

Staff Summary Report



Hearing Officer Hearing Date: September 2, 2008

Agenda Item Number: 3

SUBJECT: This is a public hearing for a request by **VERIZON WIRELESS – PHO FOUNTAINHEAD (PL080279)** located at 1625 West Fountainhead Parkway for one (1) use permit.

DOCUMENT NAME: 20080902dssd02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **VERIZON WIRELESS – PHO FOUNTAINHEAD (PL080279)** (Steven Ciolek/SRES, applicant; Tempe Fountainhead Corporate LLC, property owner) located at 1625 West Fountainhead Parkway in the GID, General Industrial District for:

ZUP08126 Use permit to add additional antennas on an existing cellular tower (monopine).

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

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

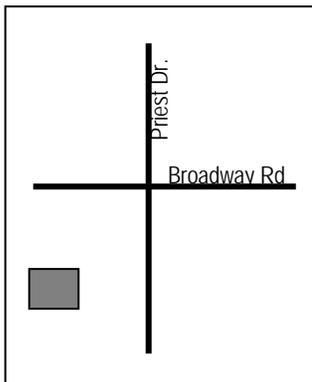
A handwritten signature in black ink, appearing to read 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions

ADDITIONAL INFO: The applicant, Verizon Wireless is seeking approval for a use permit to allow six (6) new antennas on the existing fifty-four (54'-0") foot tall wireless communication tower (mono-pine / tree structure). The project is located at 1625 West Fountainhead Parkway in the GID, General Industrial District. The existing mono-pine is located on the southwest side of the parking garage, adjacent to the I-10 Freeway. Staff recommends approval of the proposal as submitted, with conditions.



PAGES:

1. List of Attachments
2. Comments; Reasons 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. Cover Sheet
7. Site Plan
8. Enlarges Site Plan
9. Elevations
10. Photo Simulation
11. Staff Photograph(s)

COMMENTS:

The applicant is before the Hearing Officer to request a use permit to allow six (6) new antennas on the existing fifty-four (54'-0") foot tall wireless communication tower (mono-pine / tree structure). The project is located at 1625 West Fountainhead Parkway the GID, General Industrial District. The existing mono-pine is located on the southwest side of the parking garage, adjacent to the I-10 Freeway. The new antennas will be used to increase capacity in the Broadway Road/ Interstate 10 Freeway corridor.

After conducting a site visit to the mono-pine, staff added several conditions of approval to alleviate violations. The applicant shall be required to remove the dead tree located to the west and install another pine tree to the south of the mono-pine. Staff, also noticed several areas where the mono-pine has faded or chipped paint. The applicant shall be required to repair and repaint all chipped and peeling paint on the mono-pine.

A co-location survey was not required because the applicant is proposing to modify an existing mono-pine on site. The planning division recommends approval of the stealth antennas to encourage applicants to co-locate sites through matching or complementary installations.

To date, there has been no public input.

Use Permit

The Zoning and Development Code requires a use permit for a wireless telecommunications antenna in all allowable commercial and Mixed-use zoning districts including the GID, General Industrial 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 use permit.

REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. Traffic generated by this use should not be excessive.
3. The use appears to be compatible with the building, site and adjacent property.
4. 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 wireless device shall be removed within 30 days of discontinuance of use.
4. Applicant shall remove and replace the dead tree located to the west of the mono-pine. New tree shall be "Eldarica Pine" or similar, 24" box in size. Details to be resolved during building permit plan review.
5. Applicant shall plant an "Eldarica Pine" or similar to the south of the mono-pine. Tree to be 24" box in size. Details to be resolved during building safety plan review
6. Applicant shall re-paint all chipped and peeling paint on the existing mono-pine. Paint to match existing.
7. The enclosure gate shall require lighting that meets five (5) foot candles at the gate and two (2) foot candles with 15' radius. Details to be resolved during building safety plan review.
8. All light fixtures shall be full cut off design and comply with Zoning and Development Code, Part 4, Chapter 8.

