

Staff Summary Report



Hearing Officer Hearing Date: January 3, 2008

Agenda Item Number: 6

SUBJECT: This is a public hearing for a request by T-MOBILE (PL070472) located at 201 East Southern Avenue for one (1) use permit.

DOCUMENT NAME: 20080103dssd02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by T-MOBILE (PL070472) (Brandon Peterson/Reliant Land Services, applicant; Wortham Eunice Virginia/Flake Jean Ellen, property owners) located at 201 East Southern Avenue in the CSS, Commercial Shopping and Services District for:

ZUP07197 Use permit to allow the addition of wireless antennas on an existing monopalm.

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

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

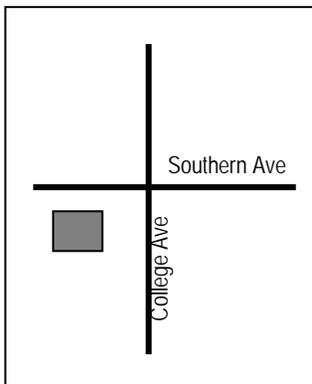
A handwritten signature in black ink, appearing to read 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-5

ADDITIONAL INFO: The applicant, T-Mobile, is seeking approval for a use permit to allow the addition of antennas on an existing fifty (50) foot tall wireless communication tower (mono-palm / faux-palm tree structure). The project is located at 201 East Southern Avenue in the CSS, Commercial Shopping and Services District. The existing monopalm has been designed to support the addition of three (3) antennas. The site currently has a two-story office and retail building. Staff recommends approval of the proposal as submitted, with conditions.



PAGES:

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

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
- 3-4. Letter of Intent
5. Site plan
6. Enlarged Site Plan
7. Elevation(s)
- 8-9. Photo Simulations
10. Staff Photograph(s)

COMMENTS:

The applicant, T-Mobile, is seeking approval for a use permit to allow the addition of cellular antennas on an existing fifty (50) foot tall wireless communication tower (mono-palm / faux-palm tree structure). The project is located at 201 East Southern Avenue in the CSS, Commercial Shopping and Services District. The existing monopalm structure was designed to support nine (9) antennas. T-Mobile installed six (6) antennas when the monopalm was built in 2005, with future plans to add a total of three (3) antennas, one (1) antenna per vector. The addition of the new antenna will have no impact to the existing equipment enclosure. The site borders commercial (CSS) zoning to the east, west and south. It is directly across Southern Avenue from multi-family residential (R-4) zoning.

To date, staff has received no public input regarding this request.

Use Permit

The Zoning and Development Code requires a use permit for the addition of wireless telecommunications antennas in all allowable zoning districts including the CSS, Commercial Shopping and Services 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 uses.

Conclusion

Staff recommends approval of the request of the use permit.

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.
2. The new antennas shall match the existing antennas on the monopalm. No dissimilar paint, due to fading will be allowed. Existing Antennas may have to be repainted to match the new antennas.
3. No further antenna additions will be allowed. The monopalm was designed for nine (9) antennas. If approved this monopalm will have nine (9) antennas.
4. Any intensification or expansion of use, including co-location of additional antennas, will require another monopalm on site, and a new use permit.
5. The wireless device shall be removed within 30 days of discontinuance of use.

HISTORY & FACTS:

July 19, 2005

BA050067: The City of Tempe Hearing Officer denied a request by Infranext, Inc. for a use permit to allow a 55'-0" monopalm at 215 East Southern Avenue. This is the property immediately adjacent to the south of the current request.

August 24, 2005

BA050067: The Board of Adjustment denied a request to appeal the Hearing Officer's decision to deny a use permit to by Infranext, Inc. for a use permit to allow a 55'-0" monopalm at 215 East Southern Avenue.

November 15, 2005

BA050153: Hearing Officer approved a use permit for T-Mobile to allow a 50 feet 0 inches tall wireless antenna (monopalm).

