

# Staff Summary Report



Hearing Officer Hearing Date: June 3, 2008

Agenda Item Number: 5

**SUBJECT:** This is a public hearing for a request by **VERIZON WIRELESS (PL080091)** located at 7520 South Rural Road for one (1) use permit.

**DOCUMENT NAME:** 20080603dssd03

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold a public hearing for a request by **FIESTA PLAZA SHOPPING CENTER - VERIZON WIRELESS (PL080091)** (Carl Taskers/Wireless Resources Inc., applicant; BAMA Retail LLC, property owner) located at 7520 South Rural Road in the PCC-1, Planned Commercial Center Neighborhood District for:

**ZUP08086** Use permit to allow a sixty foot (60') mono-palm.

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

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

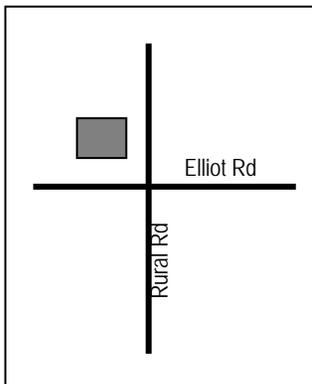
A handwritten signature in black ink, appearing to read 'SEA'.

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval subject to conditions 1- 6

**ADDITIONAL INFO:** The applicant, Verizon Wireless is seeking approval for a use permit to allow a sixty (60) foot tall wireless communication tower (mono-palm / faux-palm tree structure). The project is located at 7520 South Rural Road in the PCC-1, Planned Commercial Center Neighborhood District. The proposed mono-palm will be located near the center of the parking lot adjacent to the Valero Gas Station at the Fiesta Plaza Shopping Center. The property is situated north of Elliot Road and on the west side of Rural Road. Staff recommends approval of the proposal as submitted, with conditions. To date, staff has not received any public input to this case.



**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)
- 3-6. Letter of Intent
7. Title Sheet
8. Site plan
9. Enlarged Site Plan
10. Elevation(s)
- 11-12. Photo Sim from Northeast
- 13-14. Photo Sim from Northwest
- 15-16. Photo Sim from South
17. Staff Photograph

## COMMENTS:

The applicant, Verizon Wireless is seeking approval for a use permit to allow a sixty (60) foot tall wireless communication tower (mono-palm / faux-palm tree structure). The project is located at 7520 South Rural Road in the PCC-1, Planned Commercial Center Neighborhood District. The property is situated north of Elliot Road and west of Rural Road. The subject property is bounded by PCC-1, Planned Commercial Neighborhood District zoning to the east (Dairy Queen, Valero Gas Station), to the west and north is R1-7, Single Family Residential District.

The proposed mono-palm will be replacing a mono-flag pole located near the center of the parking lot adjacent to the Valero Gas Station at the Fiesta Plaza Shopping Center. The mono-flagpole was approved in 2000 and by today's standards is not the best stealth application. The City of Tempe has worked with wireless companies on removing these older mono-flagpoles and replacing with new stealth applications. Staff recommends approval of the proposed mono-palm, thus removing the mono-flagpole with conditions. To date, staff has not received any public input to this case.

## Use Permit

The Zoning and Development Code requires a use permit for a wireless telecommunications antenna in all allowable commercial, industrial and Mixed-use zoning districts including the PCC-1, Planned Commercial Center Neighborhood 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 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.
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. A minimum of two (2) minimum twenty foot (20') brown trunk Phoenix Date Palm trees shall be planted to complement the proposed mono-palm on site. The Palm trees shall be located in the landscape area south of the equipment enclosure. Details to be resolved through the Building Permit Plan Review process.
5. The wrought iron gate at the equipment enclosure will require 5 f.c. at the gate and 2 f.c. within 15' radius.
6. An emergency placard shall be installed near the enclosure gate.

**HISTORY & FACTS:**

July 18, 2000

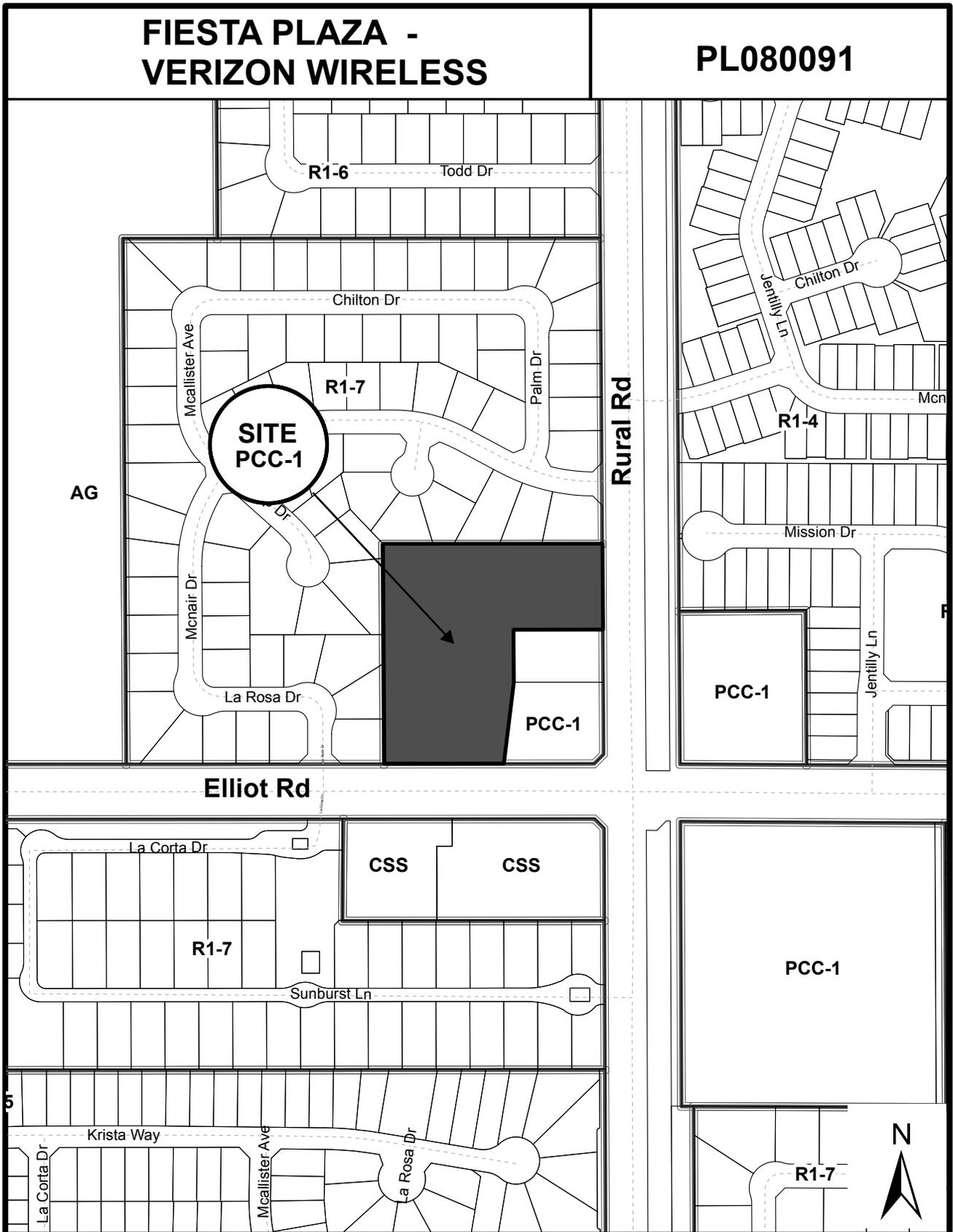
BA000194: Use Permit approved to allow a 45' tall communication tower (Flag Pole) for US WEST WIRELESS.

