

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 08/25/2015

Agenda Item: 4

q.j.

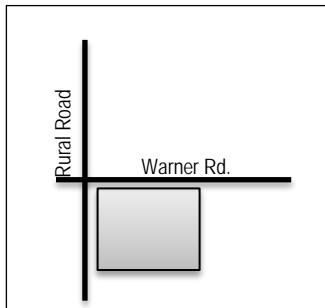
ACTION: Hold a public hearing for an appeal of the decision by the Hearing Officer to approve Use Permit to allow a wireless communications facility, monopalm and equipment shelter for **ST. JAMES EPISCOPAL CHURCH/T-MOBILE**, located at 975 East Warner Road. The appellant is Pepper Brydon et al.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Not applicable.

BACKGROUND INFORMATION: **ST. JAMES EPISCOPAL CHURCH/T-MOBILE (PL150120)** the proposed T-Mobile monopalm is to be located on the grounds of St. James Episcopal Church. The wireless communication structure is proposed at the northeast side of site on the east side of the church. The site located at the southeast corner of Warner Road and Rural Road. On July 7, 2015, the Hearing Officer heard and approved a Use Permit to allow a new 65-high monopalm and equipment shelter. The Hearing Officer approval was contingent upon the applicant installing three additional palm trees to the existing landscape palette to help the new monopalm structure blend on the site. On July 21, 2015, the appellant, Pepper Brydon, submitted an appeal on behalf of herself and eight (8) residents of the area. * NOTE: THIS IS ITEM IS A QUASI-JUDICIAL MATTER. PRE-MEETING CONTACT WITH THE COMMISSION ON QUASI-JUDICIAL MATTERS IS PROHIBITED. ANY MATERIALS OR CONVERSATIONS CONCERNING THE ITEM SHALL ONLY BE PRESENTED TO THE COMMISSION AT THE SCHEDULED PUBLIC HEARING. The request includes the following:

1. Appeal of the Hearing Officer's decision to approve Use Permit to allow a new Wireless Communications Facility, 65-foot high (to top of fronds) monopalm and equipment shelter.



Appellant	Pepper Brydon, et al.
Project Property Owner	Rev. Susan Wilmot, St. James the Apostle Episcopal Church
Project Applicant	Dave Ullrich, Reliant Land Services
Zoning District	AG-Agricultural District
Lot Size	3.8 acres
Lease Area	16' x 16' or 256 sf

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Sherri Lesser, Senior Planner (480) 350-8486

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Sherri Lesser, Senior Planner



DEVELOPMENT PROJECT FILE

For

T-Mobile/St. James the Apostle Episcopal Church

ATTACHMENTS:

- 1-2. Letter of Appeal
- 3-5. Staff Report for T-Mobile/St. James Episcopal Church, Hearing Officer Meeting, July 7, 2015
6. Location Map
7. Aerial
- 8-12. Letter of Explanation
13. Project Cover Sheet
14. Site Plan
15. Floor Plan
16. Enlarged Floor Plan
17. Elevation
18. Landscape Plan
- 19-20. Existing and Proposed Views with Photo simulations including new trees
21. Neighborhood meeting minutes
22. Hearing Officer Minutes of July 7, 2015 and June 1, 2015

Saturday, July 18, 2015

Pepper Brydon
8757 S. Mill Ave.
Tempe, AZ 85284

Dear City Council Members,

On behalf of the neighborhood citizens, property owners, gardeners of edible food, prospective immediate residents nearest the tower (within an effective distance of the proposed cell phone 60 foot high mono-palm design), the children in the pre-school immediately under the tower who cannot defend themselves, and those who were absent or uninformed properly of the building plans at Rural and Warner, I submit this letter of appeal against the siting of the proposed cell phone tower(s) at the St. James Church location, on the SE area of Warner and Rural. I request reconsideration of the July 7th approval within the allowable time period of 7-10 business days, based on the following additional information, and expressed concerns:

1) Health Concerns

Although the Federal Communications Act of 1996 prohibits discussion of radiation as a topic in Hearings (and of course one wonders why), expert witnesses at the Arizona Corporation Commission Hearings in Fall of 2014 did give testimony as to the ill effects of RF and EMF to bio-systems over time, mentioning related incidents of leukemia in children 3-4 years after exposure. Dr. Martin Blank (2014) spoke to other medical observations based on scientific studies in plants and human cells' DNA alteration, observed protein as antenna, like electrical absorption within living things and human bodies responding to the RF signals with subtle biological changes. ACC Meeting video is viewable at http://azcc.granicus.com/MediaPlayer.php?view_id=3&clip_id=1773 (Testimony at 22:45 minutes in.)

Please note that personal device and forced tower emissions differ greatly. Cases of increased cancer and physical related maladies are encouraged to be averted by conscious controlled reduction to exposure, like being able to turn OFF ones' adult personal single cell phone device or wi-fi voluntarily when not in use and at night. Another difference is being able to voluntarily CHOOSE distances from RF or EMFs.

With cell phone towers, however, the emissions go on during the school day (in this case for preschoolers), and continue 24 hours a day. One can't escape. And neighbors can't reduce emissions or turn them off. A public video recording, on expert testimony, can be viewed (above link) on man-made categories of signal concern opposed to the spectrum broad ranges being proven to affect living bodies and nature. "Unborn and very young children may be more affected by RF radiation than adults." (Powell, 2013, p. 1) Powell, a Harvard Physicist, writes about a Biological Effects Chart found in 67 studies. He addresses new biologically based maximum RF exposure limits proposed in the Bio-initiative 2012 Report, versus reports from Utility companies who stand to profit. *A Rationale for Biologically-based Public Exposure Standards for Electromagnetic Radiation*, December 31, 2012 at <http://www.bioinitiative.org>, is available.

2) The towers are unsightly, in direct view, and in a really nice area of South Tempe;

On the adjacent NW corner, the owner has held out against rezoning because of agricultural use intentions. The tower would affect profitability and quality produce products for agricultural or edible gardening use. The Harvest for Humanity Garden on Rural and Guadalupe was considering that NW/Rural/Warner site in the past. They serve cancer patients with their produce; other agricultural clients may privately be considering that site. RF affects the proper growth of plants. *Research explanations available upon request.*

3) Additional Towers are part of the approved process and citizens don't know about it.

The building permit extends 365 days from 7-7-15, for cell tower companies' use to be analyzed in their potential need for greater bandwidth, which needs to be specified before approval; there are options for additional towers.

4) Inadequate signage announcing zoning hearing occurred, due to wind storms blowing the signs into an unreadable position.

This was not corrected; full posting was not fully viewable and available during the full recommended and required time period.

5) Additional Safety

The general walk-by public, and students from nearby high schools and area commuters will come in close range of the towers. See concerns and statements cross-referencing actual OSHA standards' existence and Cell Phone Tower Carrier's statements at CBS KPHO's story released by Jason Barry (2014) documenting public concern about safety. Viewable at <http://www.kpho.com/story/27348721/cell-towers-raise-concerns-about-safety>. (written text).