DESCRIPTION:

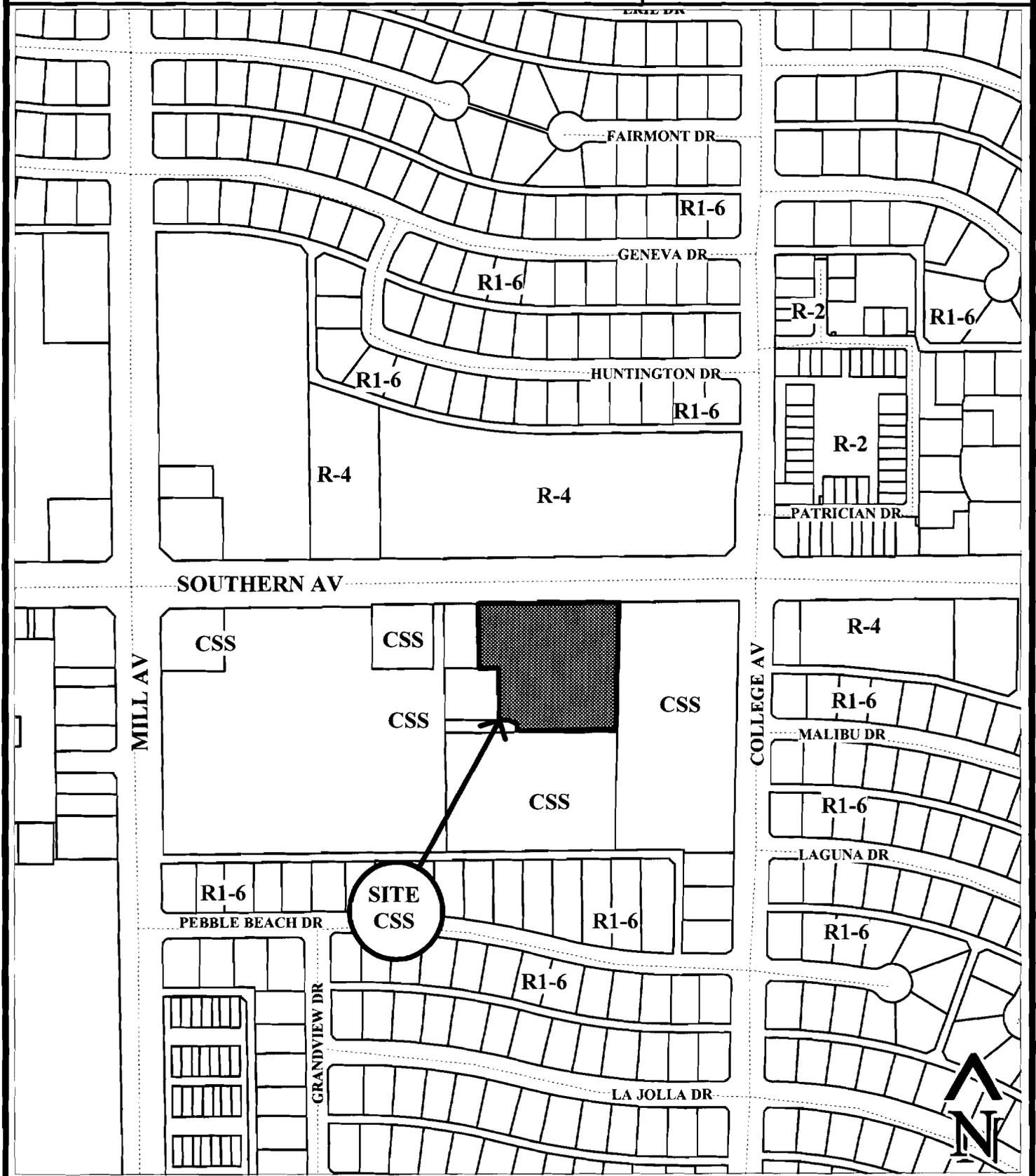
Owners – Wortham Eunice Virginia/Flake Jean Ellen
Applicant – Brandon Peterson/Reliant Land Services
Existing Zoning – CSS, Commercial Shopping and Services District
Total site area – 86,404 s.f. / 1.98 acres
Height of Monopalm – 50 feet
Height of existing and new antennas– 48 feet

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Zoning Development Code
Part 3, Section 3-202 – Permitted Uses in Commercial and Mixed-Use Districts
Part 3, Section 3-421 - Wireless Telecommunications Facilities
Part 6, Section 6-308 Use Permit.

