DEVELOPMENT REVIEW BOARD REPORT

MEETING DATE: April 6, 2006 ITEM NO. 10

CASE NUMBER/ PROJECT NAME	**9-DR-2006** **Sprint & Cingular Stealth Saguaro Cacti (2)**		
LOCATION	9320 E. Cave Creek Road		
REQUEST	Request approval to place two (2) 24-foot tall faux Saguaro cacti Wireless Communications Facilities at the Desert Mountain Renegade Golf Maintenance Facility.		
OWNER	Desert Mountain Properties 480-595-4000	ENGINEER	N/A
ARCHITECT/ DESIGNER	N/A	APPLICANT/ COORDINATOR	Steve Olson Starbridge Communications LLC 520-991-9595

BACKGROUND

Zoning. O-S ESL

Context.
The site is located at the Desert Mountain Renegade Golf Maintenance Facility
Adjacent Uses:

- North: Desert Mountain Renegade Golf Course and City of Scottsdale Well Site zoned O-S (Open Space) ESL (HD)
- South: Town of Carefree single family residences
- East: Desert Mountain Renegade Golf Course zoned O-S (Open Space) ESL (HD)
- West: Desert Mountain Renegade Golf Course Maintenance Facility zoned O-S (Open Space) ESL (HD)

APPLICANT'S PROPOSAL

Applicant's Request.
The applicant is requesting approval for a Wireless Communications Facility (WCF) at the Desert Mountain Golf Course maintenance facility. The proposed WCF is a collaborative submittal between Sprint Wireless and Cingular Wireless and includes the addition of two (2) 24-foot-tall artificial (faux) Saguaro cacti behind the scenic corridor and 100-feet from the Cave Creek Road right-of-way line. An existing berm along Cave Creek Road and additional native trees and Saguaros will screen the faux cactus. The artificial Saguaro skin is molded out of a sun-resistant fiberglass casting of an actual Saguaro cactus to help blend it with the natural environment.

The proposed 7-foot tall equipment shelters will be placed adjacent to the access road to the existing Desert Mountain Renegade Golf Course Maintenance

Facility. The applicant proposes to further screen the shelters by adding two 10-foot tall native Saguaro cacti and one 24-inch box Foothill Palo Verde. The equipment shelter screen walls will be painted and textured to match the maintenance facility wall, and the lines between the faux Saguaro and equipment will be underground.

Development information.

- Existing Use: Desert Mountain Golf Maintenance Facility
- Proposed Use: Faux Cactus Wireless Antenna Facilities (2)
- Parcel Size: 5 Acres (lease area encompasses 750 square feet)
- Proposed Faux Cactus Height: 24 Feet
- Equipment Height and Size: 7-Foot tall equipment shelter

DISCUSSION

The proposed shelter locations and faux cacti locations are in open space areas containing trees, shrubs, cacti, and other native vegetation and is substantially setback from public streets and homes. The faux cactus blends into its setting, is compatible with the surrounding landscaping, and does not significantly change the character of the area. The equipment shelters will be located adjacent to the Desert Mountain Golf Maintenance facility access road and are screened by existing and proposed native plants. The nearest home is located in the town of Carefree and is over 300 feet away from the proposed facilities.

The applicant has submitted documentation that the WCF meets or exceeds the Federal Communication Commission's radio frequency safety standards. Desert Mountain Properties have entered into a lease for this facility, and the property owners within 750 feet of the site have been notified. There have been no comments received regarding this application.

STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Wendy Hardy
Native Plant Specialist
Phone: 480-312-7938
E-mail: whardy@ScottsdaleAZ.gov

APPROVED BY

Wendy Hardy
Report Author

Lusia Galav

Lusia Galav, AICP
Director, Current Planning
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
2A. Aerial Close-Up
3. Zoning Map
4. Cingular Site/Landscape Plans (2 pgs)
5. Sprint Site/Landscape Plans (2 pgs)
6. Cingular Elevations
7. Existing/Proposed Photo Simulations (4 pgs)
A. Stipulations/Zoning Ordinance Requirements

