

Staff Summary Report



Hearing Officer Hearing Date: August 21, 2007

Agenda Item Number: 10

SUBJECT: This is a public hearing for a request by **MOTOROLA (PL070336)** located at 255 East Marigold Lane for two (2) use permits.

DOCUMENT NAME: 20070821dssd04

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **PAPAGO BUTTE WATER TREATMENT – MOTOROLA (PL070336)** (Alan Wawrzyniak/Patriot Tower, applicant; City of Tempe, property owner) located at 255 East Marigold Lane in the AG, Agricultural District for:

ZUP07112 Use permit to allow a wireless antenna tower not to exceed a height of one hundred twenty feet (120').

ZUP07113 Use permit to allow an accessory building (antenna equipment).

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-10

ADDITIONAL INFO: The applicant, Patriot Tower is seeking approval for two (2) use permits. One, to allow antennas for the new Public Safety Communications system on top of Papago Butte and a second use permit to allow an accessory building a top Papago Butte. The project is located at 255 East Marigold Lane in the AG, Single Family Residential District. The proposed tower and antennas will be located to the southwest of the City of Tempe North Water Treatment Plant. The proposed tower and antennas will be immediately adjacent to the existing water tower. The property is situated north of Curry Road and west of College Avenue. Staff recommends approval of the proposal as submitted, with conditions.



PAGES:

1. List of Attachments
2. Comments; Reason(s) for Approval
3. Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
- 3-5. Letter of Intent
- 6-8. Site plan
9. Elevation(s)
10. Shelter Floor Plan
- 11-13. Staff Photograph(s)

COMMENTS:

The applicant, Patriot Tower is seeking approval for two (2) use permits. One, to allow antennas for the new Public Safety Communications system on top of Papago Butte and a second use permit to allow an accessory building a top Papago Butte. The project is located at 255 East Marigold Lane in the AG, Single Family Residential District. The proposed tower and antennas will be located to the southwest of the City of Tempe North Water Treatment Plant adjacent to the existing water tower. The tower and accessory building will be surrounded by an eight (8) foot wrought iron fence. The fuel tank will be screened by a CMU block wall from the south and west. The property is situated north of Curry Road and west of College Avenue. Staff recommends approval of the proposal as submitted, with conditions.

To date, staff has received no public input on this case.

Use Permit

The Zoning and Development Code requires a use permit for a wireless telecommunications antenna in all zoning districts including the AG, Single Family Residential District. This use permit request meets all applicable tests in the following manner:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - As the proposal is for a wireless antenna; there should be no nuisances.
- c. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding the uses.

Conclusion

Staff recommends approval of the use permit, subject to the conditions of approval.

REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
3. Traffic generated by this use should not be excessive.
4. The use appears to be compatible with the building, site and adjacent property.
5. Approval of the use permit will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or the public welfare in general.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

**CONDITION(S)
OF APPROVAL:**

1. Obtain all necessary clearances from the Building Safety Division of the Development Services Department.
2. Any intensification or expansion of use, including co-location of additional antennas, will require a new use permit.
3. The proposed antennas shall match the natural surroundings.
4. The wireless device shall be removed within 30 days of discontinuance of use.
5. All comments from Site Plan Review (SPR07092) shall be resolved during Building Permit Plan Review.
6. The perimeter fencing shall be eight (8) foot wrought iron that will be painted to match the natural surroundings.
7. The access gate shall be eight (8) foot wrought iron that will be painted to match the natural surroundings.
8. The proposed fuel tank shall be screened by an equal height CMU block wall. The wall shall be painted to match the natural surrounding.
9. The access gate and shelter doors shall require security lighting that meets five (5) foot candles at the gate/doors and two (2) foot candles with in a fifteen (15) foot radius.
10. All light fixtures shall be full cut off and fixture cut sheets shall be reviewed during Building Permit Plan Review.