T-MOBILE

PL070472





WORTHAM PROPERTY-T-MOBILE (PL070472)

Background

T-Mobile is currently providing wireless telephone communications services throughout the valley and across much of the U.S. Its Federal Communication Commission license for the Arizona region requires it to provide service throughout this market area, including Tempe. In response to changes in technology to its wireless services, and its commitment to provide service throughout this area, T-Mobile is enhancing its facilities to provide UMTS service to its customers. To satisfy demand for its growing technology, T-Mobile is requesting approval of a wireless communication facility antenna change at 201 E Southern Ave. It is the goal of T-Mobile to work with the City of Tempe to build and maintain a competitive wireless network, providing quality wireless service to residents and travelers, offering the benefits of competition as encouraged by the FCC.

Project Narrative

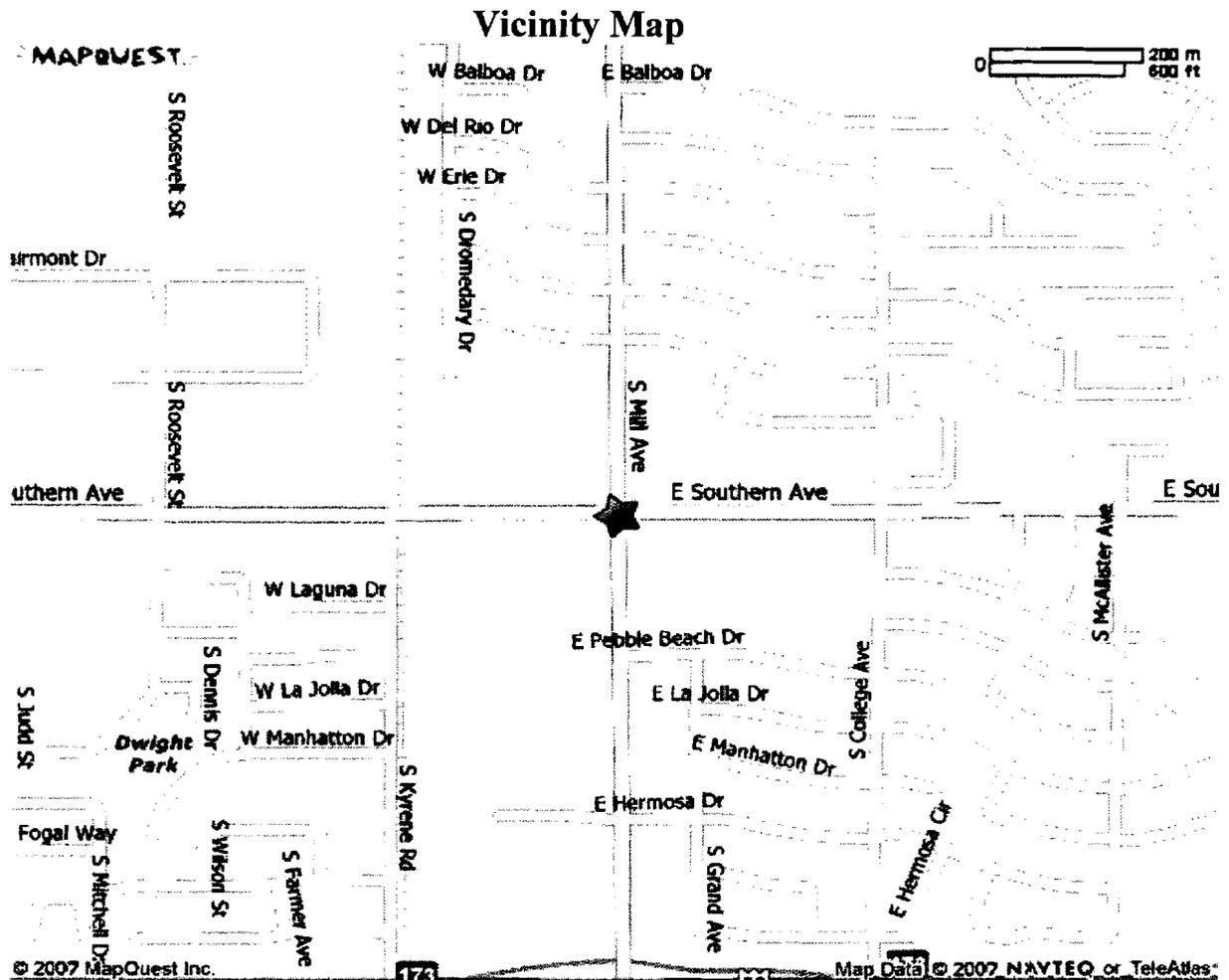
T-Mobile is requesting approval for an antenna addition at 201 E Southern Ave. The proposal is for T-Mobile to add three (3) antennas to the existing facility, one antenna per sector. The proposed antennas will be painted to match the existing antennas. The coaxial cables connecting the antennas to the equipment will be run from the equipment shelter to the existing monopalm. The cables will run up inside the monopalm using the existing space inside the pole. The additional communication equipment cabinet will be located within the same shelter as the existing communication equipment cabinets. Underground power and telephone service will be run from available connections to the equipment as already utilized at the facility.