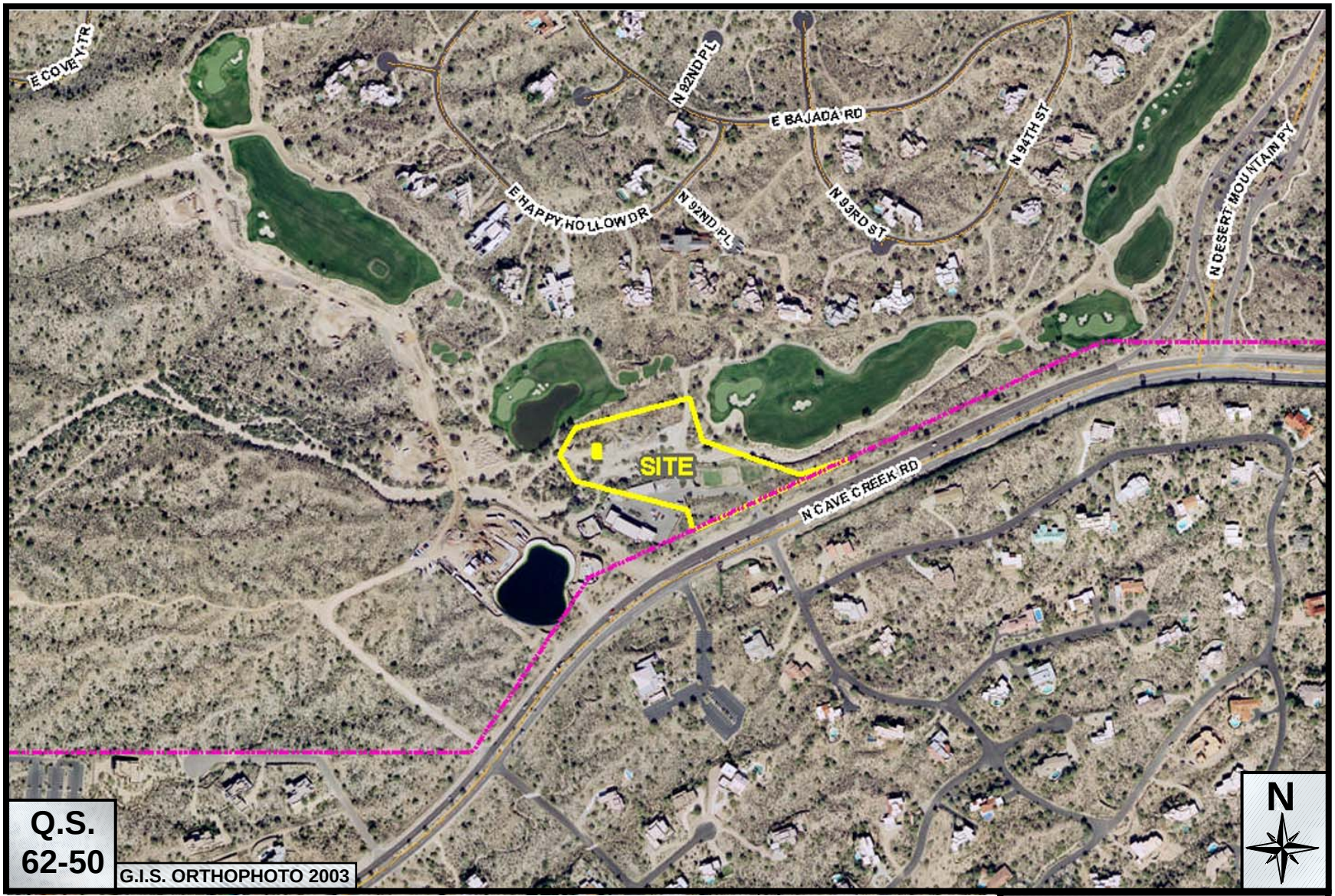
Project Narrative

Project #731-PA-2005
Wireless Communication Facility
Sprint & Cingular

This joint application by Sprint and Cingular seeks DRB approval for each carrier to construct a separate 24' wireless facility disguised as a saguaro cactus. The facilities are proposed to be located at the Desert Mountain Renegade Golf Maintenance Facility, 9320 E. Cave Creek Road. Each carrier's antennas will be concealed inside the carrier's faux cactus and will not be visible. Each carrier will add landscaping in the form of 24" box trees and live 10' saguaro cacti to the existing native environment. Existing topography has been used to conceal the associated equipment compounds 10' below the grade of Cave Creek Road adjacent to the Golf Maintenance Facility. The equipment compounds will be enclosed by a block wall that is stuccoed and painted to match design elements of the existing Golf Maintenance Facility wall. All utilities will be brought to the site underground and are available near the proposed location.