**DESCRIPTION:**

Owner – BAMA Retail LLC  
Applicant – Carl Taskers/Wireless Resources  
Existing Zoning – PCC-1, Planned Commercial Center Neighborhood District  
Total site area – 155,281 s.f. / 3.56 acre's  
Verizon Lease Area – 416 s.f.  
Height of Existing Mono-Flag Pole – 45 feet  
Height of Proposed Mono-Palm – 60 feet

**ZONING AND  
DEVELOPMENT  
CODE REFERENCE:**

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



**Location Map**



**FIESTA PLAZA SHOPPING CENTER - VERIZON WIRELESS (PL080091)**

City of Tempe  
Hearing Officer  
31 E.5<sup>th</sup> Street, Garden Level  
Tempe, AZ 85281

April 29<sup>th</sup>, 2008

RE: Wireless Telecommunication Facility Letter of Explanation for proposed site replacement at 7520 S. Rural Road, Tempe, AZ 85288. Parcel No 304-47-459G

Dear Hearing Officer,

This letter is to serve as the Letter of Explanation as required by the Use Permit. Verizon Wireless is proposing to replace an existing tower and equipment at the Fiesta Plaza Shopping Center located on the northwest corner of Rural Road and Elliot Road. Please find below the five compliance criteria and an explanation of how this proposed project will affect them.

Our request is to take down the existing 55' stealth monopole structure and replace it with a 60' mono-palm. In addition we will be expanding the current equipment area two additional parking spots; one spot will be for the placement of an emergency generator and the second will be for an additional landscape island as request by the City. We will also be planting two additional palm trees near the new stealth palm. The equipment and generator will be screened behind a masonry wall very similar to what exists now. The LL has asked if he can reserve the right to remove the landscaping island if future need for additional parking spaces is needed. The current parking plan shows 36 extra spaces before the site was put in. After the proposed Verizon Wireless site is constructed, 33 extra spaces will remain.

This proposed site will comply with the following five items:

- a) No cause of any significant vehicular or pedestrian traffic in the adjacent area;  
There will be some disruption to the subject parcel during construction. The long term traffic will not be affected since there will be only one site technician who visits the site for routine maintenance. All access will be through the subject parcel via access from Elliot Road or Rural Road and not required any access through adjacent parcels.
- b) Not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat, or glare, etc.) exceeding that of ambient conditions;  
The proposed site will not cause any of these items to exceed ambient conditions. There may be some elevation during the construction phase but the long term affects will be nil.



## Application Requirements for Proposed Replacement Mono-Palm

Per paragraph D of Section 3-421 of the City of Tempe Zoning Ordinance, the following items shall be included in the application for a new site:

- 1) Use permit application, including a development plan when applicable.

Verizon Wireless is submitting all the required documentation for a Use Permit in the attached package of information. A site plan review was completed and staff comments included in the revised site plans attached to this application.

- 2) For towers, monopole, and similar proposals, a visual study containing, at a minimum, a vicinity map depicting where, within a one-half (1/2) mile radius, any portion of the proposed Wireless Telecommunication Facilities could be visible, and a scaled graphic simulation showing the appearance of the proposed tower and accessory structures from two separate points are to be mutually agreed upon by the Development Services Manager, or designee, and the applicant.

The proposed site is the replacement of an existing stealth monopole structure with a more favorable and staff recommended mono-palm structure. The view shed of the new proposed mono-palm will be almost identical to the existing site and staff has waived the visual study. Three photo simulations of the project are included with this proposal. The locations of the pictures are as follows:

Photo 1 – Looking northwest from Pollock Southland Plaza (across Elliot)

Photo 2 – Looking south from corner of E. McNair and S. Palm (residential)

Photo 3 – Looking northeast from Mid-First Bank

- 3) Documentation of the steps that will be taken to minimize the visual impact of the proposed Wireless Telecommunications Facilities.