Purpose of Request

This request is for a Use Permit to allow T-Mobile to install three (3) antennas, one (1) antenna per sector, and one (1) additional communication equipment cabinet located within the existing shelter.

Relationship to surrounding properties

Currently, the site is zoned C-2 and is bounded College Ave to the East, C-2 zoning to the West, C-2 to the South and Southern Ave to the North.



Conclusion

It is the goal of T-Mobile to work in cooperation with the City of Tempe in the development and enhancement of their wireless network. By upgrading existing antennas, this site will give T-Mobile customers access to the recent improvements in the network.

Submitted by:

Brandon Peterson
Site Development Specialist
Reliant Land Services
Representing T-Mobile
3234 South Fair Lane
Tempe, AZ 85282
(480) 278-3926 mobile
(602) 889-1291 fax
brandon.peterson@rlsusa.com



PLANS PREPARED BY



Communication Services, Inc.
 2151 East Broadway Blvd, Suite 2117, Tempe, AZ 85282
 Voice: 480.828.8818 Fax: 480.828.8819

NO.	DATE	DESCRIPTION	BY
1	10/11/07	PRELIMINARY	CBB
2	10/24/07	FINAL	JRS
3	11/14/07	CITY COMMENTS	AES

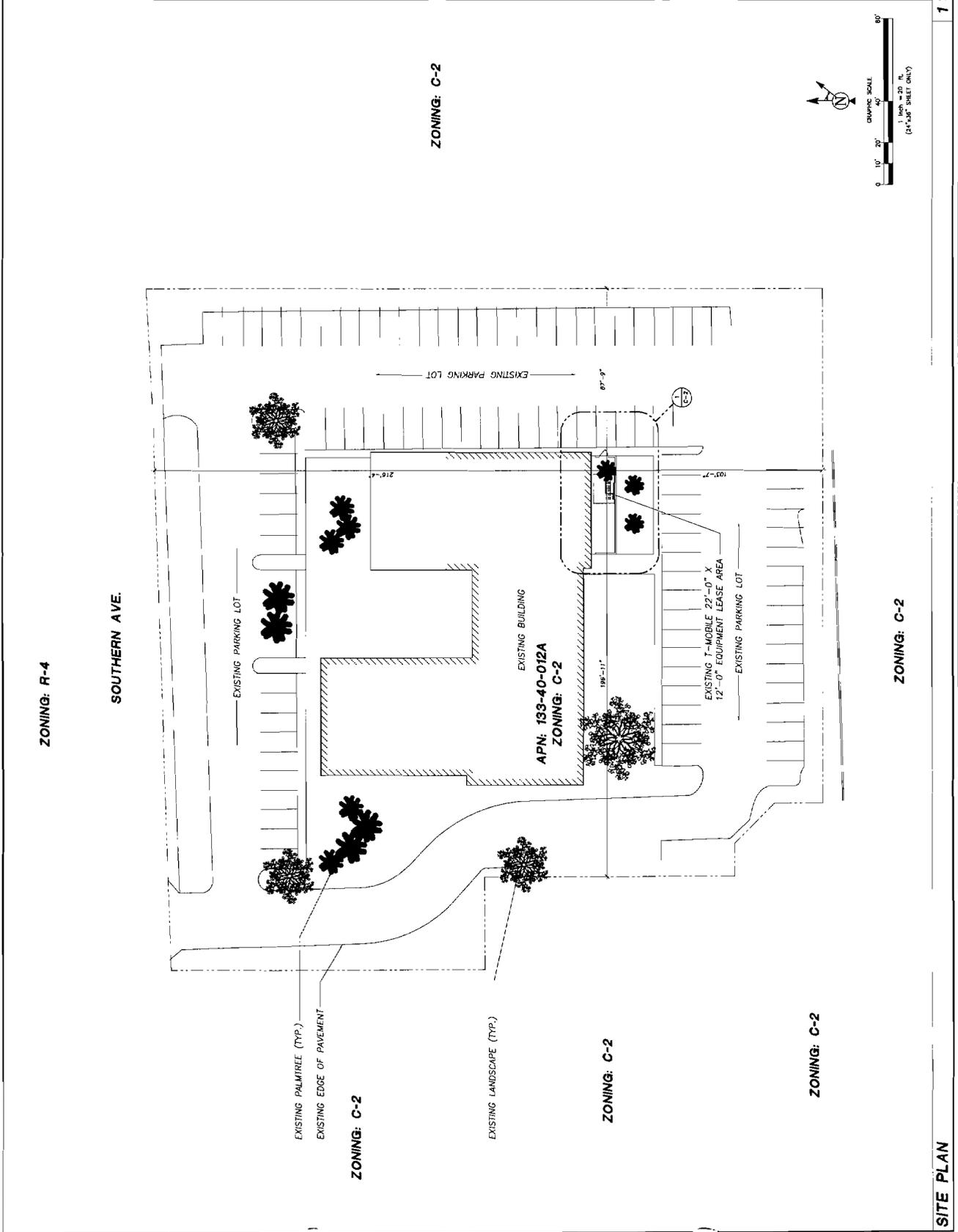


PROJECT INFORMATION
PH30251D
WORTHAM
PROPERTY
 301 E. SOUTHERN AVE.
 TEMPE, AZ 85282

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-1

APPROVAL BLOCK





NO.	DATE	DESCRIPTION	BY
1	10/11/07	PRELIMINARY	GBB
2	10/24/07	FINAL	JRS
3	11/14/07	CITY COMMENTS A/C'S	

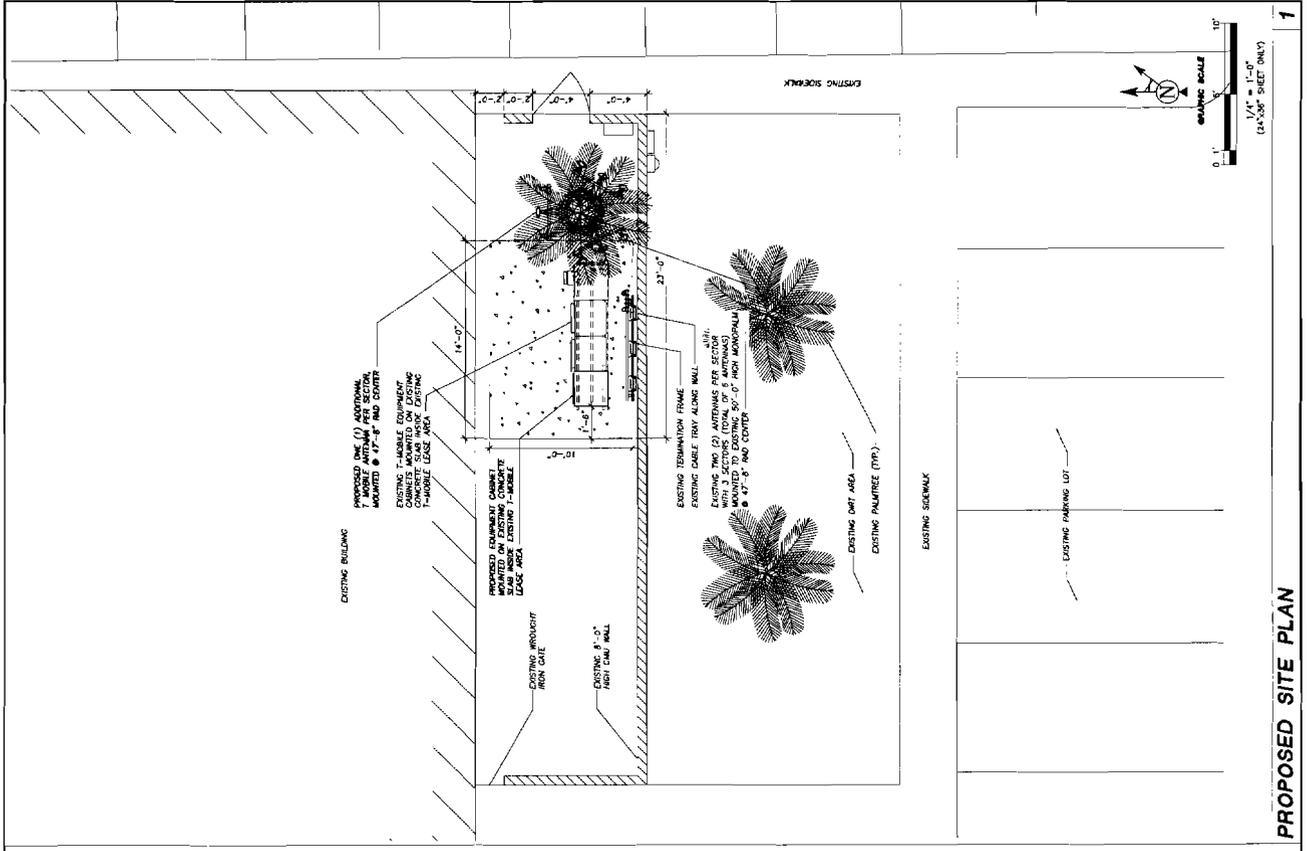