Video Link here: <https://www.youtube.com/watch?v=mbUP53PGk08>

May I respectfully remind those reviewing this well-intentioned appeal, that this decision is a community affair and hopefully should not be decided by one individual showing up at a poorly advertised Hearing on a very hot summer day in Arizona, scheduled while many responsible citizens with families were working or traveling, as was the case on July 7th, according to City officials queried. Please revisit this issue more thoroughly.

Thank you for your review and consideration.

Most Respectfully,

Pepper Brydon 7/18/15
Pecan Grove Estates Community
Pepper Brydon, M.Ed. (602) 770-0337
Adult Education Administration
South Tempe Resident

Rose M. Jeffery 9/20/15
Buena Vista Rancheros Community

William R. Sturmy, Pecan Grove
Lydie K.B. Mohr

Paul B. Mohr, Jr.
Carver Terrace Community

Don Sparks, Calle de Las Arcas
Mike [unclear] Immediate Neighbor

Douglas A. Cook
• FIGG Community Garden Members

**CITY OF TEMPE
HEARING OFFICER**

Meeting Date: 07/07/2015
Agenda Item: 10

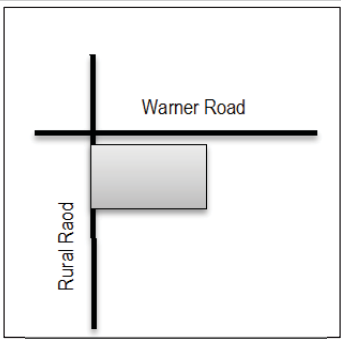
ACTION: Request approval for a use permit to allow a wireless communications facility, monopalm and equipment shelter for T-Mobile St. James Church located at 975 East Warner Road. The applicant is Dave Ullrich/Reliant Land Services.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approval subject to conditions

BACKGROUND INFORMATION: T-Mobile St. James Church (PL150120) is seeking a use permit to allow a 65' tall wireless communications facility, monopalm and equipment shelter. The monopalm is proposed for the northeast side of site on the east side of the church. The site located at the southeast corner of Warner Road and Rural Road. The case was continued to the July 7, 2015 agenda with direction to incorporate palm trees in the existing landscape palatte. The applicant has submitted a plan with a photo-simulation showing three (3) additional palm trees to be added along the Warner Road Street front. The request includes the following:

ZUP15056 Use Permit to allow a wireless communications facility, monopalm and equipment shelter

	Property Owner	The Arizona Episcopal Diocese
	Applicant	Dave Ullrich, Reliant Land Services
	Zoning District	AG, Agricultural Zoning District.

ATTACHMENTS: Supporting Attachments

STAFF CONTACT: Sherri Lesser, Senior Planner sherri_lesser@tempe.gov (480-350-8486)

Ryan Levesque, Deputy Community Development Director
 Legal review by: N/A
 Prepared by: Sherri Lesser, Senior Planner
 Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

T-Mobile St. James Church is applying for a Use Permit with the City of Tempe to install a sixty-five (65) foot monopalm with an equipment shelter. The proposed site is located on the south side of Warner Road. The site is surrounded by primarily residential uses with a commercial use at the northeast corner.

PUBLIC INPUT

There was a neighborhood meeting held on 5/14/2015. The meeting minutes are within the attachments. Three (3) members from the general public attended. To date, staff has received one telephone call from individual seeking information; no formal input has been received to date.

USE PERMIT

The installation of new wireless towers and equipment requires a Use Permit in all zoning districts. In evaluation of use permits the following factors shall be considered:

Section 6-308 E Approval criteria for Use Permit:

1. Any significant increase in vehicular or pedestrian traffic.
There should be no significant increase in vehicular traffic due to the cellular tower and equipment. The scope of work is in open space east of the church and will not conflict with vehicular traffic on site
2. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.
No nuisance from this use shall impact the surrounding area with regard to odor, dust, gas, noise, vibration, smoke, heat or glare beyond the norm. This use permit, if granted, will have a null effect on the surrounding ambient conditions.
3. Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.
The will be no impact to the surrounding area in deterioration or decreased property values. It is a substantial distance from single family residential.
4. Compatibility with existing surrounding structures and uses.
The neighboring properties all front arterial streets and have commercial or quasi-commercial uses, where wireless telecommunication structures are typically best suited to locate within the City of Tempe.
5. Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.
No disruptive behavior generated by this use. All equipment areas will be designed to minimize casual access or harboring.

The proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

Conclusion

Based on the information provided by the applicant, and the above analysis, staff recommends approval of the requested Use Permit with the finding that the request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

**CONDITION(S)
OF APPROVAL:**

1. The Use Permit is valid for the plans as submitted within this application.
2. Obtain all clearances from the Building Safety prior to the use permit becoming effective.
3. The monopalm shall have a textured base (trunk) and palm fronds that extend to fully screen antenna arrays and remote radio heads. Construction plans to depict the final details and shall be approved by planning staff prior to submittal for plan check.
4. Post emergency contact information for monopalm and equipment where visible from enclosure exterior.
5. All equipment to be removed within 30 days of termination of use.
6. A separate DPR approval shall be obtained for updated landscape plan for the site prior to submittal for building permits.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- The Use Permit is valid for T-Mobile and may be transferable to successors in interest through an administrative review with the Community Development Director, or design will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/planning/documents.htm or purchase from Development Services.
- Mechanical Equipment to be fully screened per ZDC Part 4, Section 4-405A

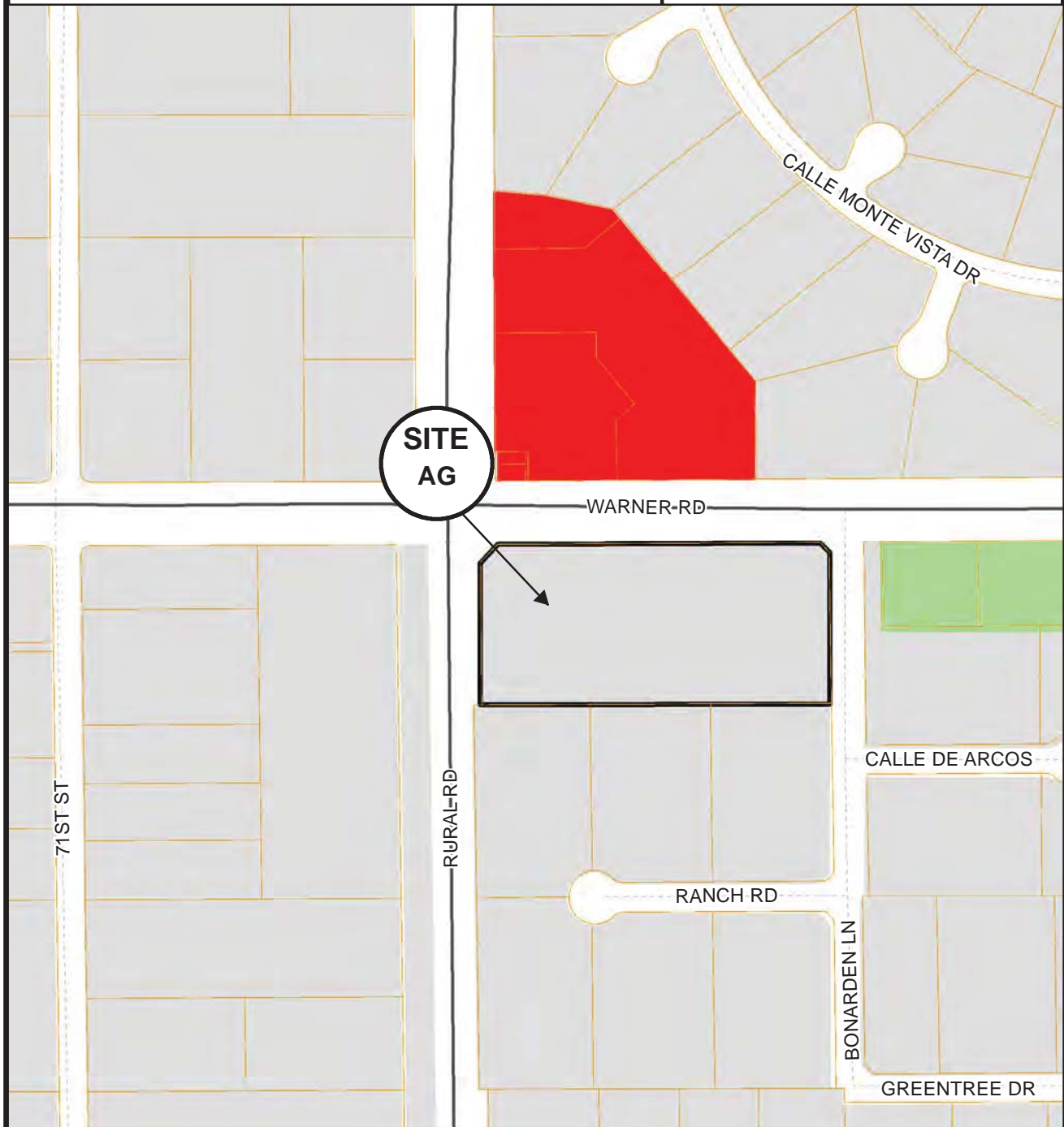
HISTORY & FACTS: The Hearing Officer continued the case to the 07/07/2015 agenda