HISTORY & FACTS:

None Pertinent to this request

DESCRIPTION:

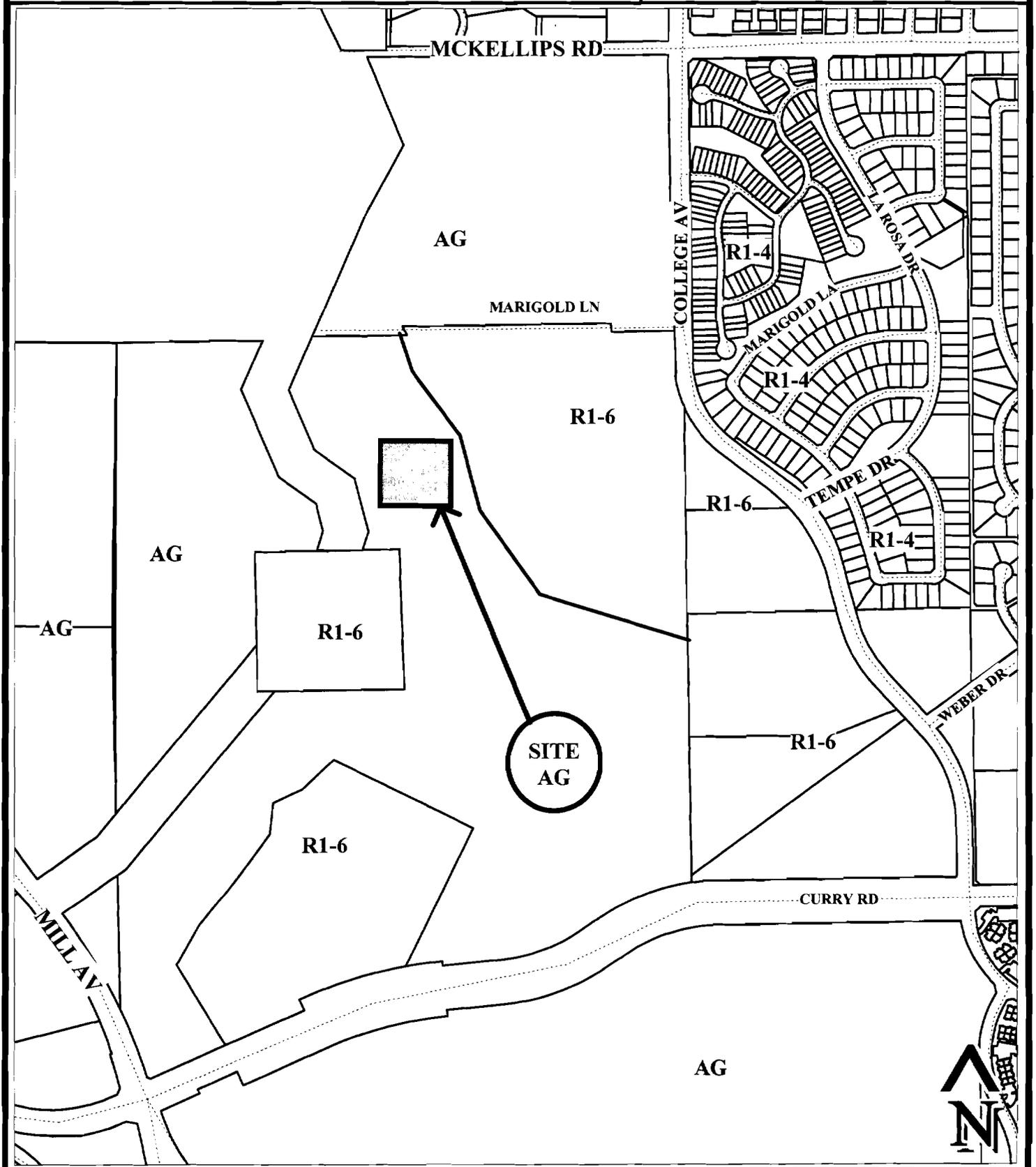
Owner – City of Tempe
Applicant – Alan Wawrzyniak – Patriot Tower
Existing Zoning – AG, Agricultural District
Tower Height – 120'
Antenna Array Info – (2) 14' Omni Antennas
 (3) 9' Omni Antenna
 (2) 3' Microwave Dishes

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Part 3, Section 3-102 – Permitted Uses in Residential Districts
Part 3, Section 3-421 – Wireless Telecommunications Facilities
Part 6, Section 6-308 – Use Permit.