Attachment 1

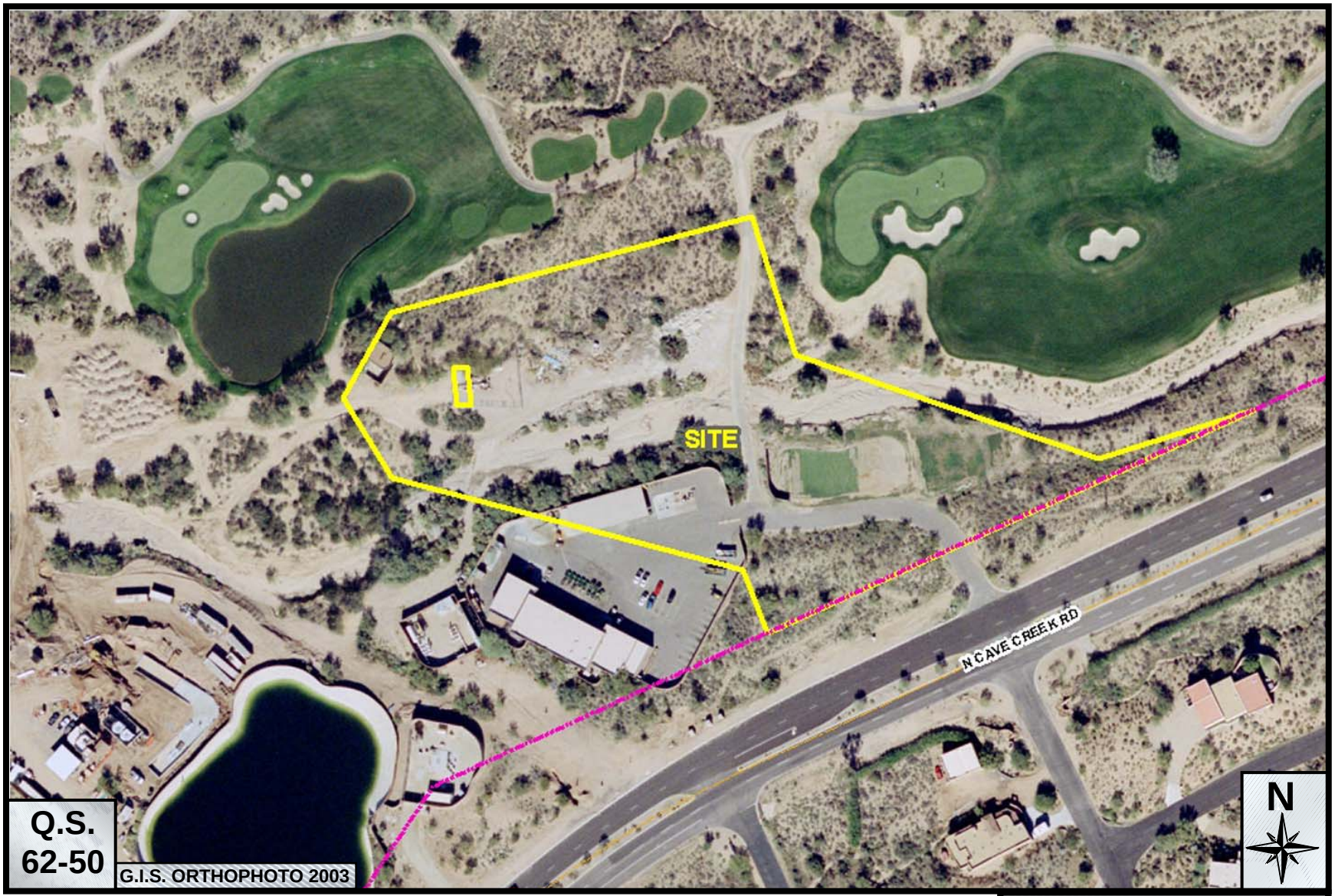
9-DR-2006
1/12/2006



Sprint & Cingular

9-DR-2006

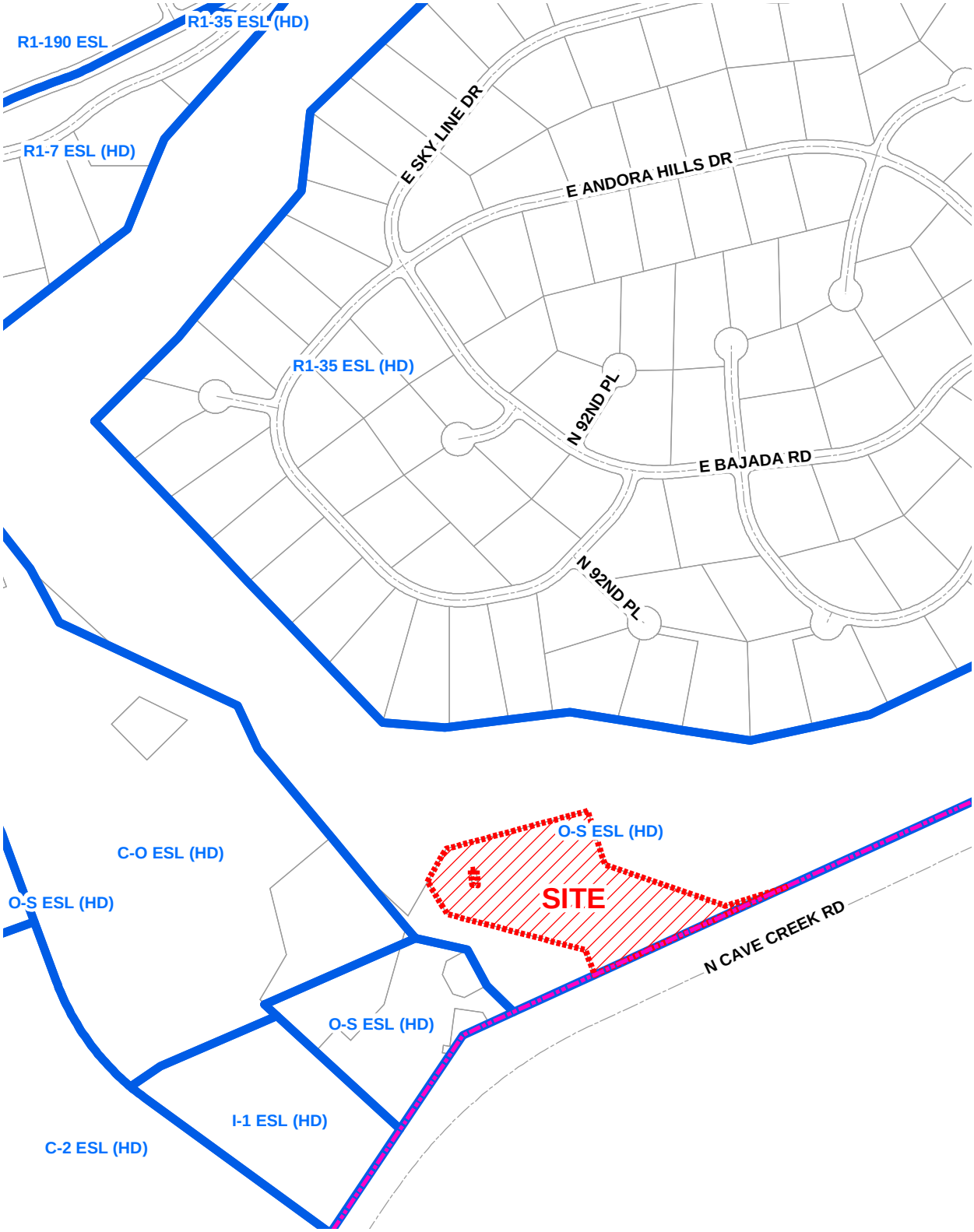
ATTACHMENT #2



Sprint & Cingular

9-DR-2006

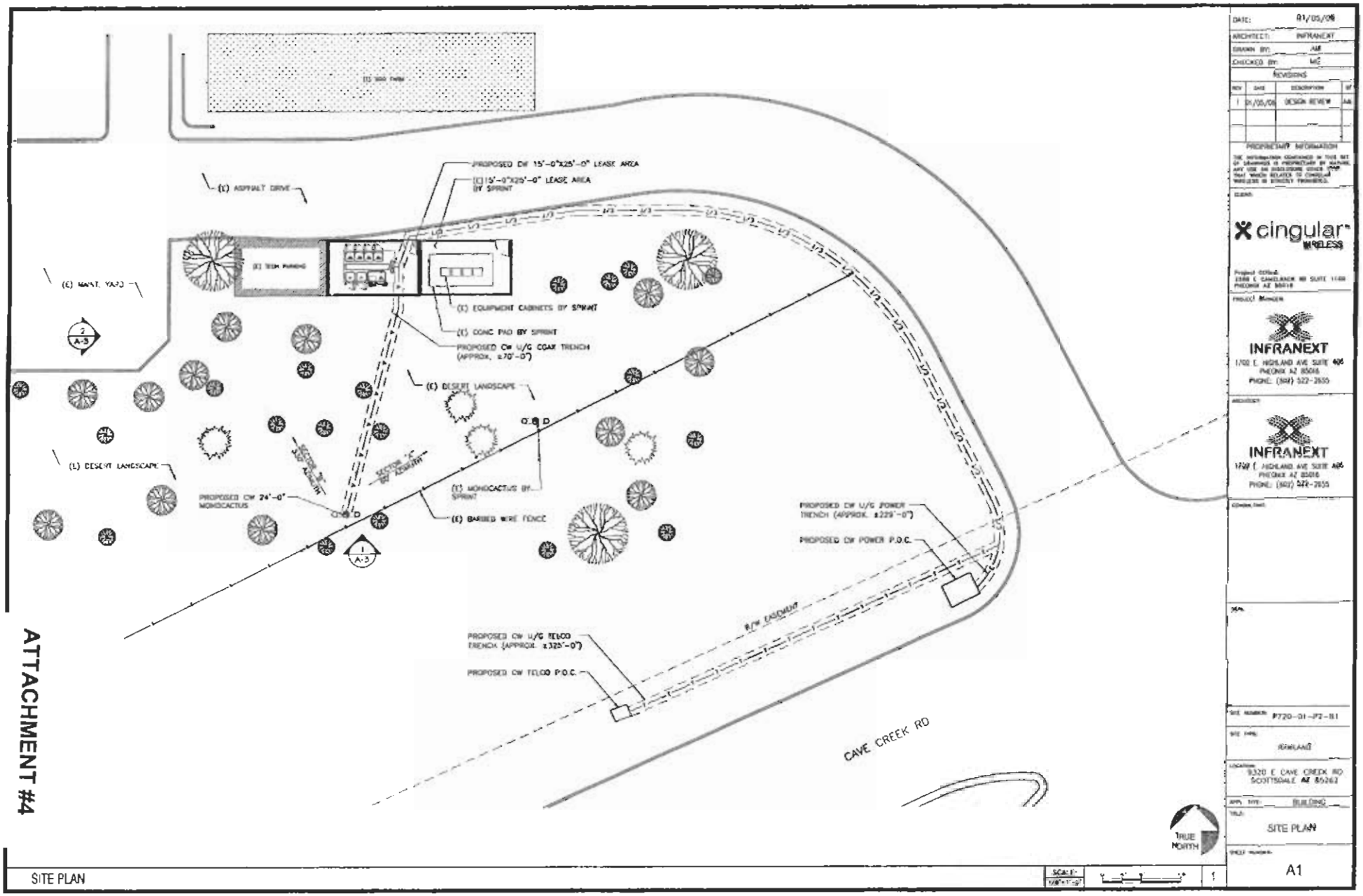
ATTACHMENT #2A



9-DR-2006

ATTACHMENT #3

I



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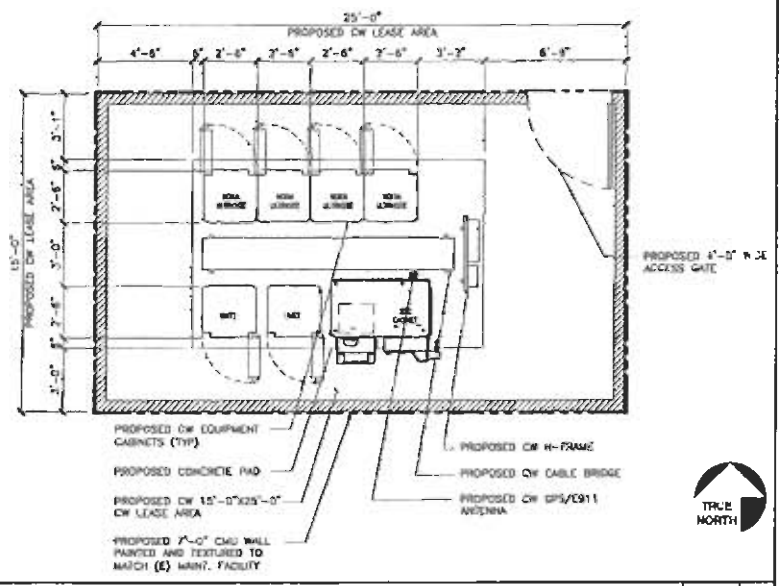