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Section 6-308 Use Permit
Section 3-421- Wireless Telecommunication Facilities

ST. JAMES CHURCH - T-MOBILE

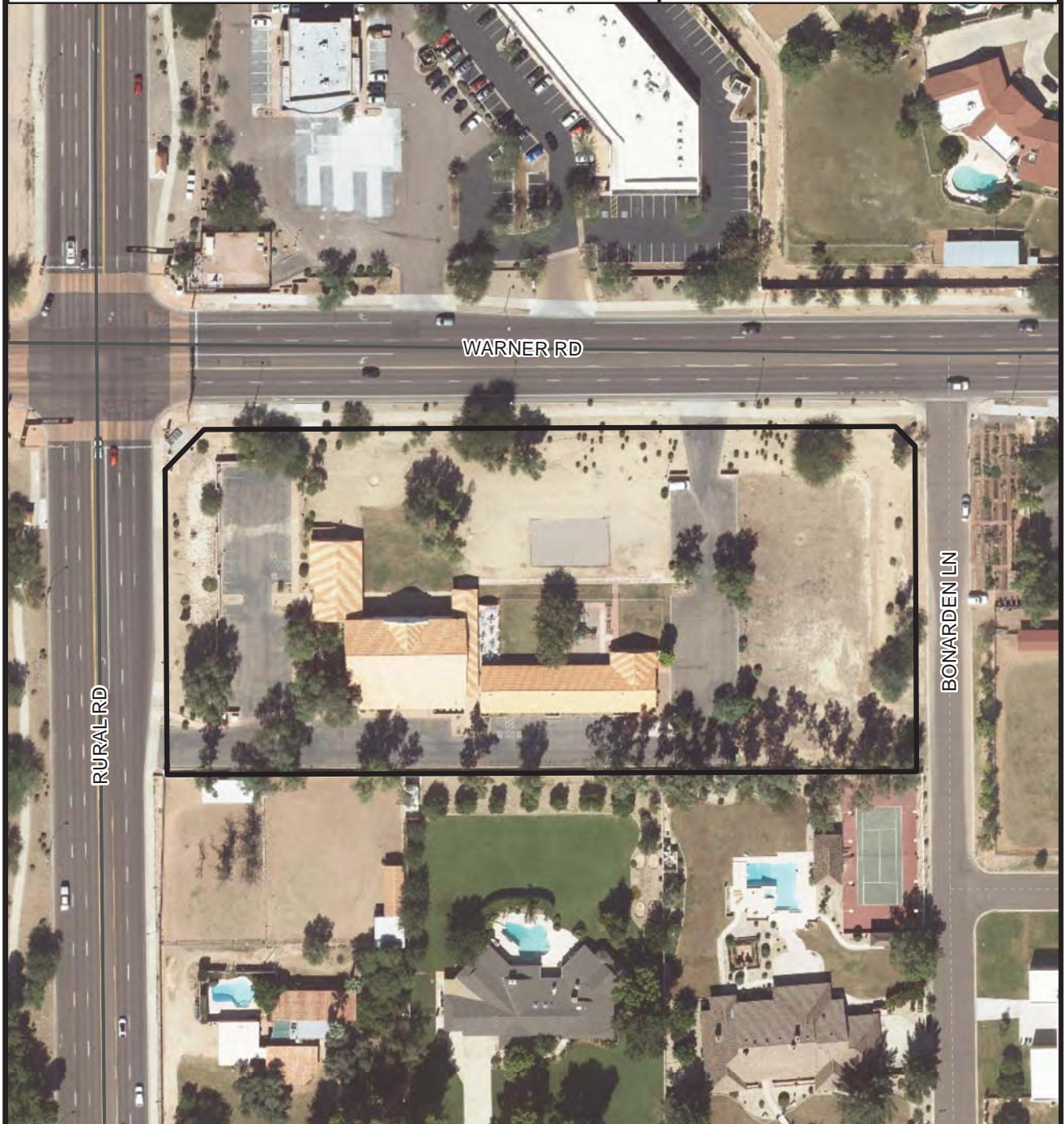
PL150120



Location Map

ST. JAMES CHURCH - T-MOBILE

PL150120



Aerial Map

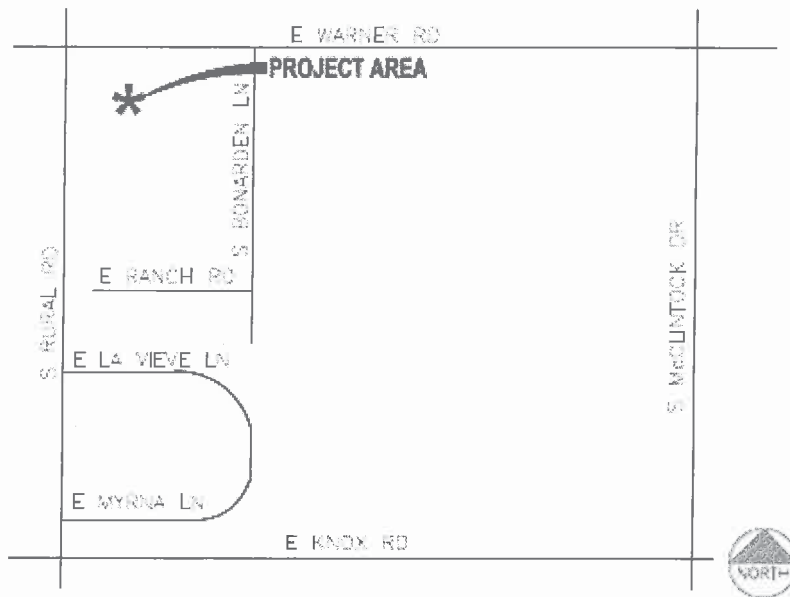
USE PERMIT NARRATIVE

T-Mobile Site – PH30256F St. James Episcopal Church Property

975 E. Warner Rd., Tempe AZ 85284

Revised May 28, 2015

VICINITY MAP:



Applicant:

Reliant Land Services, Inc., representing T-Mobile

7201 E. Camelback Rd. #310,

Scottsdale, AZ 85251

PURPOSE OF REQUEST

Section 3-421 of the Tempe Zoning Ordinance permits a new Wireless Communications Facility with approval of a Use Permit in an AG District. T-Mobile Wireless Communications is proposing to construct a 65' tall Wireless Communications Facility monopalm within the property. The property address is 975 E. Warner Rd., in Tempe, AZ, and owned by St. James Episcopal Church. The purpose of this application is to request a Use Permit and site plan approval of the new communications tower. Parcel Number 301-62-006D is approximately 3.8 acres in size.

DESCRIPTION OF PROPOSAL

T-Mobile respectfully requests approval to install the 65' tall Wireless Communications Facility. Eight panel antennas with two antennas each, facing four sectors in one array, along with remote radio heads attached and mounted on the tower at the 57' RAD center. As depicted on the Site Plan and Elevations, the tower will be in the northwest portion of the property. With the Monopalm height as proposed, collocation for future arrays is a minor option, though no other carrier has expressed interest for space for such at this time.

Along the south property line of the church, a row of mature eucalyptus trees exist that will provide screening for residences to the south. The equipment compound is intended to blend with the existing office portion of the church buildings, with smooth stucco styling proposed. An 8' CMU stucco wall will be used for the Electronic Ground Equipment yard security. Photo simulations are included with the application to show how the project is the least intrusive means available to blend into the area. T-Mobile is committed to improving coverage and expanding network capacity for the existing nearby sites PH30237A, PH 30253E, PH 37502A and PH10231B, which are all about 1- 1.5 miles from the proposed location.

FEASIBILITY STUDY

The area is somewhat devoid of other opportunities to collocate, or provide a site within the desired geographic area to accommodate the needs of the RF Engineer. There are two existing towers that are located just over one mile and one-half mile from this proposed site. One is a Monopalm at the commercial center located at the northwest corner of Rural and Elliot, but that has no capability of collocation for a full array because of lack of height and structural capabilities. The other is at Kyrene Middle School / Waggoner Elementary School and that is a flagpole located on campus, also without capabilities of collocation, nor landlord agreement to locate. We have also applied with the City of Tempe for a requested site at Waggoner Park, just west of the school site, without agreement to locate on the Park property to date. In addition, we also requested approval of two different horse HOA facilities, and offered to construct a "Water Tank" type facility, but each of them declined to go forward. As the rest of the desired RF area is entirely residential homes, our options for location are reduced to locating on a vacant parcel.

RELATIONSHIP TO SURROUNDING PROPERTIES

The land use and zoning Classifications surrounding the parcel are as follows:

North: C-2 Retail Center South: AG, single family residential

West: AG, single family residential East: R-O and AG, office and single family residential

The subject site is a vacant 3.8 acre church site. The site faces Warner Road and is one of the few nonresidential sites in the immediate area. To the south is a high set of eucalyptus trees that will help to camouflage the proposed location. The tower location provides over 350' from the nearest residence to the south, and approximately 490' to the west.

LOCATION AND ACCESSIBILITY

The site is located on the southeast corner of Warner and Rural Roads, and the site has access to both. The proposed WCF is located to the western portion of the property, with dustproofed access via the parking lot that will provide adequate access for technicians.

CIRCULATION SYSTEM

The existing site has vehicular access throughout the site. No changes are requested or required for this addition to an existing church use. The WCF is an unmanned facility and will generate only the occasional technician trips, typically, once per month.

DEVELOPMENT SCHEDULE

The WCF Tower will be scheduled for completion as soon as all necessary approvals are obtained, and construction is expected to take approximately 60 days.

COMMUNITY FACILITIES AND SERVICES

This site is located in the Tempe Unified School District, but as this is an uninhabited facility, no school impact is created. Installation of this monopalm will fill a current gap in service in this area and will help provide better customer call completion, emergency communications, and 911 First Responders service calls.

PUBLIC UTILITIES AND SERVICES

Water – N/A, Sewer – N/A

Fire Protection – City of Tempe, Police Protection – City of Tempe

Electric – SRP, Natural Gas – N/A

Refuse Collection – N/A, Technician to remove any generated trash.

Telephone – Qwest, Cable Television – Cox Communications

Public Schools – Tempe Unified Schools – No effect.

USE PERMIT CRITERIA

The proposed WCF will not increase vehicular traffic or pedestrian traffic, nor emit odor, dust, gas, noise, vibration, smoke, heat, glare, or lower property values in the immediate area. As described above, this proposal has been designed to have the lowest impact on the surrounding area, while meeting the technology requirements of the digital age. The capability of wireless technology is expanding and requires new equipment to meet emergency first responder and customer demand. The monopalm design is compatible with the neighborhood and will not unduly affect the citizens in the surrounding area or the general public.

SUMMARY

The construction of this facility will help all types of wireless communication in the region, filling a gap in service. We respectfully request approval of the site plan for T-Mobile.

Submitted by:

David D. Ullrich, Zoning Specialist on behalf of T-Mobile Wireless Communications
Reliant Land Services, Inc., 7201 E. Camelback Rd. #310 Scottsdale, AZ 85251
DAVID.ULLRICH@RLSUSA.COM Phone: 480-266-8753

T-Mobile

SITE NUMBER: PH30256F
SITE NAME: ST.JAMES CHURCH
SITE TYPE: MONOPALM

CITY: TEMPE
COUNTY: MARICOPA
JURISDICTION: TEMPE

PROJECT SUMMARY:

SITE ADDRESS:
 976 E. WARNER RD
 TEMPE, AZ 85284
PROPERTY OWNER:
 RELIANT LAND TRUST
 975 E. WARNER RD
 TEMPE, AZ 85284
 PHONE: (602) 809-6584
 EMAIL: SUSAN@STJAMESTEAMPE.ORG

GEOGRAPHIC COORDINATES:
 LATITUDE: 33° 20' 3.5" N
 LONGITUDE: 111° 55' 40.1" W
 -111.927666

APPLICANT:
 T-MOBILE USA
 2500 E. CAMELBACK RD.
 SCOTTSDALE, AZ 85251
 PHONE: (602) 638-2600
 FAX: (480) 638-2582

BUILDING SUMMARY:
 FACILITY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY
 ZONING: 301-69-006B
 ASSESSORS PARCEL NUMBER: 16-0-0 X 16-0-0
 LEASE AREA:

SHEET INDEX:

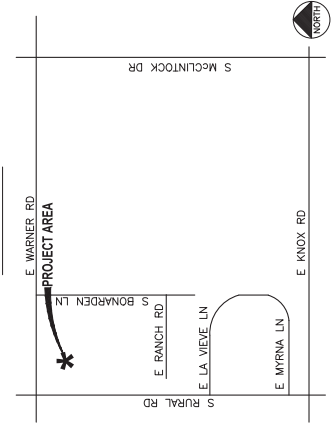
SHEET NUMBER:	DESCRIPTION:
T-1	TITLE SHEET
T-2	GENERAL NOTES, LEGEND & ABBREVIATIONS
L-1	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN, ANTENNA LAYOUT & EQUIPMENT LAYOUT
A-3	ELEVATIONS

PROJECT DESCRIPTION:

- (N) 70'-0" HIGH MONOPALM
- (N) 15'-0" X 22'-0" CMU FENCED EQUIPMENT AREA
- (N) 4 LTE ANTENNAS
- (N) 4 LTE ANTENNA MOUNTS
- (N) 4 LTE REMOTE RADIO UNITS (RRU)
- (N) 3 UNITS/FCS REMOTE RADIO UNIT (RRU)
- (N) 1 CABLE DISTRIBUTION BOX (COIP)
- (N) 2 EQUIPMENT CABINETS (PURCEL & STACK)
- (N) 1 POWER/TELECO CABINET (PPC)
- (N) 1 ELECTRICAL METER AND DISCONNECT
- (N) 1 8'-0" HIGH ICE BRIDGE



VICINITY MAP:



CONSULTING TEAM:

SAC/ZONING/PERMITTING:
 ARCHITECTURAL & ENGINEERING:
 RELIANT LAND SERVICES, INC.
 1701 E. CAMELBACK RD., SUITE 310
 SCOTTSDALE, AZ 85251
 PHONE: (602) 453-0050
 FAX: (602) 453-0082

BILL DALEY (SITE ACQUISITION)
 (714) 351-8473

DAVE ILLERICH (ZONING)
 (480) 266-8935
 EMAIL: DAVID.ILLERICH@RLSUSA.COM

DIRECTIONS FROM T-MOBILE TEMPE, AZ OFFICE:

- HEAD NORTH ON S PLAZA DR.
- TURN RIGHT TOWARD S PRIEST DR.
- TURN LEFT TO MERGE ONTO US-60 E TOWARD MESA
- TAKE EXIT 174 FOR RURAL RD.
- TURN RIGHT ONTO S RURAL RD.
- TURN LEFT ONTO E WARNER RD.
- TURN RIGHT INTO WEST DIRMENWAY
- DESTINATION WILL BE ON THE RIGHT IN CHURCH YARD NEAR OFFICE.

APPLICABLE CODES
 ALL WORK SHALL BE REFERENCED AND MATERIALS INSTALLED ACCORDING TO THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:
 2012 INTERNATIONAL BUILDING CODE
 2012 NATIONAL ELECTRICAL CODE
 2012 INTERNATIONAL MECHANICAL CODE
 2012 INTERNATIONAL PLUMBING CODE
 2006 INTERNATIONAL FIRE CODE



2625 S. PLAZA DR. #400, TEMPE, AZ 85282
 PHONE: (602)638-2600 FAX: (480) 638-2582

PLANS PREPARED BY:



7701 E. CAMELBACK RD., SUITE 310, SCOTTSDALE, AZ 85251
 PHONE: (602) 453-0050 FAX: (602) 453-0082
 CONSULTING GROUP:

NO. DATE DESCRIPTION BY:

NO.	DATE	DESCRIPTION	BY:
A	04/22/15	FINAL 100% ZD	TJ

SITE INFORMATION:

PH30256F
ST.JAMES CHURCH

976 E. WARNER RD TEMPE, AZ 85284

SEAL:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



2625 S. PLAZA DR. #400, TEMPE, AZ 85282
 PHONE: (602)638-2600 FAX: (480) 638-2582



PLANS PREPARED BY:
 7201 E. CAMELBACK RD., SUITE 316, SCOTTSDALE, AZ 85251
 WASHINGTON P.C. (602) 455-2500 FAX (602) 455-0052
 CONSULTING GROUP:

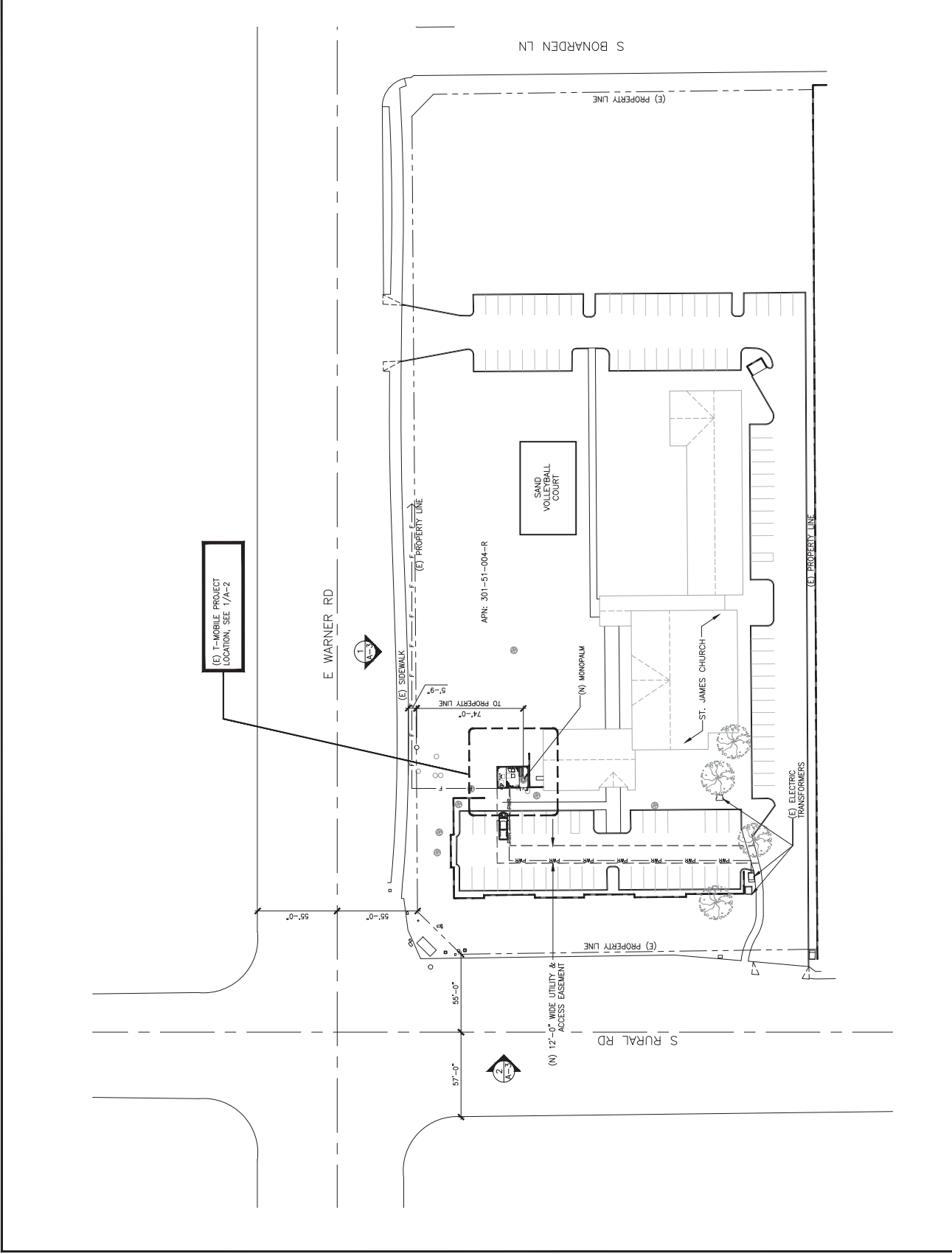
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SITE INFORMATION:
PH30256F
ST. JAMES CHURCH
 976 E. WARNER RD TEMPE, AZ 85284