**PAPAGO BUTTE
WATER TREATMENT - MOTOROLA**

PL070336





PAPAGO BUTTE WATER TREATMENT - MOTOROLA (PL070336)



June 4, 2007

City of Tempe Planning Department
31 East 5th Street
Tempe, AZ 85280

Re: Letter of Explanation for Proposed City of Tempe Public Safety Communications Sites at Bell Butte, Papago Butte Water Treatment and Tempe Fire Training Center.

Dear City Planner,

As the City of Tempe continues to grow, the need for a Public Safety Communications system that will provide the coverage needed to keep its citizens and visitors safe is also growing. The following sites are part of the solution to this need. Below I will give a complete description of each site as well the justification for the placement of each site.

Bell Butte Site – 1705 West Broadway Rd, Tempe.

The proposed communications site is located adjacent to the existing Water Tank and communications shelter located at the top of Bell Butte. The proposed 12'x24' built on site shelter will be located next to the existing shelter and will be built to match this existing shelter. The new site will not be visible from the road as it is behind the tank and cliff. The proposed antennas are as follows: (2) 14' omni antennas (specifications attached), (3) 9' omni antennas and (1) 3' MW dish. One of the existing omni antennas will be removed and replaced with one of the proposed antennas. The remaining (4) omni antennas will be placed on new mounts along the upper ridge of Bell Butte, in line with the existing antenna. One MW dish will also be removed and replaced with a new proposed 3' MW dish. A new, larger capacity generator will replace the existing generator and will power both equipment shelters in an emergency backup capacity.

Papago Butte Water Treatment – 255 E. Marigold, Tempe AZ

The proposed communications site is located adjacent to the existing Water Tank located on Papago Butte. The proposed 12'x36' Prefabricated shelter and proposed 120'-0" Self Support Tower will be located adjacent to the existing Tempe Water Department Tank compound. A new backup generator will also be placed on site to provide power to the equipment shelter if power is lost. A chain link fence will surround the compound and keep the facility secure. The proposed antennas are as follows: 1) At approximately 112' there will be a sector array capable of holding 4 panel antennas. On this array (4) 4' panel antennas (specifications attached) will be mounted. 2) At approximately 108' there



will be another array with the same loading of (4) 4' panel antennas. 3) There will also be (2) 3' MW dish. One at 80' shooting towards the Tempe Fire Training Center, and the other at 30' shooting towards Bell Butte.

Tempe Fire Training Center – 1340 E. University Drive, Tempe AZ

The proposed communications site will be located at the edge of the parking lot of the existing Tempe Fire Training Center. The proposed 12'x36' Prefabricated shelter and proposed 150'-0" Self Support Tower will be located in the South East corner of the parking lot, next to an existing retaining basin. A new backup generator will also be placed on site to provide power to the equipment shelter if power is lost. A chain link fence will surround the compound and keep the facility secure. The proposed antennas are as follows: 1) At approximately 149' there will be (2) 14' omni antennas (specifications attached) on 3' standoffs from the tower leg. 2) At approximately 138' there will be (3) 9' omni antennas mounted with the same type of standoff. 3) A 3' MW dish will be mounted at 125' shooting towards the Apache PD Substation, and a second MW will be mounted at the 40' level shooting towards Papago Butte.