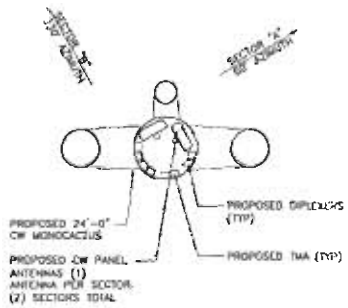
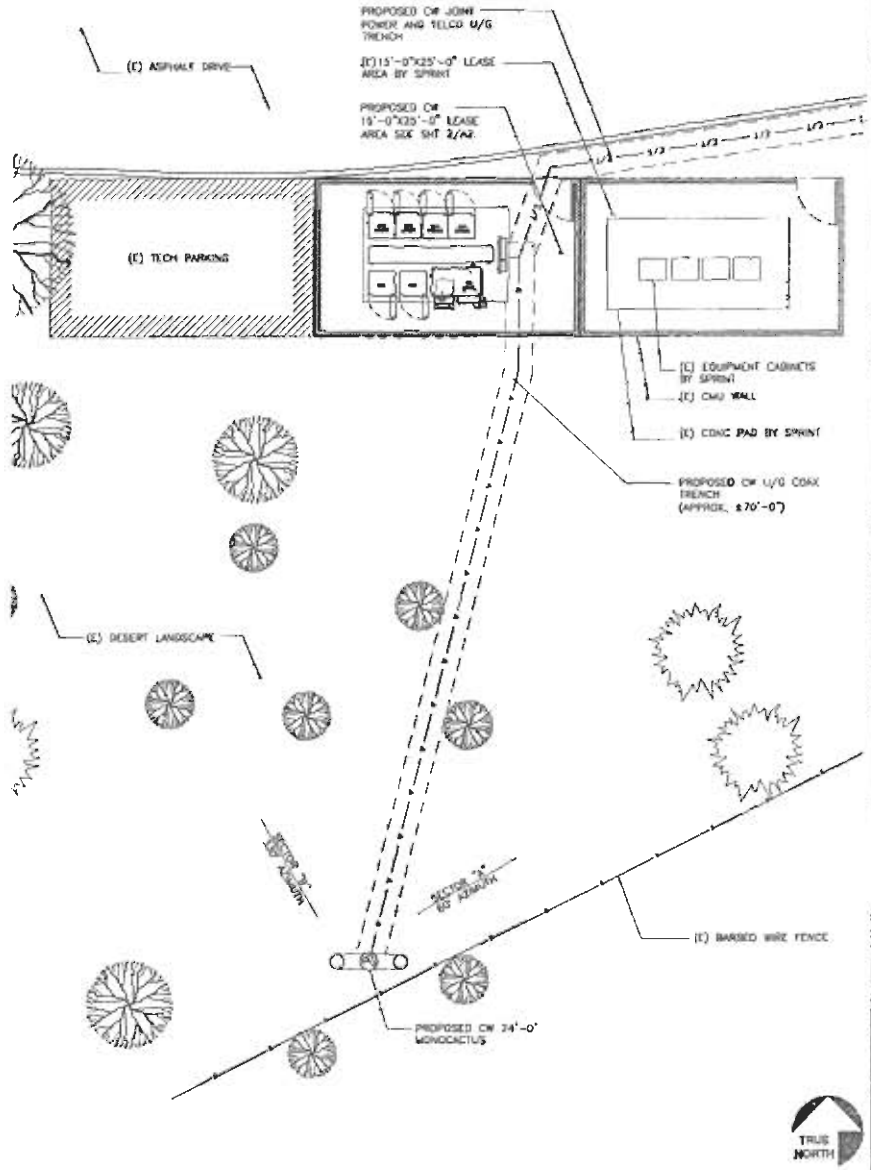
9-DR-2006
1/12/2006



EQUIPMENT PLAN — SCALE: 3/8"=1'-0" — 2



ANTENNA CONFIGURATION — SCALE: 1/2"=1'-0" — 3



ENLARGED SITE PLAN — SCALE: 3/16"=1'-0" — 0 3' 6' 12' — 1

DATE:	01/05/06
ARCHITECT:	INFRANEXT
DRAWN BY:	AM
CHECKED BY:	MC

REVISIONS

REV	DATE	DESCRIPTION	BY
1	01/05/06	DESIGN REVIEW	AM

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CINGULAR WIRELESS IS STRICTLY PROHIBITED.

CLIENT:

cingular WIRELESS

Project Office: 2350 E CAMELBACK RD SUITE 1100 PHOENIX AZ 85016

PROJECT MANAGER:

INFRANEXT
1702 E. HIGHLAND AVE SUITE 406
PHOENIX AZ 85016
PHONE: (602) 522-2655

ARCHITECT:

INFRANEXT
1702 E. HIGHLAND AVE SUITE 406
PHOENIX AZ 85016
PHONE: (602) 522-2655

CONSULTANTS:

SEAL:

SITE NUMBER: J720-01-P2-B1

SITE TYPE: RAWLAND

LOCATION: 9320 E CAVE CREEK RD SCOTTSDALE AZ 85262

APPL. TYPE: BUILDING

TITLE: ENLARGED SITE PLAN, EQUIPMENT, AND ANT. CONFIG. PLAN

SHEET NUMBER: A2

9-DR-2006
1/12/2006

8' Utility Easement Description

[illegible]