HISTORY & FACTS:

November 6, 2001

BA010269: Hearing Officer approved a use permit for VERIZON WIRELESS to install a new sixty (60) foot cellular tower (Mono-Pine)

DESCRIPTION:

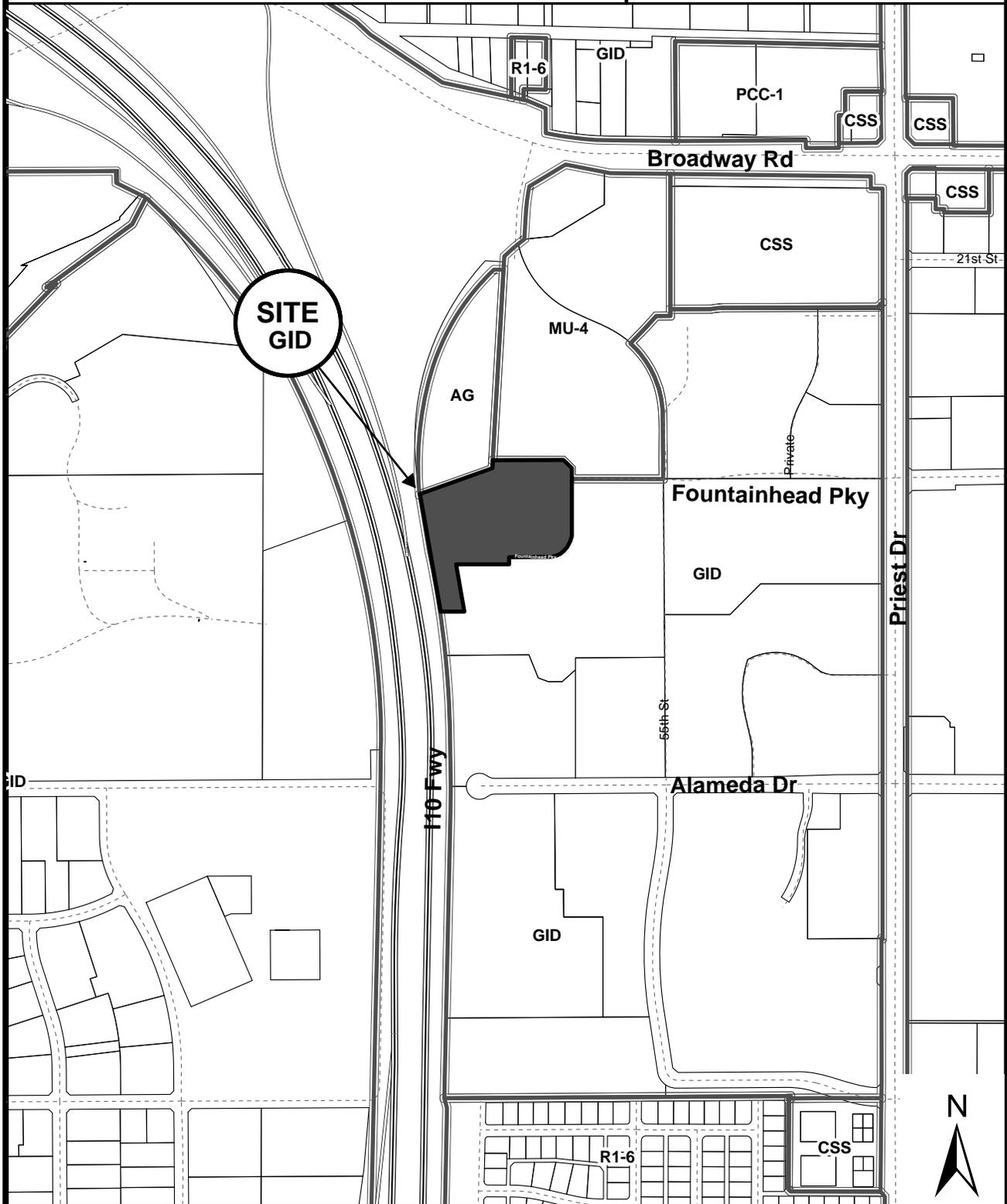
Owner – Tempe Fountainhead Corporate LLC
Applicant – Steven Ciolek/SRES
Existing Zoning – GID, General Industrial District
Existing Mono-Pine– 54'
Existing Antennas – 6
Proposed Antennas – 12