The purpose of these sites is for Public Safety Communications as part of the City of Tempe and Phoenix Regional Wireless Network. The proposed sites will be communications sites with restricted vehicular and pedestrian traffic typically on an as needed basis for general maintenance and emergency situations. Since Bell Butte is an existing communications site, the proposed site will not cause any nuisance greater than that of existing ambient conditions. Both Papago Butte and Tempe Fire Training Center are located in areas of existing City of Tempe use and are set back from residential and commercial areas. Because the nature of these sites are for the safety and well being of the surrounding neighborhood, they will not contribute to the deterioration of the surrounding neighborhood or be in conflict with the objectives and policies of the City of Tempe. The proposed shelter and antennas on Bell Butte will be of similar size, type and use to the surrounding shelter and antennas and will not cause any disruptive behavior that would create a nuisance to the surrounding area or general public. The proposed site at Papago will fit the existing verticality of the SRP Power lines running adjacent to Papago Butte and the necessary nature of the existing Water Treatment Facility and will not cause any disruptive behavior that would create a nuisance to the surrounding area or general public. The proposed site at Tempe Fire Training Center fits in with towers of a similar nature that are on the adjacent APS Test Facility property and the industrial zoning of the area and will not cause any disruptive behavior that would create a nuisance to the surrounding area or general public.