Verizon Wireless is planning to remove an existing stealth monopole structure and replace it with a mono-palm structure. Verizon Wireless will also add two new palm trees to the island area of the mono-palm to help blend everything together. Verizon will be utilizing and expanding an existing compound area for its equipment and emergency generator. Currently the equipment area takes up one parking space. Verizon will expand the area into the space to the south of the existing location to allow enough contiguous room for both the radio cabinets and the emergency generator. Verizon Wireless will then surround this area with a matching block wall. In the parking space to the immediate south of the new equipment area Verizon will locate a new landscaping island. All of these added features will vastly improve the aesthetics of this site and significantly enhance the existing telecommunications site.

4) A landscape plan drawn to scale that is consistent with the need for screening at the site. Any existing vegetation that is to be removed must be clearly indicated and provisions for mitigation included where appropriate.

A landscape plan is included in the set of drawings accompanying this application. No vegetation will be removed for this project and additional landscaping will be added as shown.

5) A feasibility study for the co-location of telecommunication facilities as an alternative to new structures.

Verizon is utilizing an existing structure for this new site. While it is not a true collocation since we will be removing an existing tower and replacing it with a new one, Verizon will be improving on what is already on site.

6) The Development Services Manager, or designee, may request any other information deemed necessary to fully evaluate and review the application and the potential impact of a proposed tower and/or antenna.

Understood.

c) Not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City;

We are replacing an existing structure with a much more aesthetically pleasing structure. We will also be adding landscaping to the area. The proposed site will not cause deterioration to the surrounding community but will add valuable in-building coverage to the residence and businesses in the area.

d) Be compatible with existing surrounding structures;

The mono-palm structure will blend into the environment much better than the existing stealth monopole. There are other palm trees in the area which will help disguise the proposed structure. The equipment will be screened behind a masonry wall very similar to what is located on site today.

e) Not result in ant disruptive behavior which may create a nuisance to the surrounding area or general public;

The proposed site is unmanned and will not provide anything that would be construed as disruptive. The site is located within a shopping plaza and away from any nearby residences.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at (480) 440-0603. You may also email me at [carl.taskes@wirelessresources.com](mailto:carl.taskes@wirelessresources.com) or fax any comments to 302-861-3900.

Sincerely,



Carl M. Taskes  
Consultant for Verizon Wireless  
400 N. Coronado Street, #1168  
Chandler, Arizona 85224





128 W. GLENN DR., TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE



802 E. BENDER RD. #100 WENONA, AZ 85086  
PHONE: (928) 234-4442 FAX: (928) 234-4442

FIELD DRAWINGS ARE CONSIDERED VOID IF NOT SIGNED BY BK DESIGN INC. OR THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT OF RECORD. THE SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT OF RECORD IS REQUIRED FOR ALL PERMITS AND CITY APPROVALS. THE SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT OF RECORD IS REQUIRED FOR ALL PERMITS AND CITY APPROVALS. THE SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT OF RECORD IS REQUIRED FOR ALL PERMITS AND CITY APPROVALS.

PROJECT NUMBER: 0001

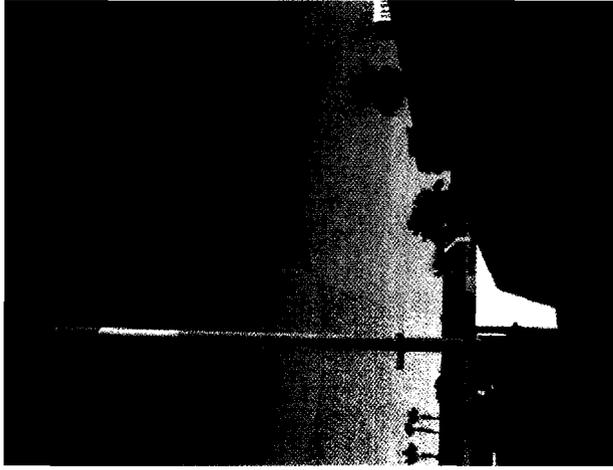
REVISIONS	DATE	ISSUE TO CLIENT
1	04/29/08	ISSUE FOR SUBMITTAL
2	06/23/08	CITY COMMENTS

SITE NAME: PHO CAPABLANCA

SITE ADDRESS: 7500 S. RIJUAL RD. TEMPE, AZ 85283 MARICOPA COUNTY

SHEET TITLE: PROJECT INFORMATION AND DATA

SHEET NUMBER: T-1



SITE PHOTO

PROJECT DESCRIPTION

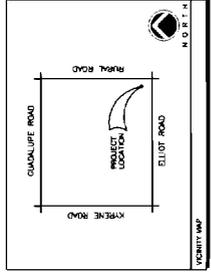
REPLACE EXISTING CELL SITE WITH NEW 10' TOWER. EXISTING CELL SITE AND EXISTING VERIZON WIRELESS EQUIPMENT CHANGES AND PROPOSED VERIZON WIRELESS STAND-BY GENERATOR - REPLACEMENT OF EXISTING STATION. PROPOSED VERIZON WIRELESS ANTENNAS. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER. THIS PROJECT INCLUDES PERMANENT TELEPHONE AND ELECTRICAL CONNECTIONS. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.