PROJECT INFORMATION
PH30251D
WORTHAM
PROPERTY
 401 E. SOUTHERN AVE.
 TEMPE, AZ 85282

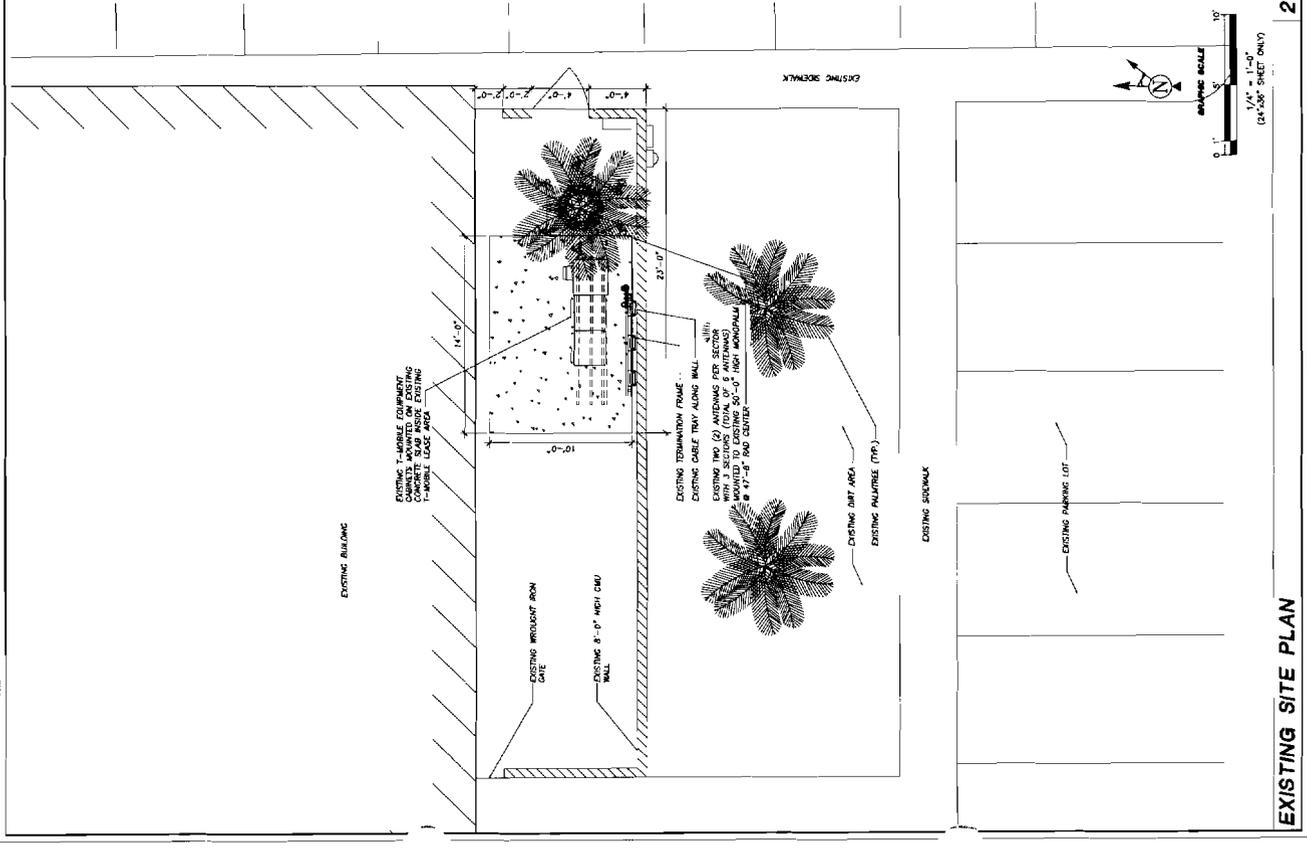
SHEET TITLE
ENLARGED
SITE PLANS

SHEET NUMBER
C-2

APPROVAL BLOCK



2 PROPOSED SITE PLAN



EXISTING SITE PLAN



2225 S. CAMDEN RD. PHOENIX, ARIZONA 85014
 PHONE: (602) 842-2000 FAX: (602) 842-1863
 PLANS PREPARED BY



Communication Services, Inc.
 2121 East Broadway Road, Suite 211, Tempe, AZ 85282
 Voice: 480-848-8888 Fax: 480-848-8818