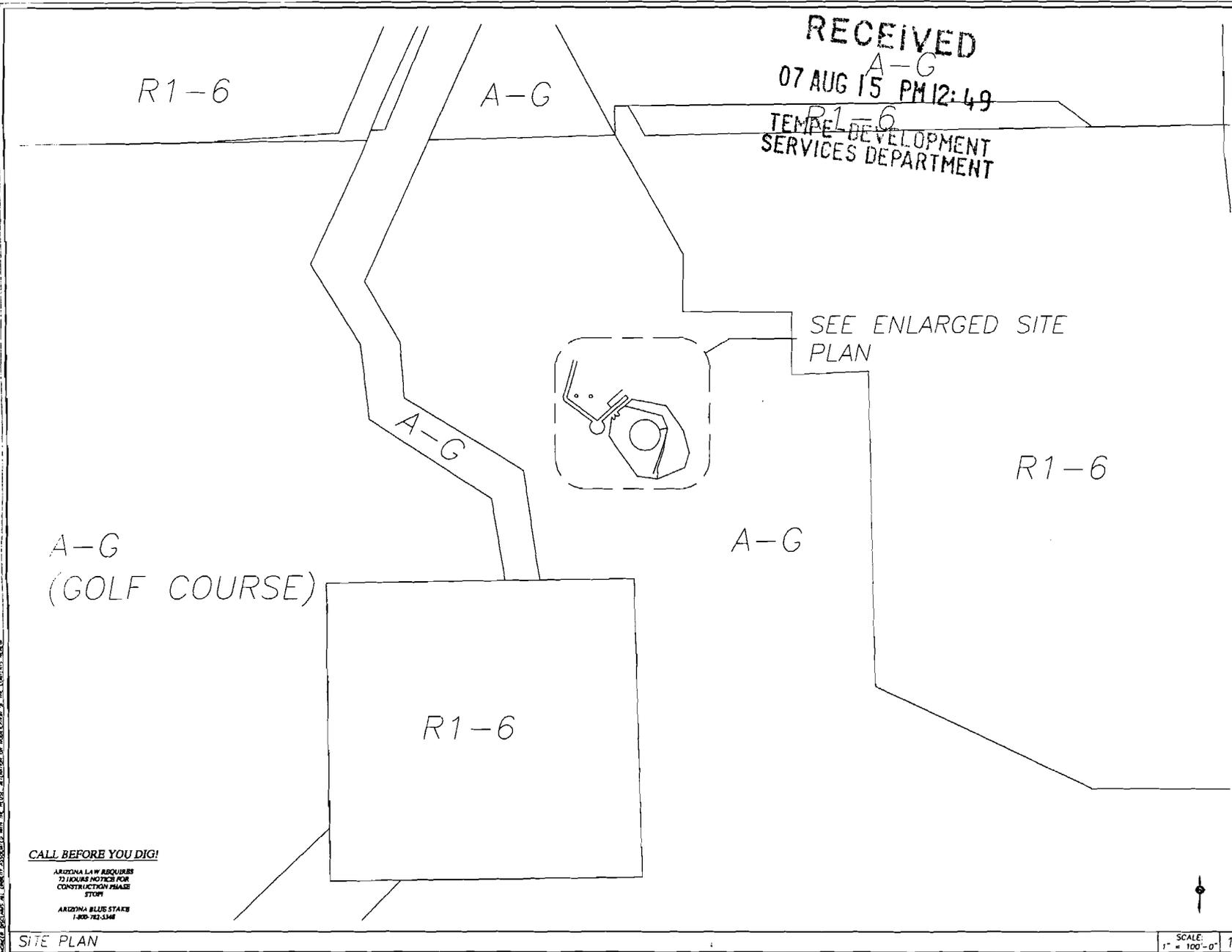


In closing, I look forward to working with the City of Tempe Planning Department in moving these vital Public Safety sites forward and adding to the future vision of Tempe as a safe place to live, work and visit. If you have any questions concerning this project please contact me at any time.

Thank you,

A handwritten signature in cursive script that reads "Alan Wawrzyniak".

Alan Wawrzyniak
Site Development Manager
Patriot Tower
480-262-9146 (c)
480-421-0234 (o)
awawrzyniak@patriot-tower.com



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SCALE IS BASED ON 24 X 36 "D" SIZE
(11x17 FORMAT IS NOT TO SCALE)

DRAWN BY: L.Z.
APPROVED BY: D.C.

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	8/13/07	REVISION	L.Z.

SITE NAME:
**PAPAGO BUTTE
WATER
TREATMENT**

SITE ADDRESS:
245 E. MARIPOSA
TEMPE, AZ 85281

SHEET TITLE:
SITE PLAN

C-1

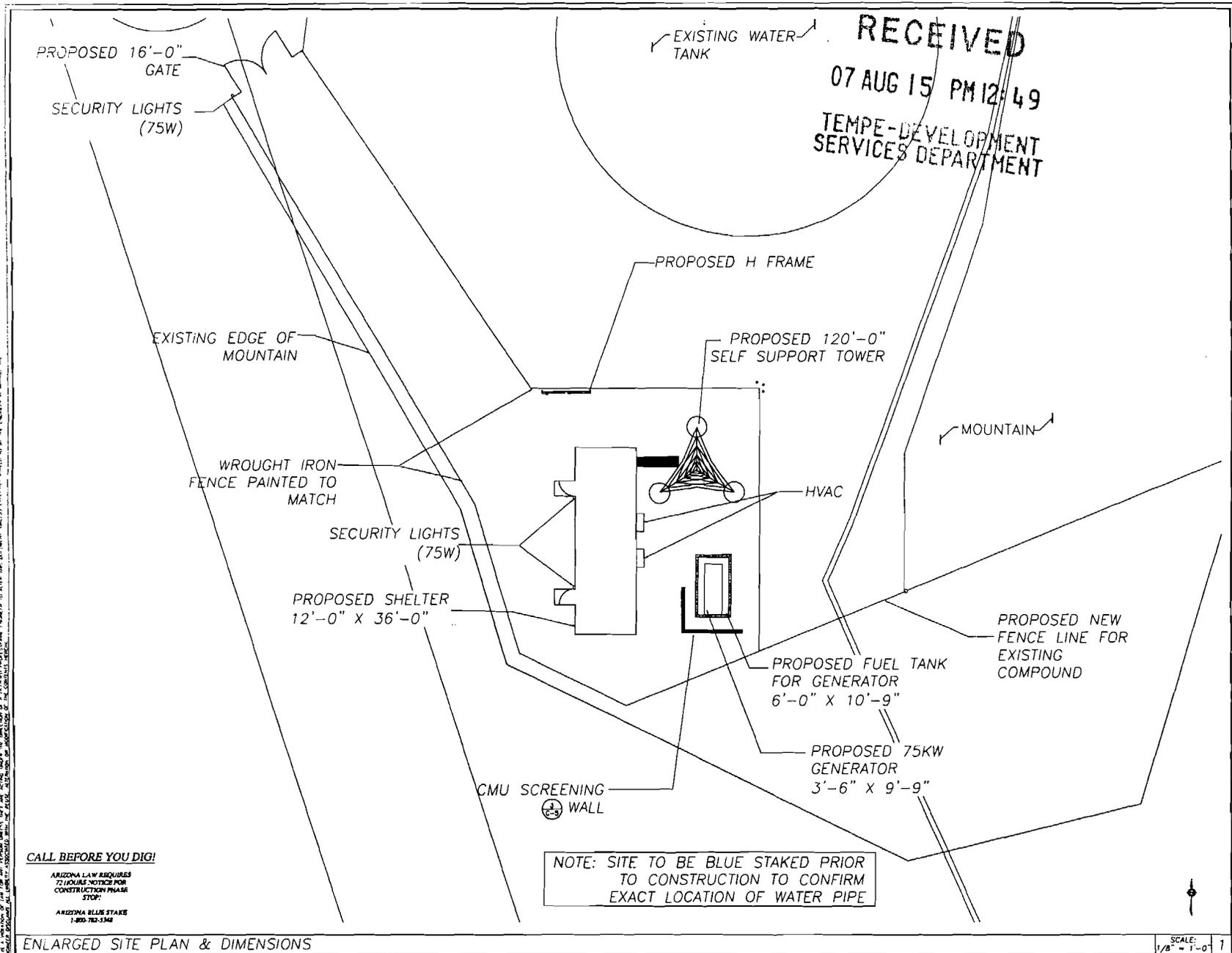
CALL BEFORE YOU DIG!