PROJECT UTILITIES

POWER COMPANY: \* TELEPHONE COMPANY: \* CITY UTILITIES: \* CITY DEPARTMENT: \* PHONE: (602) 234-4444

SETBACKS

FROM VERIZON WIRELESS OFFICE (PINE GLEN DRIVE AND TURN RIGHT ON SOUTH WAZEE AVENUE, TURN LEFT ON GARDEN AVENUE, TURN RIGHT ON RIVINGTON ROAD, BEFORE ELIOT ROAD TURN RIGHT INTO SITE)



PROJECT DATA

CLIENT: VERIZON WIRELESS  
128 W. GLENN DR.  
TEMPE, AZ 85283  
CONTACT: JAMES BATTWER  
PHONE: (602) 234-4442

OWNER: BANK RETAIL LLC  
8140 N. 43RD PLACE  
SCOTTSDALE, AZ 85258  
CONTACT: MARK KRAMER  
PHONE: (602) 966-1340

DESIGNER: BK DESIGN INC.  
1011 CONANTON CENTER DR.  
MARIQUETA, AZ 85219  
CONTACT: DAN KAYE  
PHONE: (480) 332-3313

CONTRACTOR: WESTERN COMMUNITIES SERVICES  
4000 W. GARDEN AVENUE  
PHOENIX, AZ 85018  
PHONE: (480) 632-7912

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TEMPE ORDINANCES AND THE MARICOPA COUNTY ZONING ORDINANCES.  
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TEMPE ORDINANCES AND THE MARICOPA COUNTY ZONING ORDINANCES.  
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TEMPE ORDINANCES AND THE MARICOPA COUNTY ZONING ORDINANCES.

LEGEND

DETAIL MARK: LEASE LINE, PROPERTY LINE, CHAINLINK FENCE LINE, STRUCTURAL SIGN WALL, STRUCTURAL POST, ELEVATION DATA A.F.F., NORTH ARROW



SITE NAME: PHO CAPABLANCA

- 1-1 PROJECT DATA AND INFORMATION
- 2-1 ORIGINAL SITE PLAN
- 3-1 ENHANCED SITE PLAN
- 4-1 SITE ELEVATIONS



INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE



603 E. BASELINE RD. #100 MESA, AZ 85205  
 PHONE: 480-254-4171 FAX: 480-254-4330

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 WITHOUT LIABILITY TO BK DESIGN, INC.

PROJECT NUMBER:  
 0001

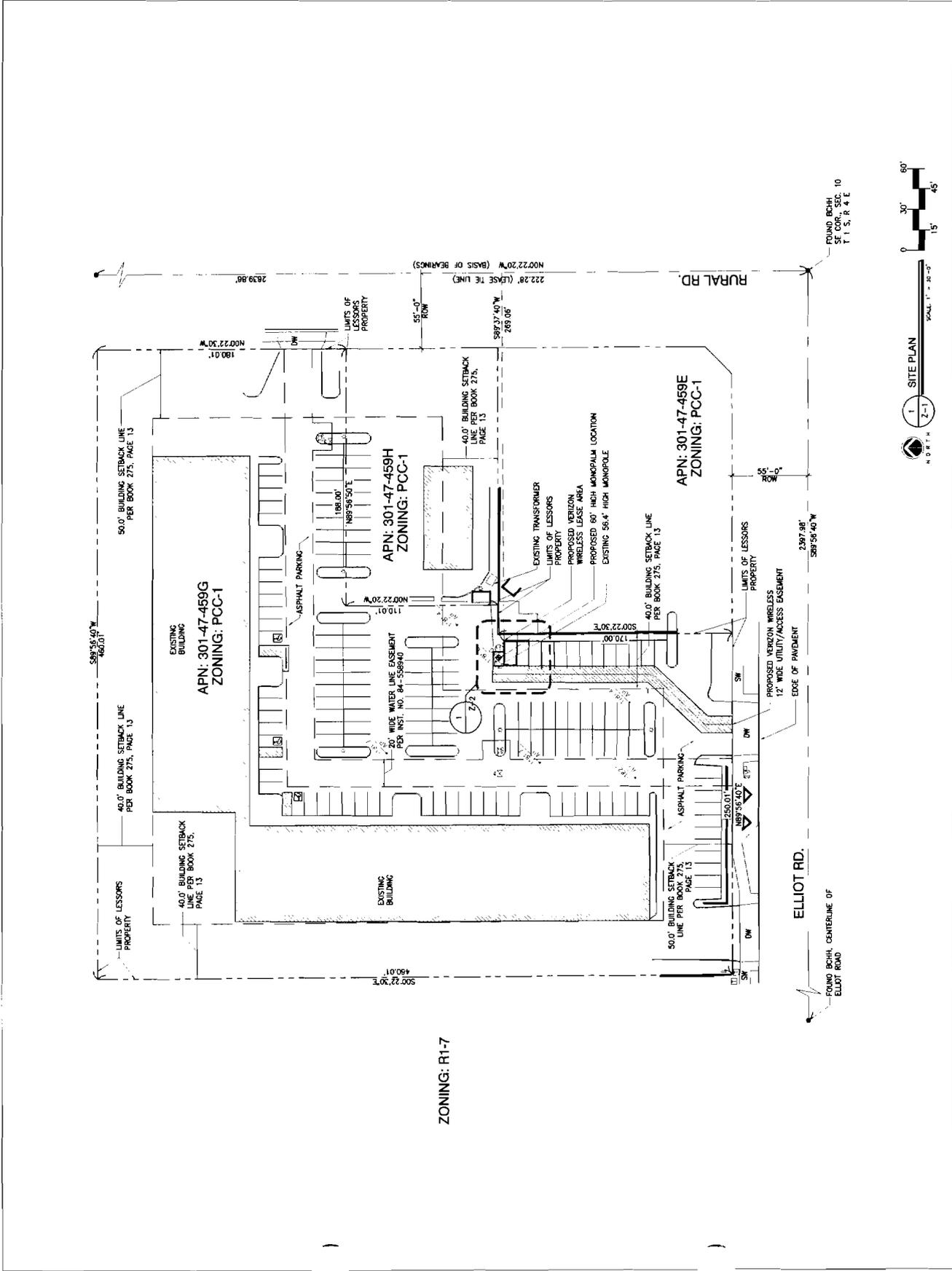
REVISIONS	DATE	BY	DESCRIPTION
1	01/22/08	MSK/A TO CLM/T	ISSUE FOR SUBMITTAL
2	04/28/08	MSK/A TO CLM/T	ISSUE FOR SUBMITTAL
3	08/21/08	CLM/T	CITY COMMENTS