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

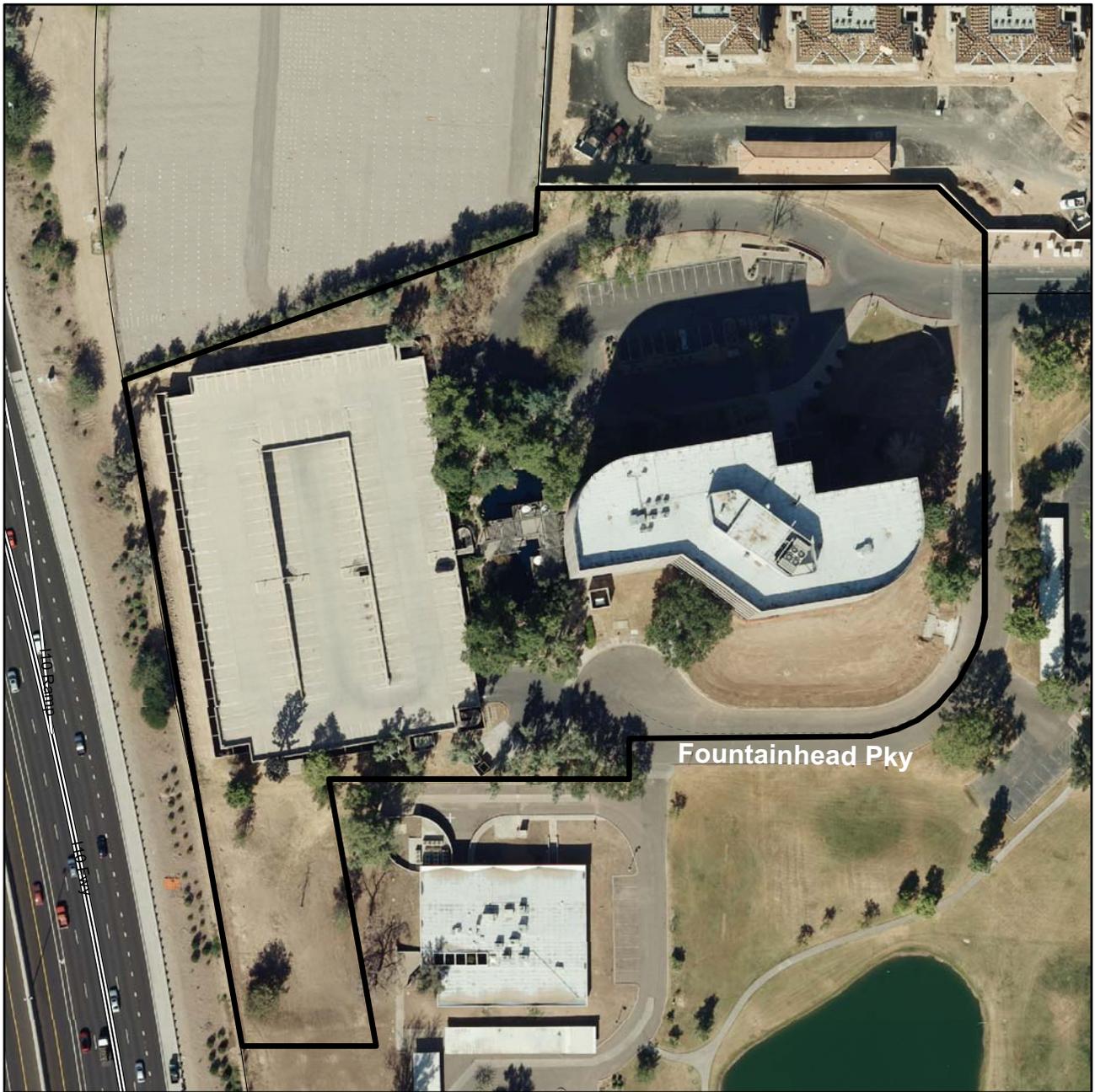
Part 3, Section 3-202 – Permitted Uses in Commercial and Mixed-Use Districts.
Part 3, Section 3-421 - Wireless Telecommunications Facilities.
Part 6, Section 6-308 Use Permit.