SEAL:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1





2625 S. PLAZA DR. #400, TEMPE, AZ 85282
 PHONE: (602)638-2600 FAX: (480) 638-2582

PLANS PREPARED BY:



7201 E. GAMBEL RD., SUITE 316, SCOTTSDALE, AZ 85251
 PHONE: (602) 955-2800 FAX: (602) 455-0022
 CONSULTING GROUP:

NO. DATE DESCRIPTION BY:

A 04/22/15 FINAL 100% ZD TJ

SITE INFORMATION:

PH30256F
 ST. JAMES CHURCH

976 E. WARNER RD TEMPE, AZ 85284

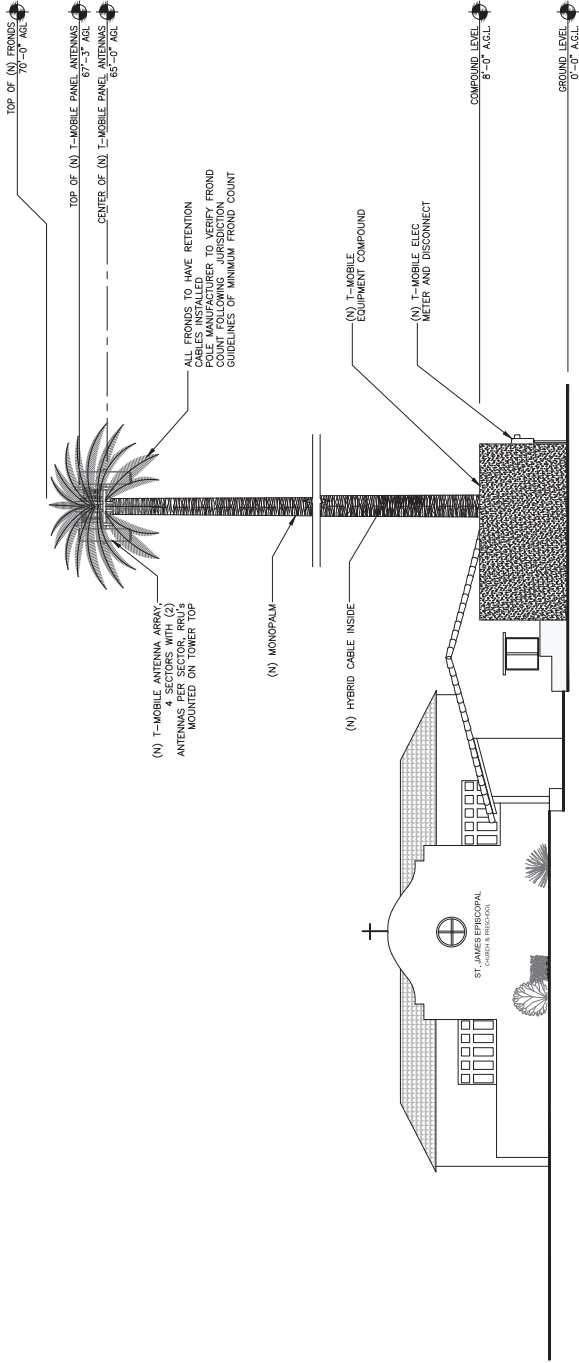
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ELEVATIONS

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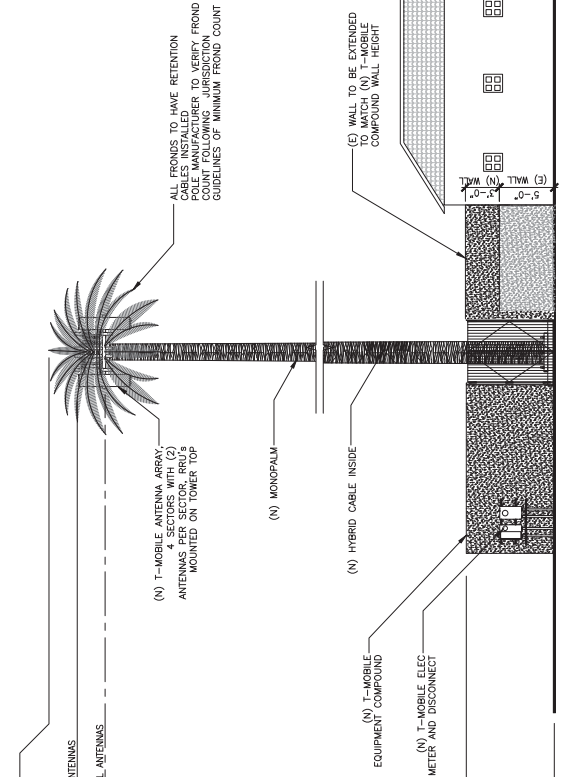
A-3



NORTH ELEVATION

SCALE 3/16"=1'

1



WEST ELEVATION

SCALE 3/16"=1'

2



2825 S. PLAZA DR. #100, TEMPE, AZ 85282
 PHONE: (602)638-2600 FAX: (480) 638-2582



7201 E. CAMELBACK RD., SUITE 310, SCOTTSDALE, AZ 85251
 PHONE: (480) 425-8800 FAX: (480) 425-0002

PLANS PREPARED BY:

NO.	DATE	DESCRIPTION	BY
A	06/12/15	100% CDs	TJ
0	06/24/15	100% CDs	TJ

SITE INFORMATION:

PH30256F
ST. JAMES CHURCH

975 E. WARNER RD TEMPE, AZ 85284

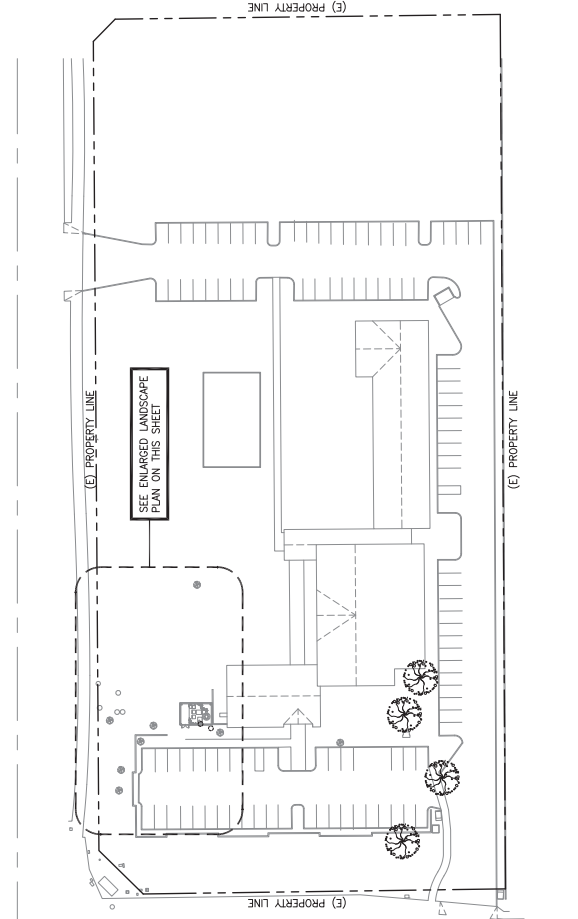
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SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