LIFE NAME:  
**PHO  
 CABALANCA**

LIFE ADDRESS:  
 7520 S RURAL RD  
 TEMPE, AZ 85283  
 MARICOPA COUNTY

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**Z-1**





128 W. GEMINI DR., TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
SCALE STATE SIGNATURE	DATE



ENGINEER: BUREAU OF ENGINEERING, INC. #141856 AZ 85008  
PHONE: 480-354-4147 FAX: 480-354-5555

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REVISION	DATE	BY	DESCRIPTION
1	01.25.18	JKM	ISSUE FOR PERMIT
2	04.25.18	JKM	ISSUE FOR SUBMITTAL
3	08.13.18	JKM	CITY COMMENTS

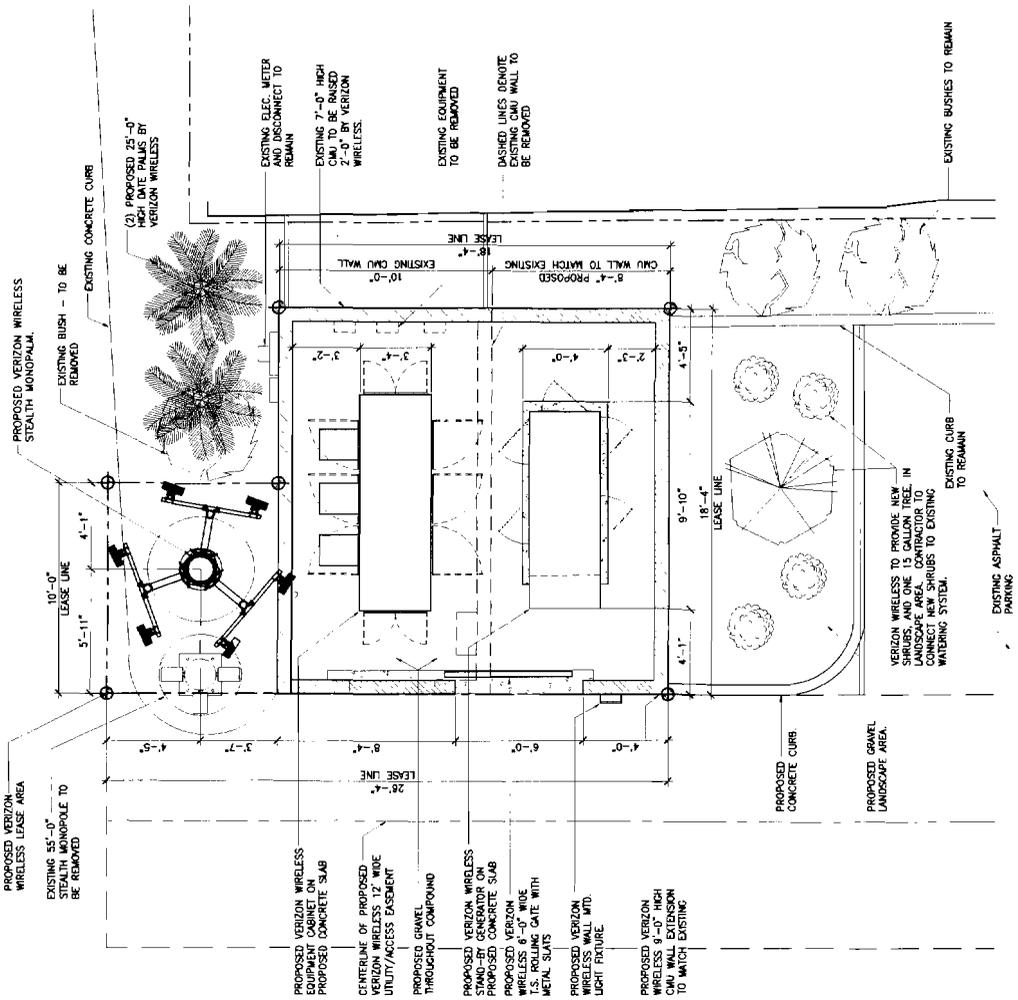
LIFE NAME

**PHO CABLANCA**

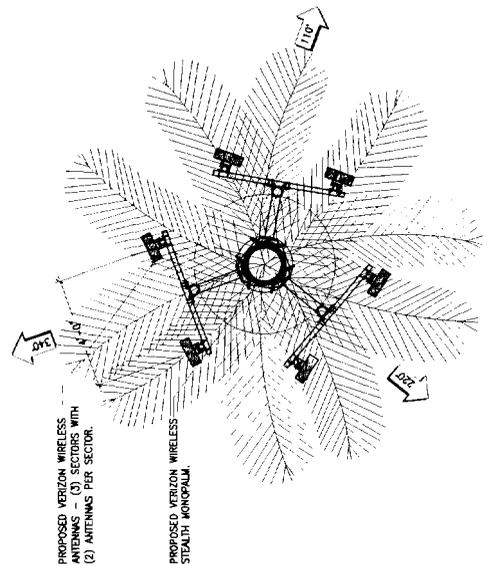
LIFE ADDRESS  
7520 S RURAL RD  
TEMPE, AZ 85283  
MARICOPA COUNTY

SHEET TITLE  
**ENLARGED SITE PLAN**

SHEET NUMBER  
**Z-2**



SECTOR	AZIMUTH	LENGTH	NO.	SIZE	TYPE
ALPHA	340°	+/- 80'-0"	(4)	7/8"	AWAS-50
BETA	110°	+/- 80'-0"	(4)	7/8"	AWAS-50
GAMMA	220°	+/- 80'-0"	(4)	7/8"	AWAS-50



INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	DATE
PF SIGNATURE	DATE
LOCAL STATE SIGNATURE	DATE



600 E. BUSHING RD. # 104 MESA, AZ 85204  
PHONE: (480) 344-1417 FAX: (480) 344-1830

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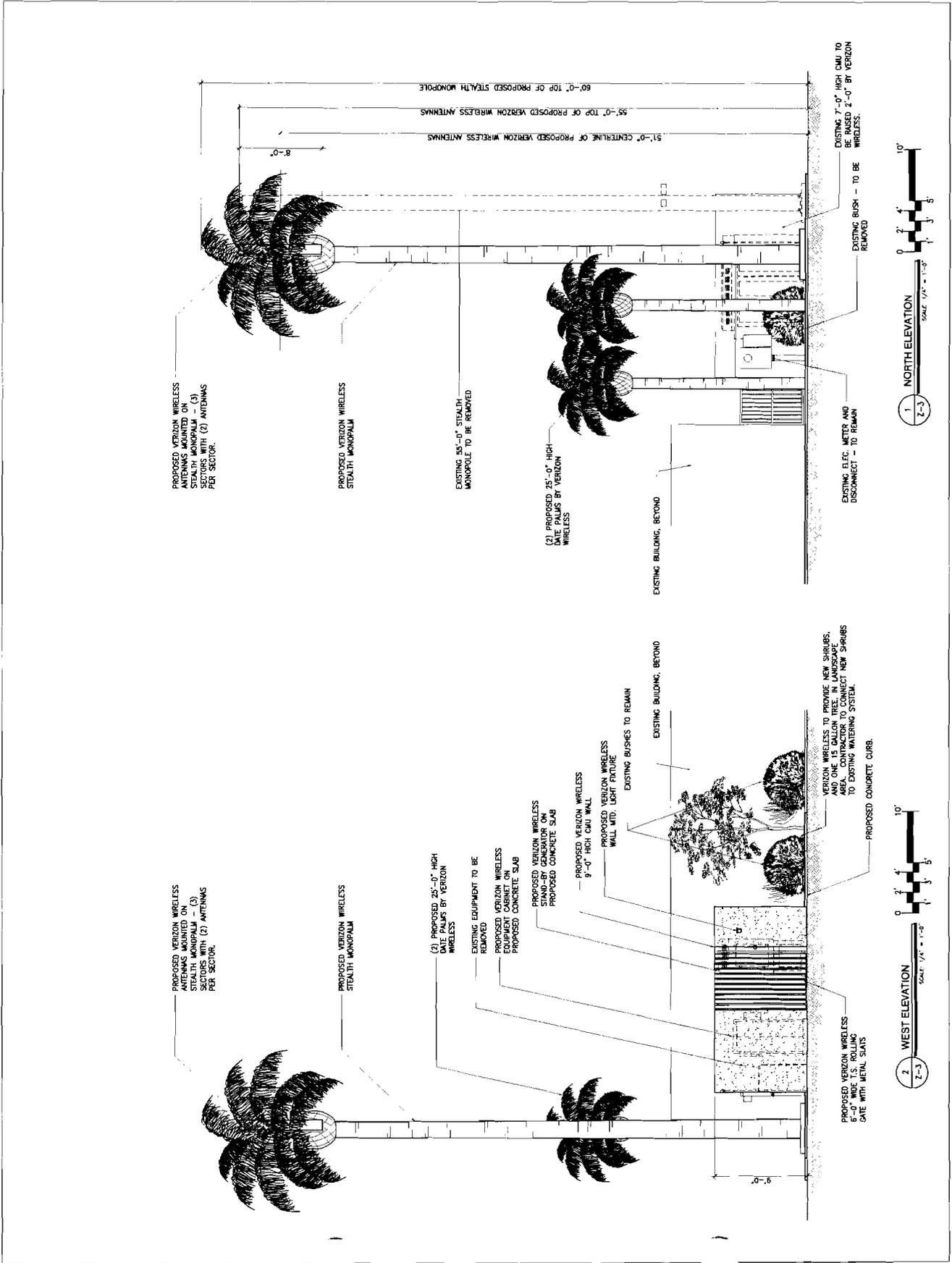
PROJECT NUMBER	0001
PROVISIONS	
01 20.00	ISSUE TO CLIENT
04 20.00	ISSUE FOR SUBMITTAL
08 21.00	CITY COMMENTS