**VERIZON WIRELESS-
PHO FOUNTAINHEAD**

PL080279



Location Map



VERIZON WIRELESS-PHO FOUNTAINHEAD (PL080279)



Narrative Report
Wireless Communication Facility- Modification

Site Name: PHO Fountainhead

Site Type: Existing Pine Tree

Site Address:

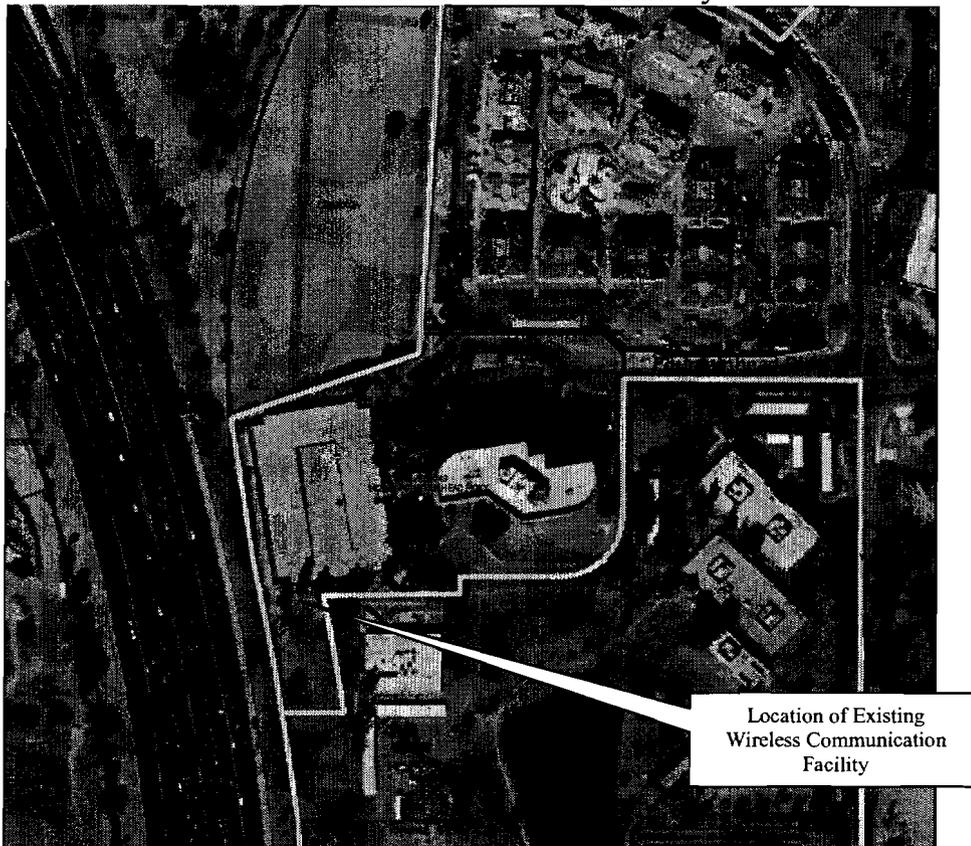
1625 W Fountainhead Pkwy

Tempe, AZ 85282

APN: 123-33-049

Zone: GID

Use: Wireless Communication Facility



Date: 6/10/08

Applicant

SRES

Steve Ciolek

1204 E. Baseline Suite 106

Tempe AZ 85283

(480) 246-4131

Owner

Tempe Fountainhead Corporate LLC

Terry Lod

2400 S 55th St

Tempe AZ 85282

(480) 966-3124

I. PURPOSE OF REQUEST

This statement supplements Verizon's application to modify the existing wireless communication facility located at 6000 S Lake Shore Drive, AZ 85282.

Verizon Wireless is a wireless communications provider seeking to improve the dependability of its wireless phone coverage in the city of Tempe, to provide the public with high quality, reliable wireless communications for personal, business and emergency uses.