4' Utility Easement Description

[illegible]

Access Easement Description

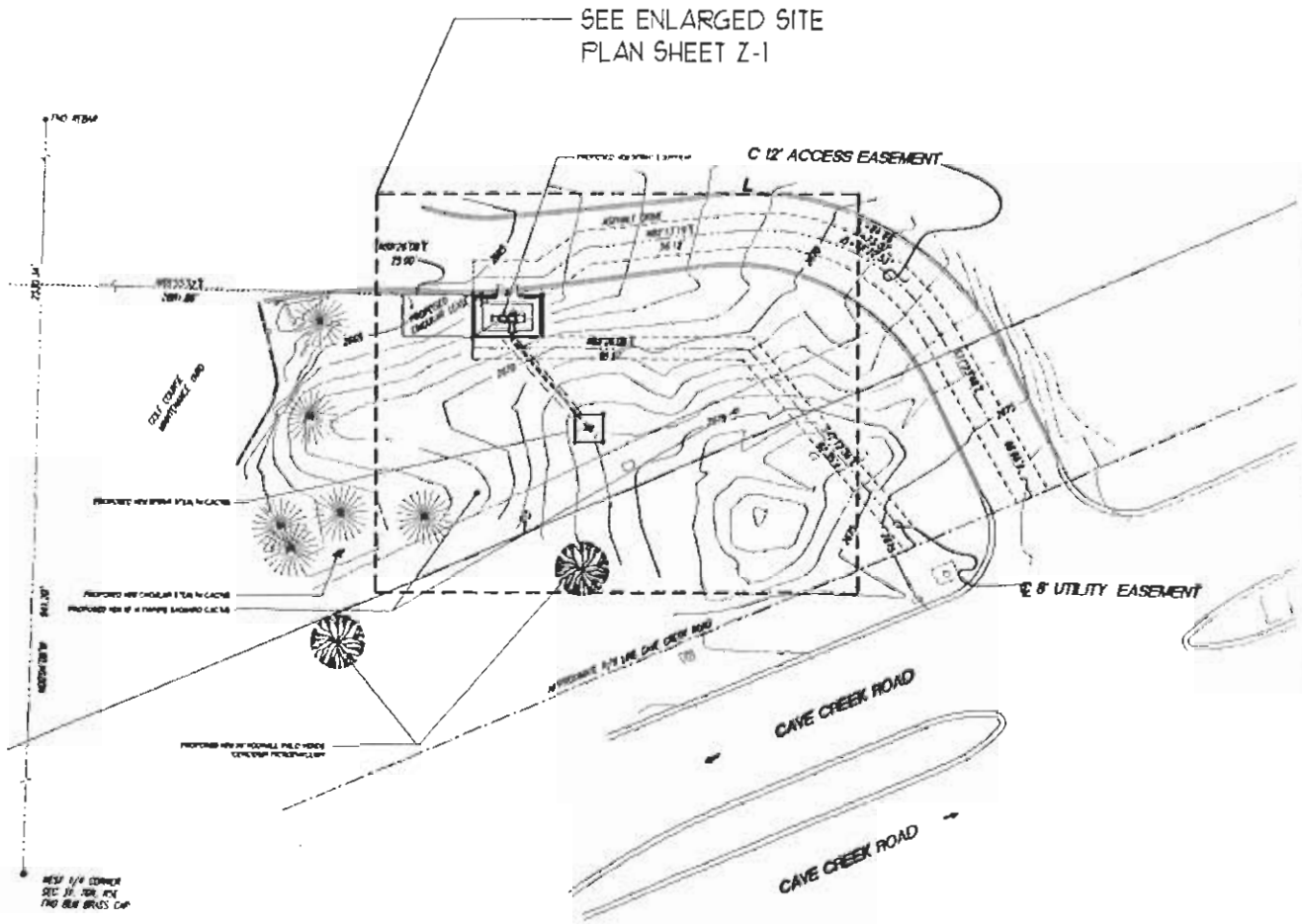
[illegible]

Lease Site Legal Description

[illegible]

Lease Site Legal Description

[illegible]