SITE NAME  
**PHO CABABLANCA**

SITE ADDRESS  
7500 S. RURAL RD  
TEMPE, AZ 85283  
MARICOPA COUNTY

SHEET TITLE  
**PROJECT ELEVATIONS**

SHEET NUMBER  
**Z-3**





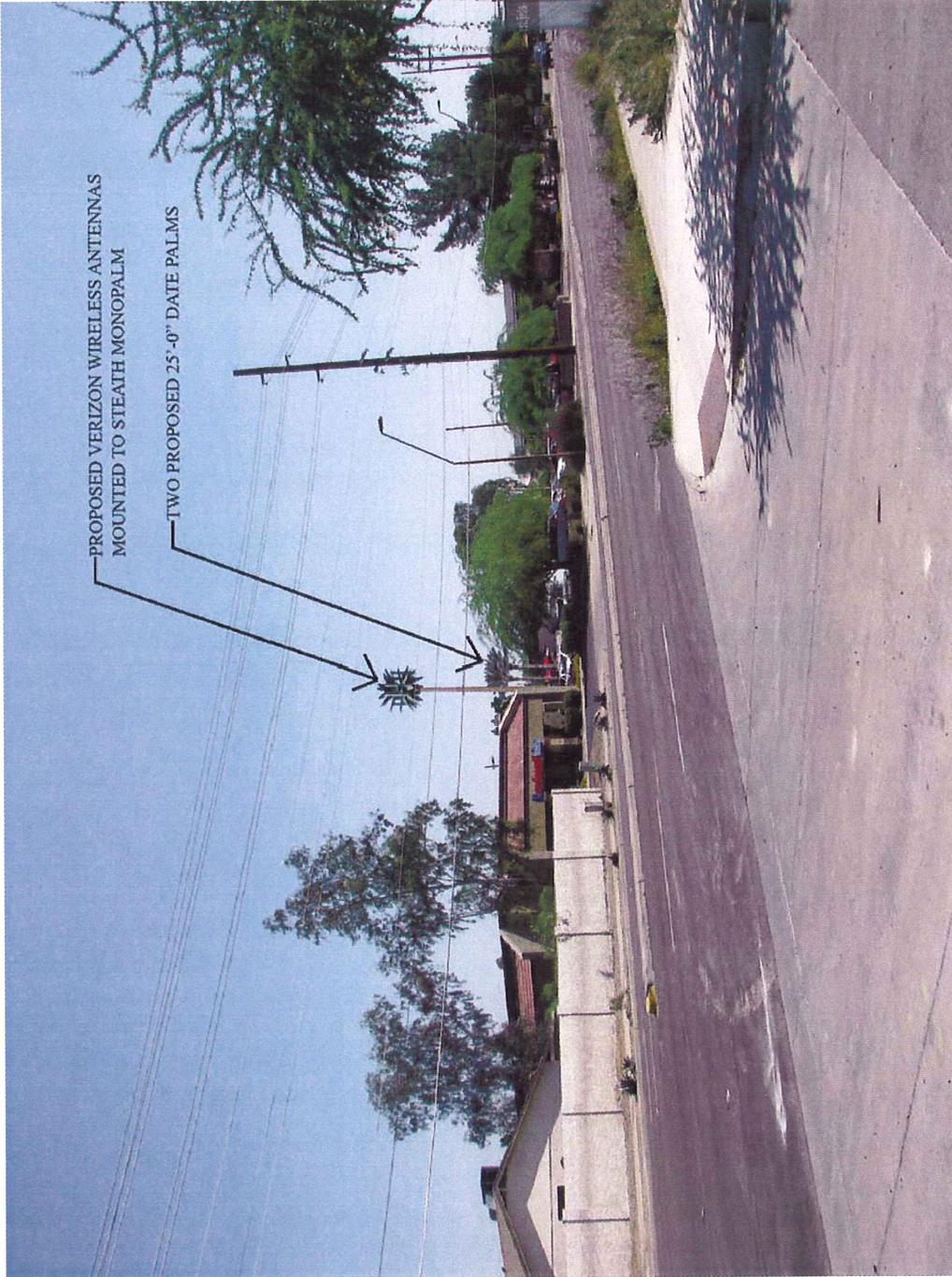
- B E F O R E - - L O O K I N G N O R T H E A S T