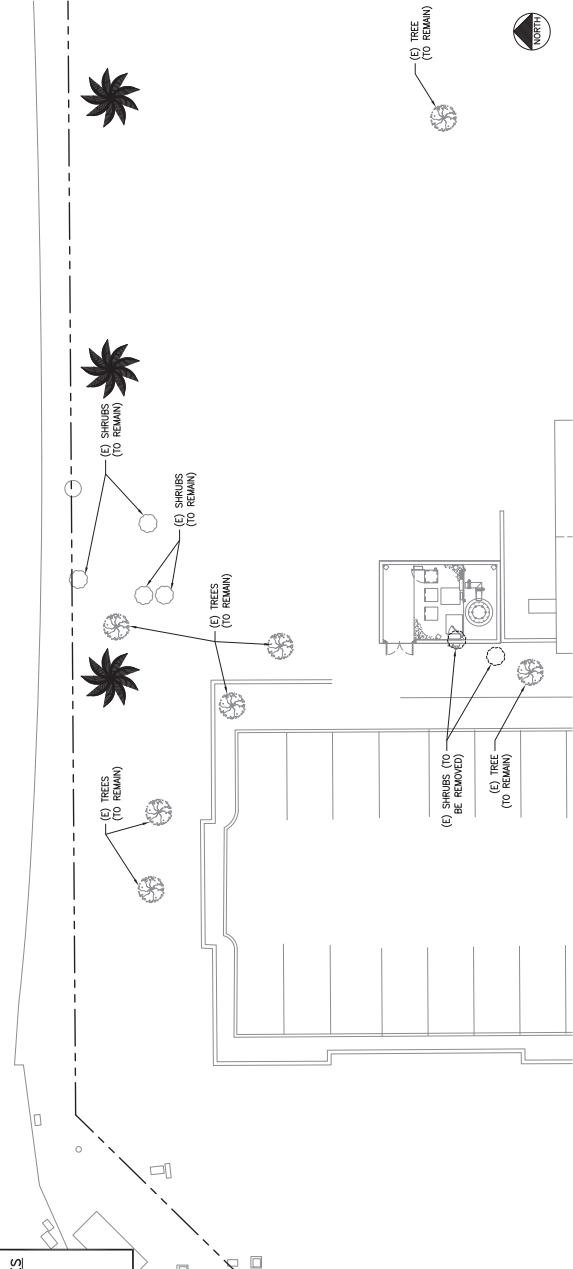
L-1



LANDSCAPE PLAN



PLANT MATERIAL LEGEND			
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY. / REMARKS
	WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM	-	3 -



ENLARGED LANDSCAPE PLAN



LANDSCAPE PLAN

SHEET NUMBER:

L-1



PHOTOSIMULATION VIEWPOINT



EXISTING VIEW "A"



PROPOSED VIEW "A"

SITE INFORMATION

PROJECT NUMBER: PH30256F
 PROJECT NAME: ST. JAMES CHURCH
 PROJECT ADDRESS: 975 E WARNER RD
 TEMPE, AZ 85284



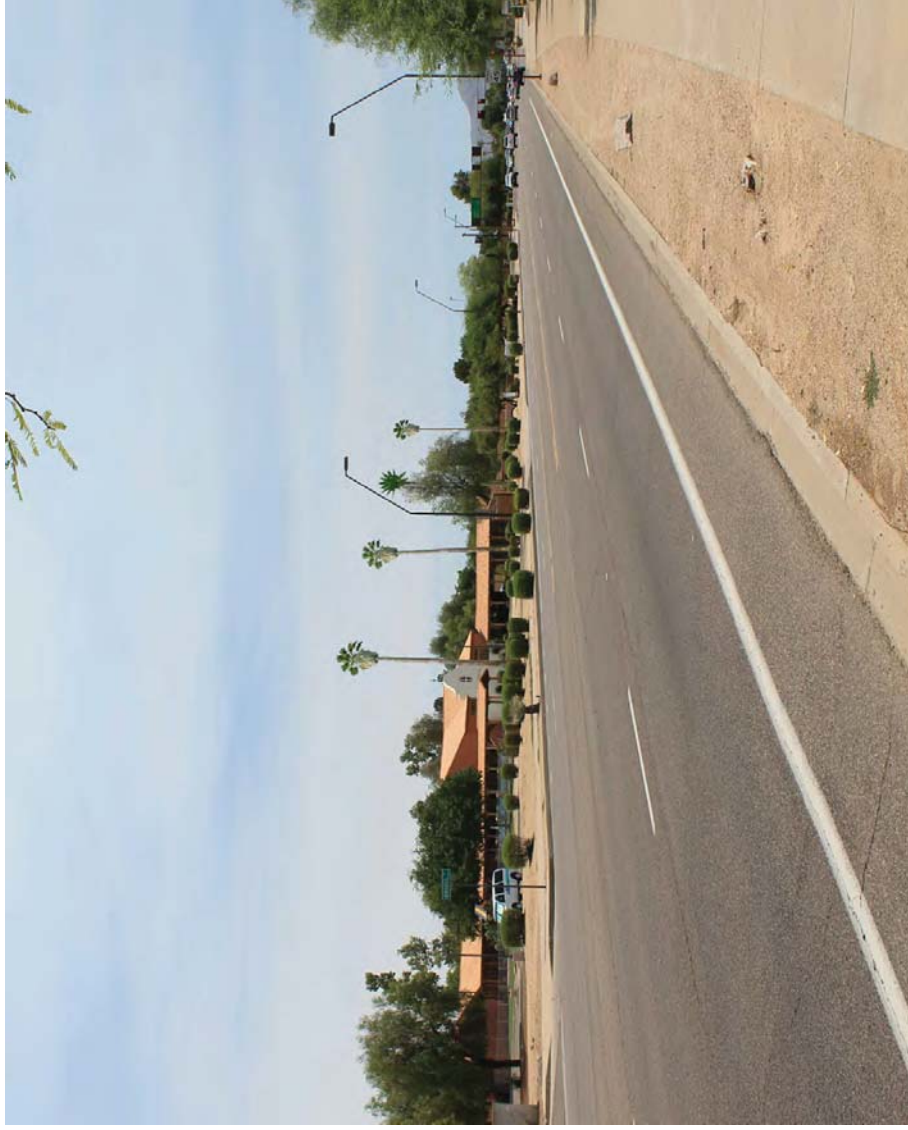
7201 E CAMELBACK RD SUITE 210 SCOTTSDALE, AZ 85251
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PHOTOSIMULATION VIEWPOINT



PROPOSED VIEW "B"



EXISTING VIEW "B"

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Neighborhood Meeting Minutes – St. James Episcopal Church T-Mobile WCF 70' monopalm request.