ARIZONA LAW REQUIRES
72 HOURS NOTICE FOR
CONSTRUCTION PHASE
STOP

ARIZONA #LUS STAKE
1-800-762-5348

SITE PLAN

SCALE:
1" = 100'-0" 1



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2501 SOUTH PRICE ROAD
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DRAWN BY: L.Z.
APPROVED BY: D.G.

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	8/13/07	REVISION	L.Z.

SITE NAME:
PAPAGO BUTTE WATER TREATMENT

SITE ADDRESS:
245 E. MARIGOLD
TEMPE, AZ 85281

SHEET TITLE:
ENLARGED SITE PLAN & DIMENSIONS

C-2

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

CALL BEFORE YOU DIG!
ARIZONA LAW REQUIRES 72 HOURS NOTICE FOR CONSTRUCTION PLEASE STOP!
ARIZONA BLUE STAKE 1-800-782-5348

ENLARGED SITE PLAN & DIMENSIONS

RECEIVED
 07 AUG 15 PM 12:49
 TEMPE-DEVELOPMENT
 SERVICES DEPARTMENT

NOTE:
 IT IS THE CONTRACTOR'S RESPONSIBILITY
 TO ENSURE THAT ALL PERSONNEL WORKING
 ON THE TOWER WEAR AN APPROVED AND
 OPERATIONAL NARDA DEVICE AS WELL AS
 OTHER APPROPRIATE PERSONAL PROTECTIVE
 EQUIPMENT (PPE)

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 (11x17 FORMAT IS NOT TO SCALE)

DRAWN BY: L.Z.
 APPROVED BY: D.G.