**Verizon Wireless – PHO Capablancia**

7520 S. Rural Rd.  
Tempe, Az. 85283





- A F T E R - - LOOKING NORTHEAST



**Verizon Wireless – PHO Capablancia**

7520 S. Rural Rd.  
Tempe, Az. 85283





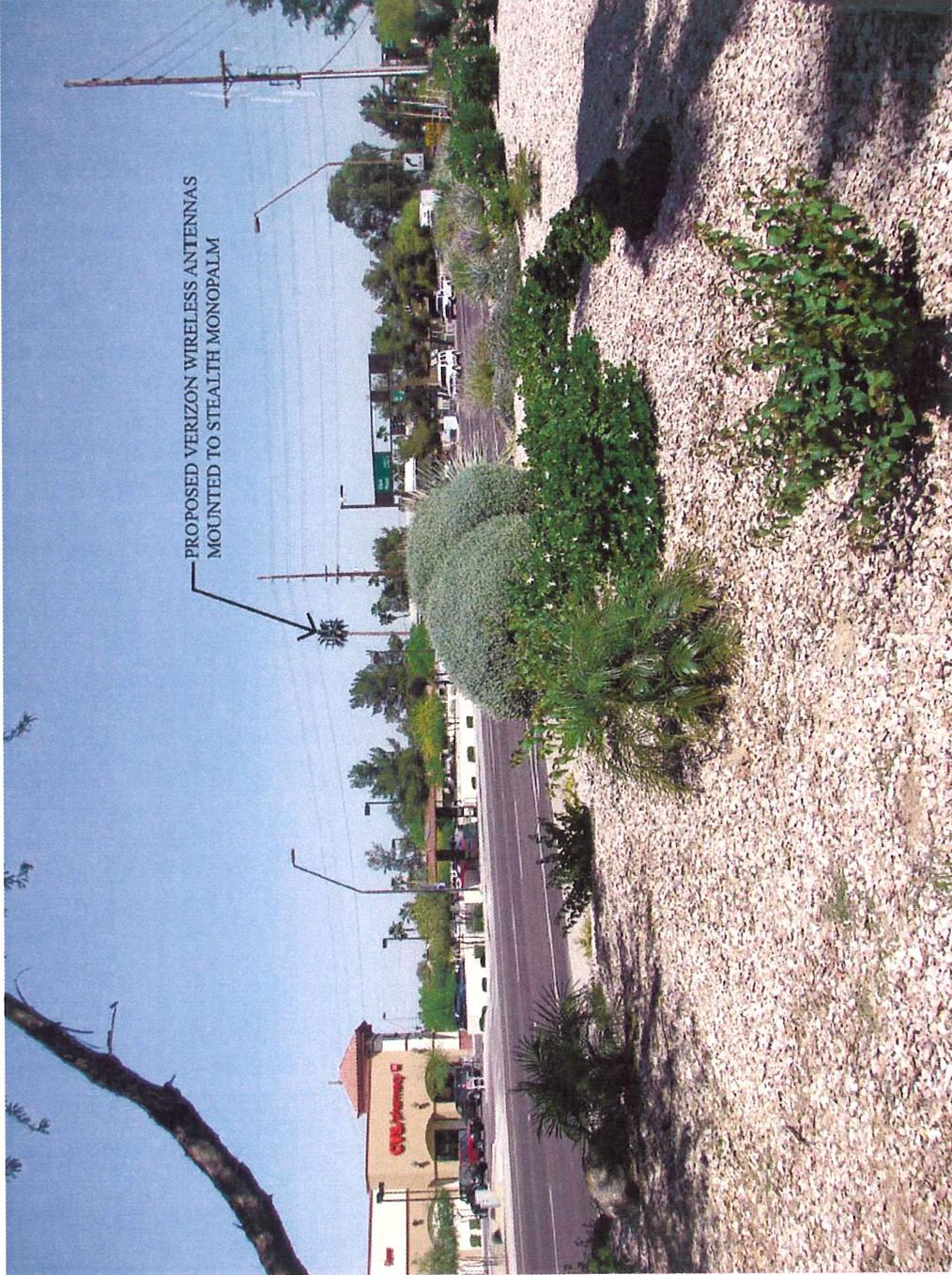
- B E F O R E - - LOOKING NORTHWEST



## **Verizon Wireless – PHO Capablancia**

7520 S. Rural Rd.  
Tempe, Az. 85283





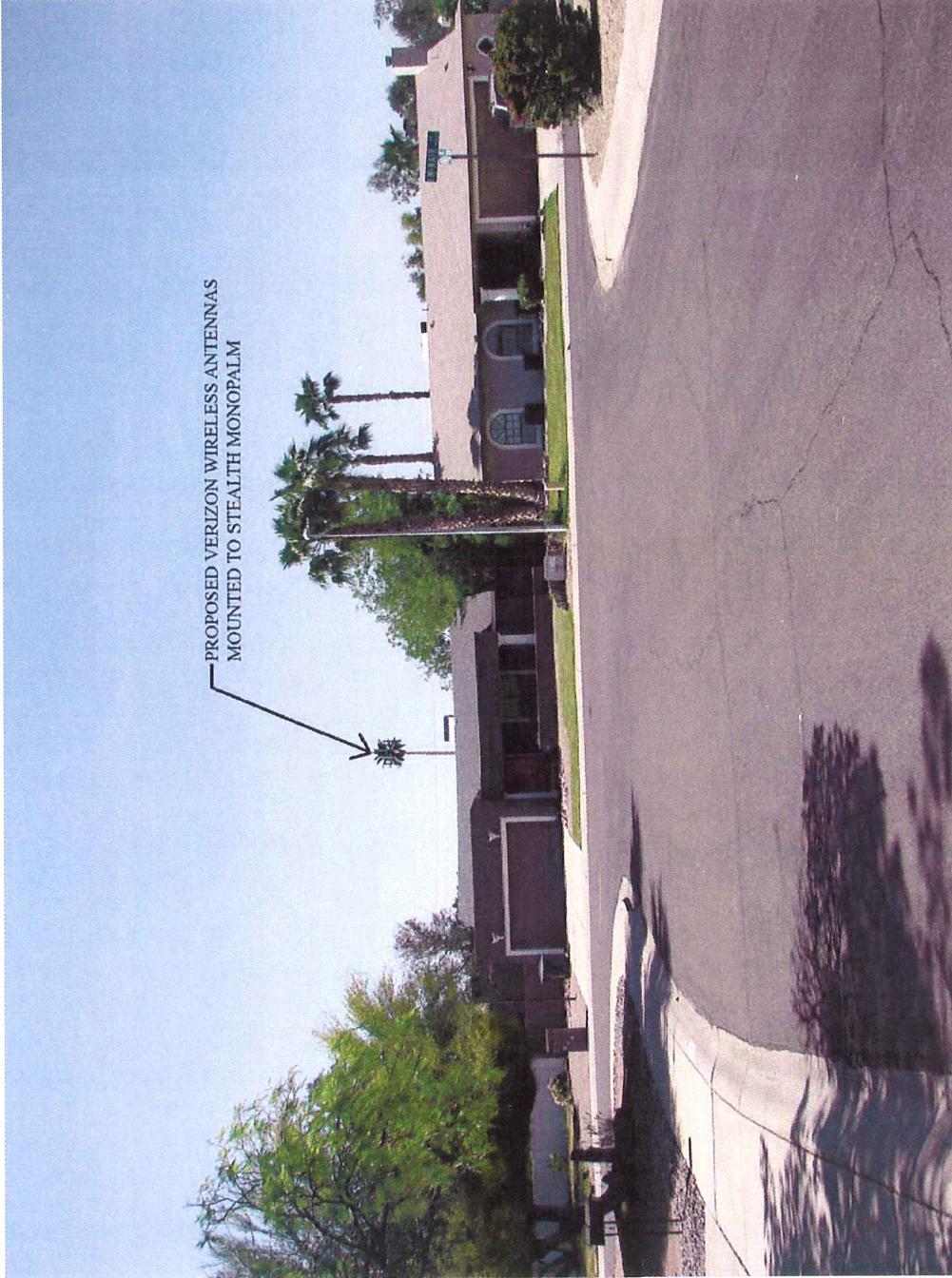
- A F T E R - - LOOKING NORTHWEST



## **Verizon Wireless – PHO Capablancia**

7520 S. Rural Rd.  
Tempe, Az. 85283





- A F T E R - - LOOKING SOUTH



## **Verizon Wireless – PHO Capablancia**

7520 S. Rural Rd.  
Tempe, Az. 85283





- B E F O R E - - L O O K I N G S O U T H



**Verizon Wireless – PHO Capablanca**

7520 S. Rural Rd.  
Tempe, Az. 85283





# **FIESTA PLAZA SHOPPING CENTER – VERIZON WIRELESS**

**7520 SOUTH RURAL ROAD**

**PL080091**

**EXISTING STEALTH MONOPOLE**