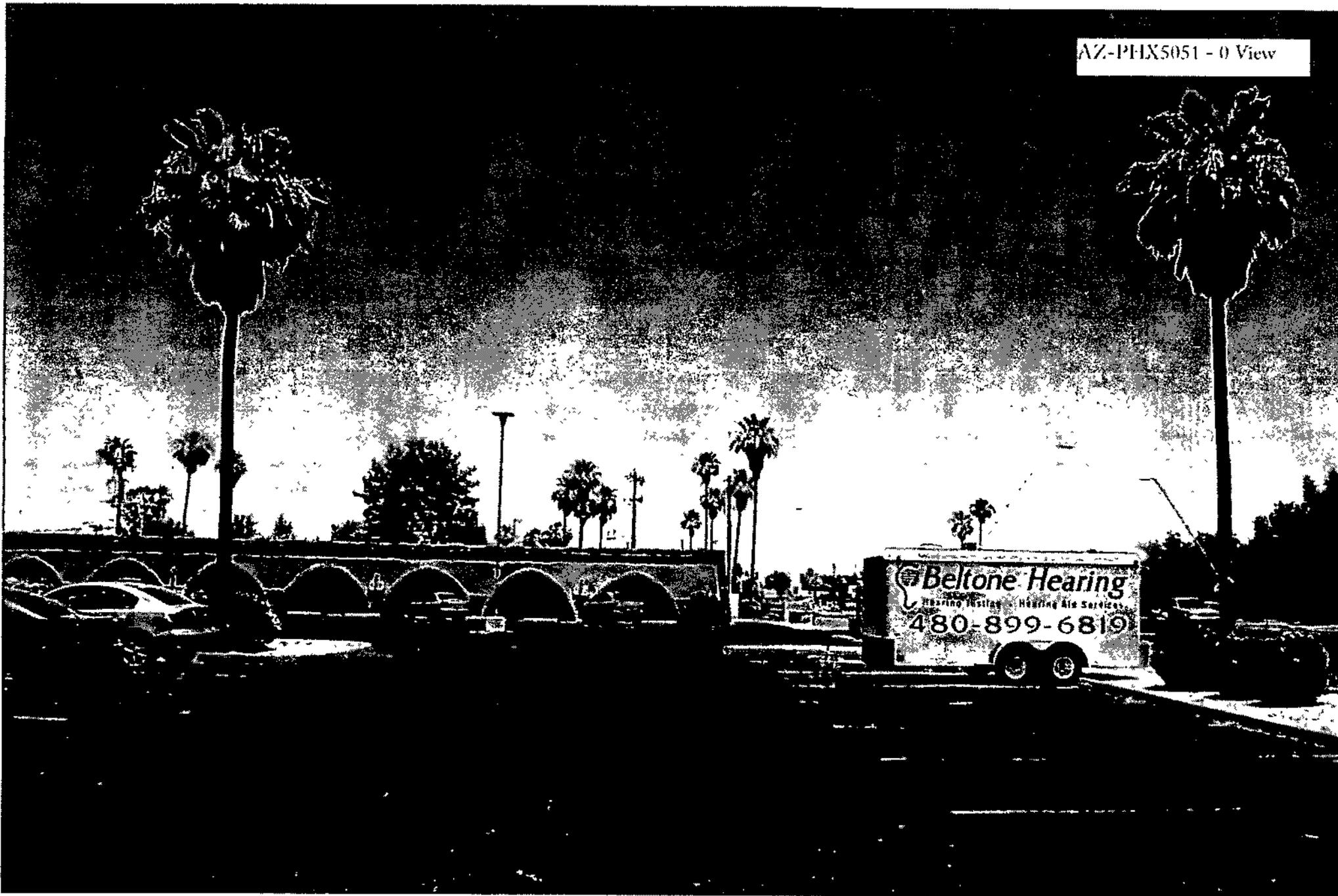
Respectfully submitted,

Rulon Anderson
Clear Wire
AZ-PHX5051C

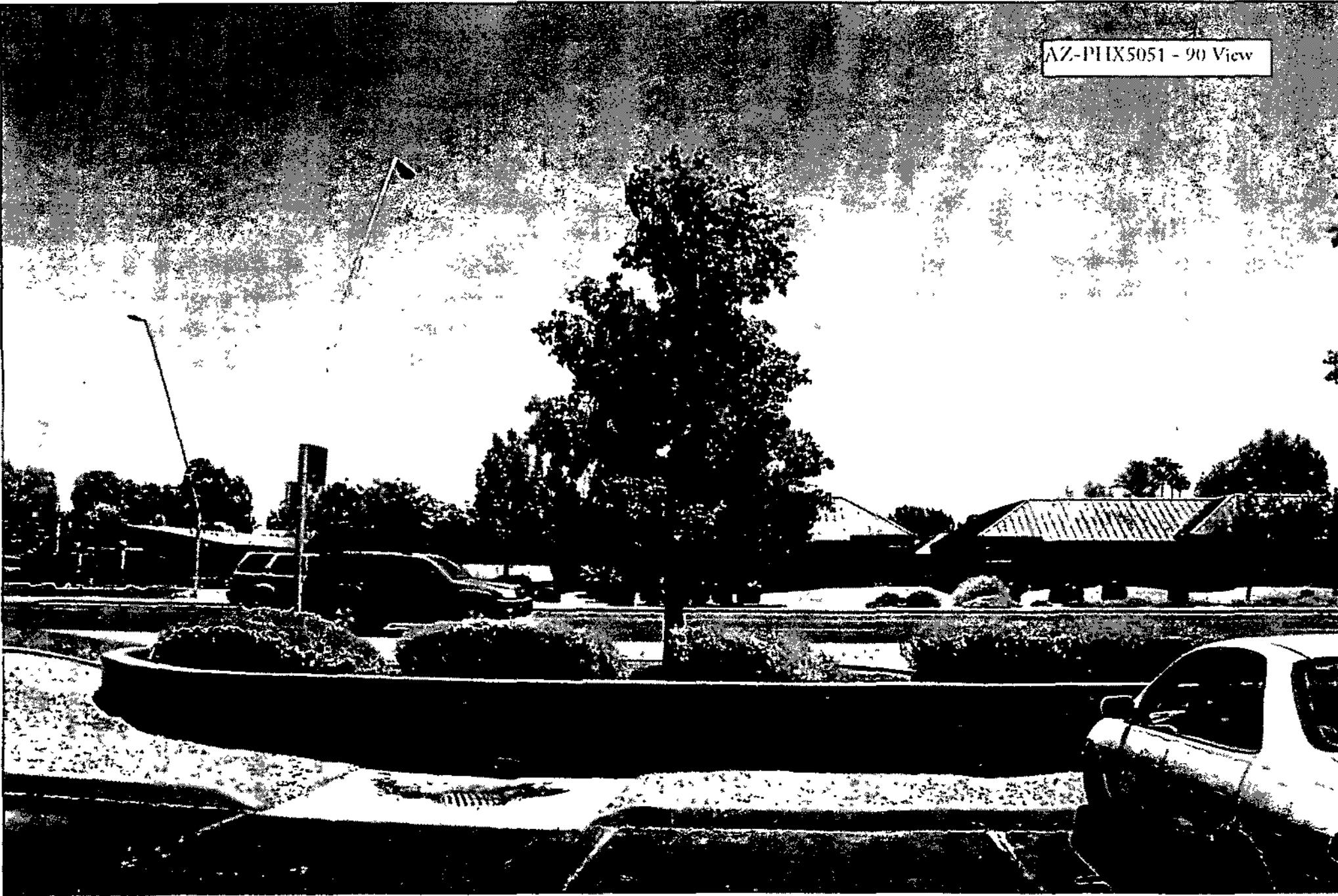
AZ-PHX5051 - Site



AZ-PHX5051 - 0 View



AZ-PIX5051 - 90 View



AZ-PIX5051 - 180 View



AZ-PIX5051 - 270 View



Clearwire-"Inventory List" for Advanced Mortgage Monopalm:

10/30/09

- Site name/#- Advanced Mortgage Monopalm/AZ-PHX5051c

1) SRP 69KV lines/poles @ 75'-running N/S on the E side of Dobson Rd.

-These poles are too far W of the desired search ring.

2) SRP Miller Substation. -Proposed Clearwire site.

3) Ballfield Light poles @ 70' @ Arrowhead Park.

-These poles are too far W of our desired search ring.

4) 65' T-Mobile Monopalm @ 65' @ Erie Elementary School

- Un-colocatable structure

5) SRP 12 KV lines/poles running N/S on the W side Advanced Mortgage property.

-One of these poles was extended to around 70' with 4 carriers collocated upon the structure. There is no more room for another carrier, and SRP will not extend any other poles, due to their proximity to residential.

6) SRP 69KV lines/poles @ 75'-running E/W on the S side of Pecos Rd.

-These poles are too far S of the desired search ring.

7) 65' T-Mobile Monopalm @ 65' @ Chandler Police Evidence Building @ 576 Pecos Rd.

- Un-colocatable structure

ALTMAN'S IS
ADVANCED MORTGAGE MONOPOLY