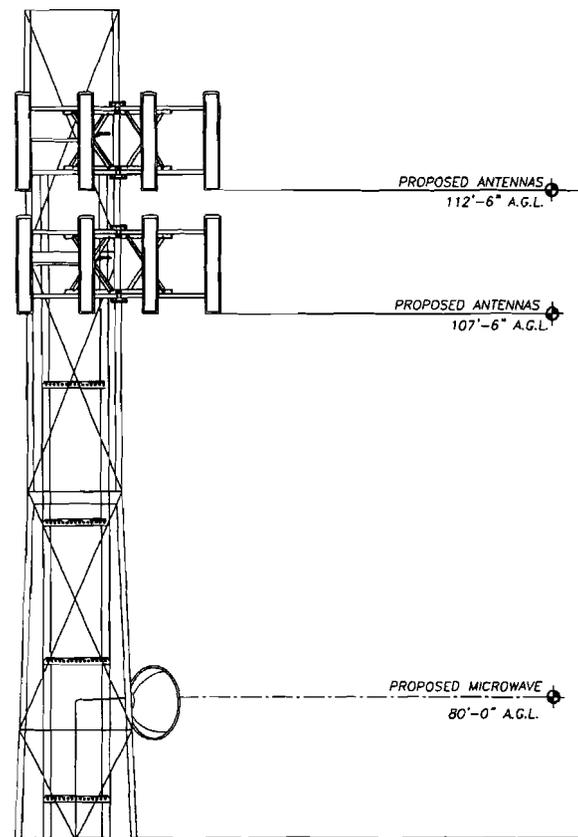
SUBMITTALS

REV.	DATE	DESCRIPTION	BY
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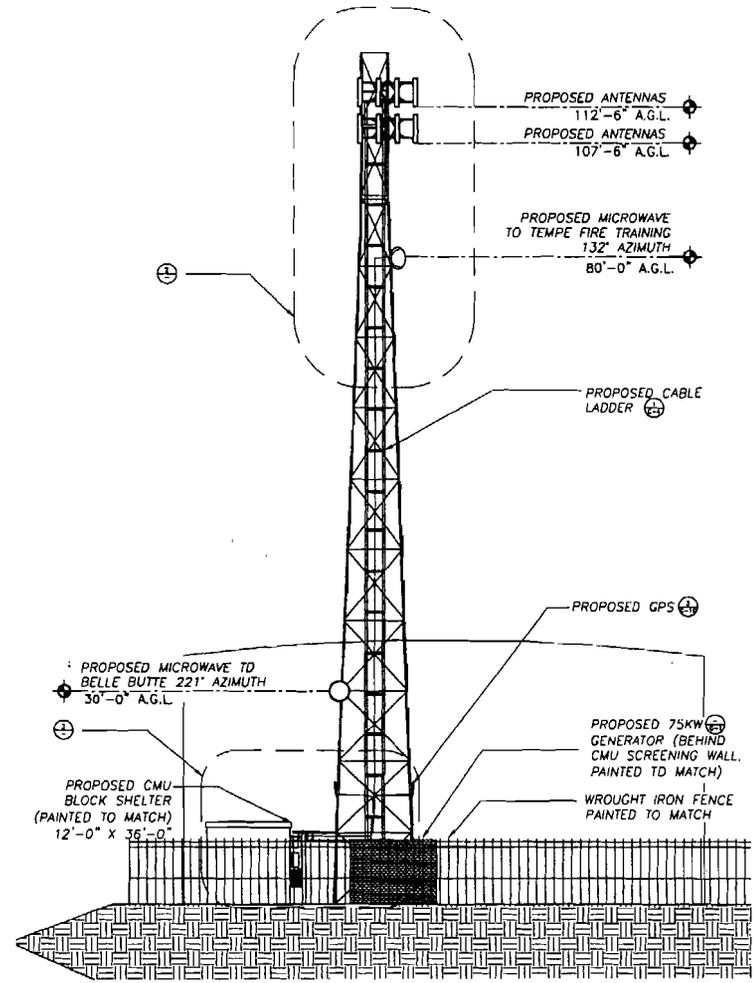
SITE NAME:
**PAPAGO BUTTE
 WATER
 TREATMENT**
 SITE ADDRESS:
 845 E. MARICOLA
 TEMPE, AZ 85281