NO.	DATE	DESCRIPTION	BY
1	10/11/07	PRELIMINARY	GBB
2	10/24/07	FINAL	JRS
3	11/14/07	CITY COMMENTS	AES

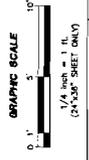
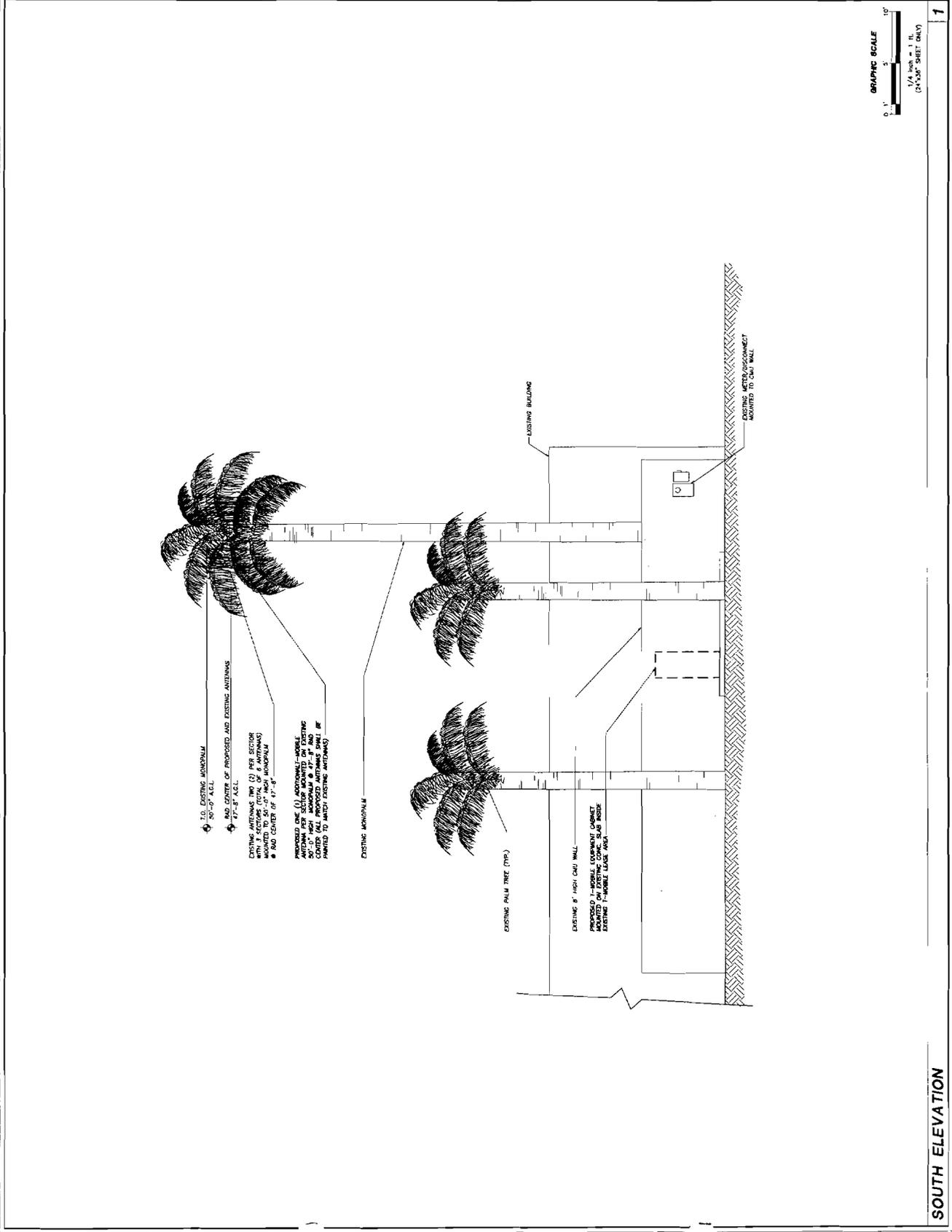


PROJECT INFORMATION
PH30251D
WORTHAM
PROPERTY
 801 E. SOUTHERN AVE
 TEMPE, AZ 85282

SHEET TITLE
ELEVATION

SHEET NUMBER
C-4

APPROVAL BLOCK



SOUTH ELEVATION

Wireless Communication Facility

Site Photograph



PH30251D
201 E Southern Ave
Tempe, Arizona 85282



Existing Location



Proposed Location



T-MOBILE

201 E SOUTHERN AVE

PL070472

EXISTING MONOPALM