St. James Episcopal Church, May 14, 2015 – 6 pm

Two neighboring residents attended. Mr. Jim Arneson, and Mr. Bill Fautsch. Steve Abraham from Tempe staff also attended. Several church members attended to hear the proceedings in interest. (Mr. Larry Kenyon, Pastor Susan Wilmot and her husband and one other church member.)

Mr. Arneson wasn't really opposed, but thought the Monopalm was ugly. We discussed the existing monopalm at the northwest corner of Rural and Elliot, one mile to the north, and he was not aware one existed there.

Mr. Fautsch was not overly concerned, but his main concern was height. 70' was proposed at that time, we have reduced it to 65' partially based on staff request by Mr. Abraham's staff comments on height. Mr. Fautsch is attempting to develop a set of elder care buildings on the property to the northwest of the intersection.

RLS staff:

Dave Ullrich, RLS Zoning Specialist



Bill Daley, RLS Project Lead



- submitted for review during building plan check process.
- The materials and colors of the garage shall match or be compatible with the existing structure.

-
- Request approval for a use permit to allow a wireless communication tower (monopalm) for **ST. JAMES CHURCH – T-MOBILE (PL150120)** located at 975 East Warner Road. The applicant is David Ullrich/Reliant Land Services.

Sherri Lesser, Senior Planner, presented this case. She noted that the applicant is requesting a use permit to allow a 65 ft. monopalm, wireless communication facility and equipment shelter on the northeast side of the St. James Church located at the southeast corner of Warner Road and Rural Road. A neighborhood meeting was held and three (3) members from the general public attended; there has been one (1) telephone inquiry. This case was continued from the June 17, 2015 Hearing Officer to allow the applicant to provide a landscape plan at the request of the Hearing Officer. The plan and photo simulation(s) showing three (3) additional palm trees to be added along the Warner Road street front are included in the staff summary report attachments for this hearing. Ms. Lesser noted that Condition of Approval No. 6 has been added to the previously assigned Conditions to stipulate DPR approval of updated landscape plan prior to submittal for building permits. Ms. Lesser explained that the site is surrounded by primarily residential uses with a commercial use at the northeast corner.

Mr. David Ullrich of Reliant Land Services was present to represent this case. He acknowledged his understanding of the assigned Conditions of Approval.

Ms. MacDonald thanked Mr. Ullrich for providing the landscape plan which depicts the additional palm trees that will be planted to enhance the inclusion of the monopalm. She noted that two (2) Conditions of Approval would be added to include a minimum of three (3) additional palm trees at a minimum of 45 ft. in height as well as providing an exterior finish and color of the equipment enclosure to match the adjacent building.

Mr. Ullrich indicated that he had no problems with these additional conditions which will be included as Condition of Approval Nos. 7 and 8.

Ms. MacDonald noted that this request meets the criteria for a use permit:

- There will be no significant increase in vehicular or pedestrian traffic.
- No nuisance from this use shall impact the surrounding area.
- There will be no impact to the surrounding area in deterioration or decreased property values. It is located a substantial distance from single family residential.
- It is compatible with existing surrounding structures and uses. Neighboring properties all front arterial streets and have commercial or quasi-commercial uses.
- No disruptive behavior will be generated by this use. All equipment areas will be designed to minimize casual access or harboring.

DECISION:

Ms. MacDonald approved PL150120/ZUP15056 subject to the following conditions:

- The use permit is valid for the plans as submitted within the application.
- Obtain all clearances from the Building Safety Department prior to the use permit becoming effective.
- The monopalm shall have a textured base (trunk) and palm fronds that extend to fully screen antenna rays and remote radio heads. Construction plans to depict the final details and shall be approved by planning staff prior to submittal for plan check.
- Post emergency contact information for monopalm and equipment where visible from enclosure exterior.
- All equipment to be removed within 30 days of termination of use.
- A separate DPR approval shall be obtained for updated landscape plan for the site prior to the submittal for building permits.
- Provide a minimum of three (3) additional palm trees. Install at a minimum of 45 ft. in height. ADDED BY HEARING OFFICER**

8. **The exterior finish and color of the equipment enclosure is to match the finish and color of the adjacent building. ADDED BY HEARING OFFICER**

ANNOUNCEMENTS

- Vanessa MacDonald noted that effective with today's hearing, the Hearing Officer public hearing will start at 5:00 PM with a study session at 4:30 PM to review agenda items.

The next Hearing Officer public hearing will be held on Tuesday, July21, 2015 at 5:00 PM.

With no further business, the public hearing adjourned at 5:30 PM.

Prepared by: Diane McGuire, Administrative Assistant II
Reviewed by:

Steve Abrahamson, Principal Planner
for Vanessa MacDonald, Hearing Officer

SA:dm

8. Request approval for a use permit to allow a wireless communication tower (monopalm) for **ST. JAMES CHURCH – T-MOBILE (PL150120)** located at 975 East Warner Road. The applicant is David Ullrich/Reliant Land Services.

Sherri Lesser, Senior Planner, presented this case. She noted that the applicant is requesting a use permit to allow a 65 ft. monopalm, wireless communication facility and equipment shelter on the northeast side of the St. James Church located at the southeast corner of Warner Road and Rural Road. A neighborhood meeting was held and three (3) members from the general public attended; there has been one (1) telephone inquiry.

Mr. David Ullrich of Reliant Land Services was present to represent this case. He acknowledged his understanding of the assigned conditions of approval.

Ms. MacDonald noted that no other palm trees are planted on this site. She stated that she would like to continue this case and requested a landscape plan be provided by the applicant.

Mr. David Ullrich stated that he would be happy to provide two (2) palm trees at the church. He was not aware that the planted trees needed to be provided on the plans.

Ms. MacDonald explained that a monopalm is out of context in this area.

Mr. Ullrich responded that he would work with staff regarding planting palm trees. He noted that the monopalm would be designed structurally to be co-locatable.

Ms. MacDonald stated that she would like to see a fully developed landscape plan with more than two (2) trees. She would also like to see an elevation plan with the trees included.

DECISION:

Ms. MacDonald continued PL150120/ZUP15056 to the July 7, 2015 Hearing Officer hearing.

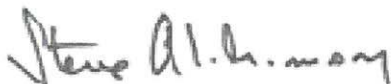
ANNOUNCEMENTS

- Steve Abrahamson noted that effective July 2015 the Hearing Officer public hearing schedule will be changed to evening meetings starting at 5:00 PM with a study session at 4:30 PM to review agenda items.

The next Hearing Officer public hearing will be held on Tuesday, July7, 2015 at 5:00 PM.

With no further business, the public hearing adjourned at 2:33 PM.

Prepared by: Diane McGuire, Administrative Assistant II
Reviewed by:



Steve Abrahamson, Principal Planner
for Vanessa MacDonald, Hearing Officer
SA:dm