SHEET TITLE:
 ELEVATIONS

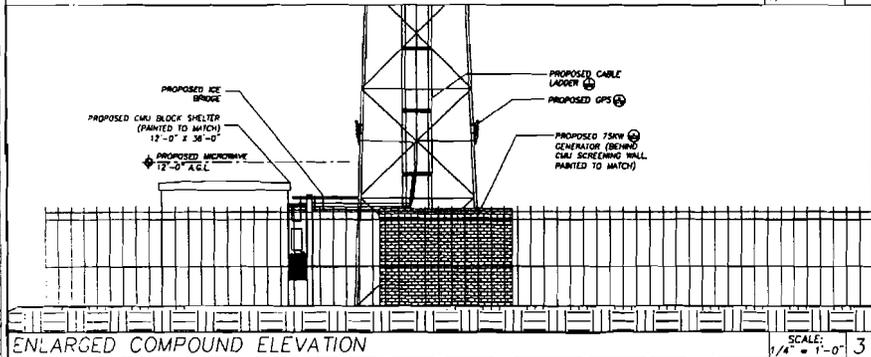
C-3



ENLARGED ANTENNA ELEVATION SCALE: 3/8" = 1'-0" 2

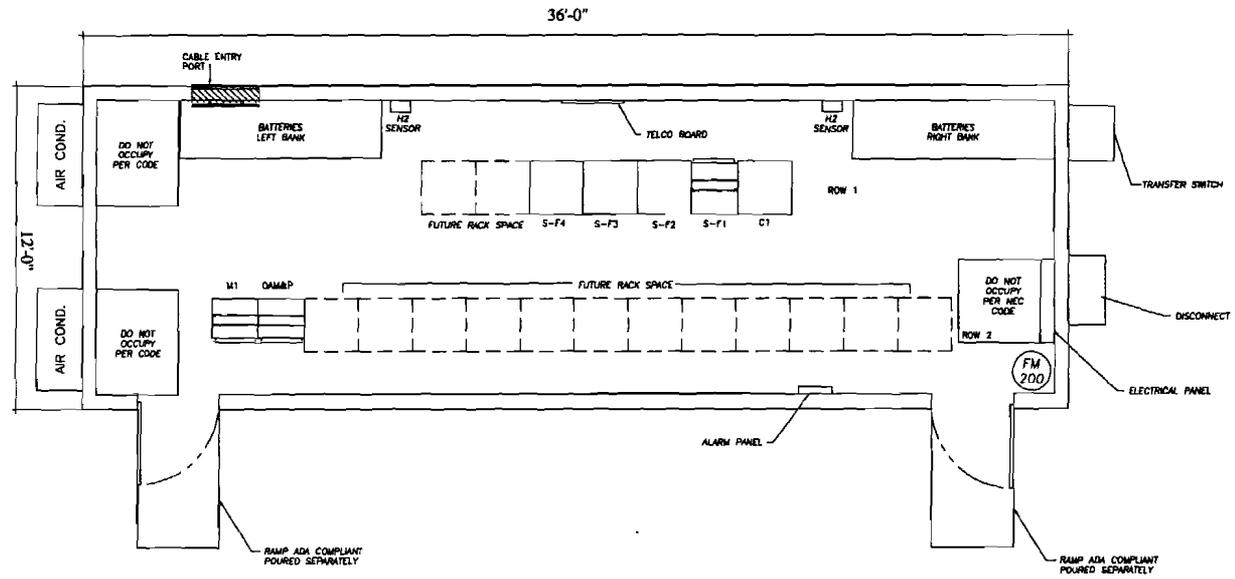


ELEVATION SCALE: 1/8" = 1'-0" 1



ENLARGED COMPOUND ELEVATION SCALE: 1/4" = 1'-0" 3

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DRAWN BY: L.Z.
 APPROVED BY: O.G.

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	7/23/07	REVISION	L.Z.

SITE NAME:
 PAPAGO BUTTE
 WATER
 TREATMENT
SITE ADDRESS:
 255 E. MARIGOLD
 TEMPE, AZ 85283

SHEET TITLE:
 SHELTER
 LAYOUT

C-9

SHELTER LAYOUT

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



PAPAGO BUTTE WATER TREATMENT-MOTOROLA

255 E. MARIGOLD LN.

PL070336

PROPOSED TOWER SITE: VIEW TO SOUTH



PAPAGO BUTTE WATER TREATMENT-MOTOROLA

255 E. MARIGOLD LN.

PL070336

ACCESS DRIVE TO SITE: VIEW TO SOUTH



PAPAGO BUTTE WATER TREATMENT-MOTOROLA

255 E. MARIGOLD LN.

PL070336

EXISTING CHAIN LINK FENCE ON SITE.