II. DESCRIPTION OF PROPOSAL

Verizon Wireless is seeking approval to modify the existing wireless communication facility located at 1625 W Fountainhead Pkwy Tempe, AZ 85282, APN 123-33-049. The proposed modification consists of removing and replacing six (6) existing antennas and adding six (6) new antennas on the existing monopole. The dimensions of the new antennas will be larger than that of the existing antennas due to advances in technology. The new antennas will be painted to match the existing communication facility which is compatible to the surrounding area and current use.

Also included in this site modification is the installation of an emergency generator to keep the network running in a time of emergency. The placement of the generator is an effort to satisfy the recent FCC ruling found in Part 12 Chapter 1 of Title 47 section 12.2. A copy of the FCC ruling is attached for your review. To briefly explain the FCC ruling, on October 4, 2007 the FCC issued an order requiring cell phone carriers to install back up power supply at most sites.

The proposed alteration to the site will not cause any excess noise, odor, dust or other nuisance to the community

III. RELATIONSHIP TO SURROUNDING PROPERTIES

The parcel for this site is zoned GID, the wireless communication facility is currently an accessory use. The adjacent parcels to the North of the site are zoned AG & MU-4, Parcels to the South East and West are also zoned GID.

IV. LOCATION & ACCESSIBILITY

Access to the site will come from Fountainhead Parkway. Access into the shelter is limited to technicians for regular monitoring and maintenance.

Generally, this maintenance occurs around one time per month depending on the networks reliability and both the manufacturers and carriers specifications, excluding exigent circumstances which would require immediate attention.

V. An explanation from the Verizon Wireless RF Engineering Department

Verizon Wireless is proposing to change all their old antennas at their Communications Cell Site PHO Fountainhead. The purpose for this modification would be reducing far out cell overlapping (interference) while containing and increasing the energy on areas no further than 1 mile from the site.

As it is well known, a *CDMA* network like Verizon's is considered to be *interference limited*. The above implies reducing cell overlapping by controlling energy is crucial to our design. When carrying a call, excessive overlapping would be seen as noise by a normal user. This translates into:

- 1) Poor quality voice calls that could degenerate into lost calls
- 2) Reduction of Capacity for Voice and Data calls that could cause ineffective attempts (busy signal)
- 3) Reduced download data rates (low speed) for calls on our EVDO broadband network.

With the recent increase on the number of cell sites (network expansion) and the addition of highly noise sensitive services like data (EVDO), interference control has become even more crucial. The antennas we currently use at PHO Fountainhead be replaced. They were for the most part good during the *Analog* days and during the first two phases of our *CDMA* deployment but are now causing poor performance and customer dissatisfaction.

The reduction of undesired cell to cell overlap will be achieved by the selection of proper type of antennas and azimuth configuration. The main idea would be to better focus the RF energy into the areas where it is needed while removing it from areas already well covered by other cell sites. The type of antennas to use would be the high frontal gain type with narrower beams and sharper *roll off* on both the horizontal and vertical radiation patterns. These antennas will allow for good interference control not only sideways but also on the horizon through the use of effective down tilt. The sharp horizontal beam width will be achieved by the use of Log Periodic type antennas while the narrow vertical pattern will require the use of higher gain and unfortunately bigger size antennas (usually 8 ft tall), in some cases.

In summary, the proposed antenna modification will not only benefit areas close to the site but will also improve the overall performance of our Voice & Data Network. Cell phone users will experience a reduction of drop calls/ineffective attempts, better voice quality and much higher download data rates on EVDO.

Finally, we are running out of frequencies on our main spectrum (850 MHz "B" band) due to the high voice/data traffic demand in the area. These capacity problems require starting service deployment on our new licensed frequency spectrum (1900 MHz "D") by adding PCS-capable antennas.

PL080279



PHO Fountainhead
1625 W Fountainhead Pkwy.



Before



After

Note: Simulated Image Not to Scale



VERIZON WIRELESS – PHO FOUNTAINHEAD

1625 WEST FOUNTAINHEAD PKWY

PL080279

**EXISTING MONOPINE – VIEW TO
SOUTHEAST**