SITE PLAN

Sprint

Starbridge Communications

young design corp

PROJECT NO	[illegible]
DRAWN BY	
CHECKED BY	REV
DRAWING DATE	

REV	DATE	DESCRIPTION

APPROVAL BLOCK

SPRINT REP.		
SPRINT RF ENGINEER		
SITE OWNER		
DESCRIPTION	SIGNATURE	DATE

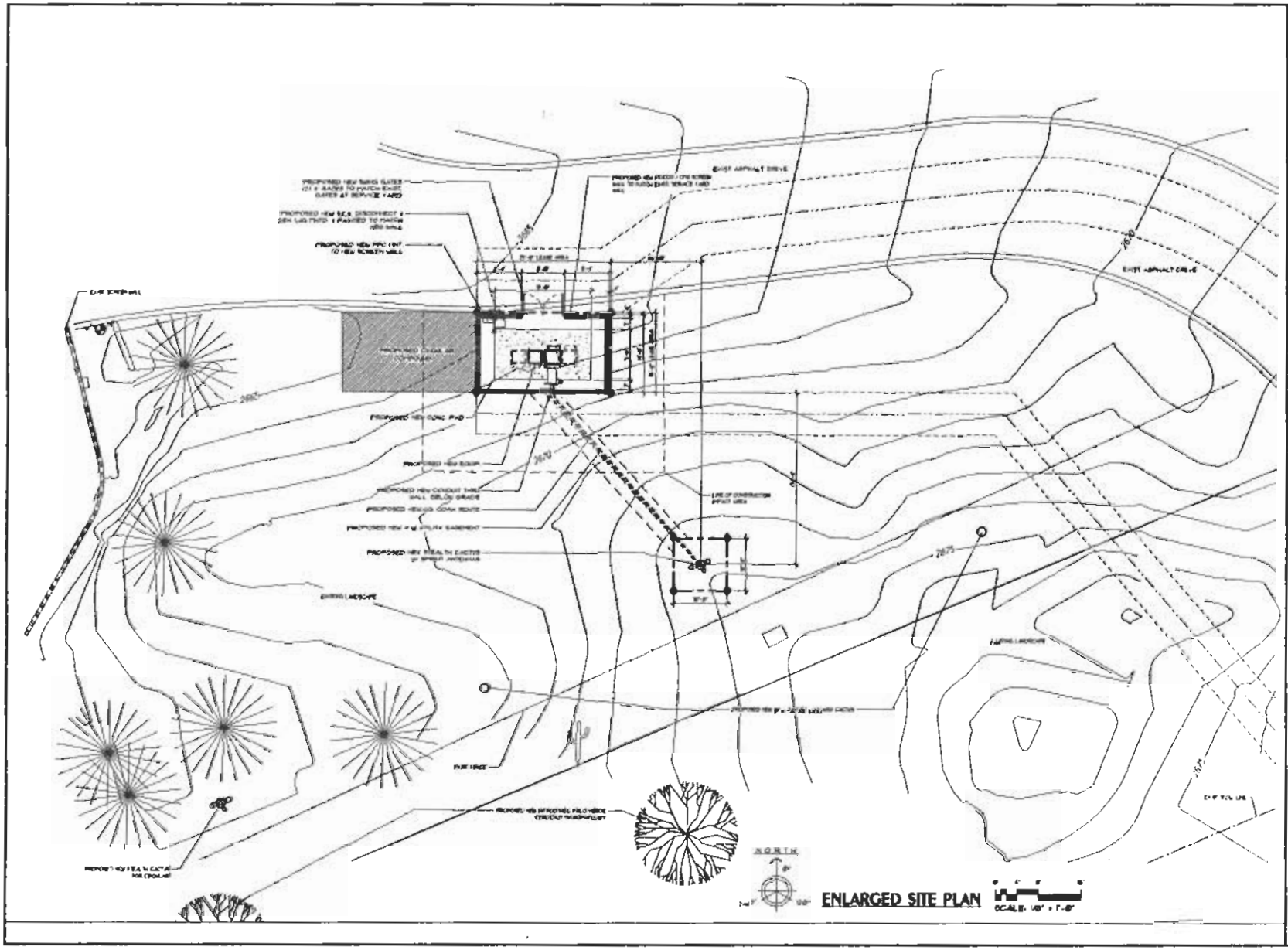
DESERT MOUNTAIN
PH70XC025
9329 E. CAVE CREEK RD.
SCOTTSDALE, AZ.
MARICOPA COUNTY

SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-0

ATTACHMENT #5

9-DR-2006
1/12/2006



Sprint

Starbridge Communications

young design corp

PROJECT NO: 1005-749
DRAWN BY: MAY
CHECKED BY: RCY
DRAWING DATE: 01/03/06

REV	DATE	DESCRIPTION
1	[illegible]	PRELIMINARY
2	[illegible]	FINAL CODE
1	[illegible]	FINAL CODE

APPROVAL BLOCK

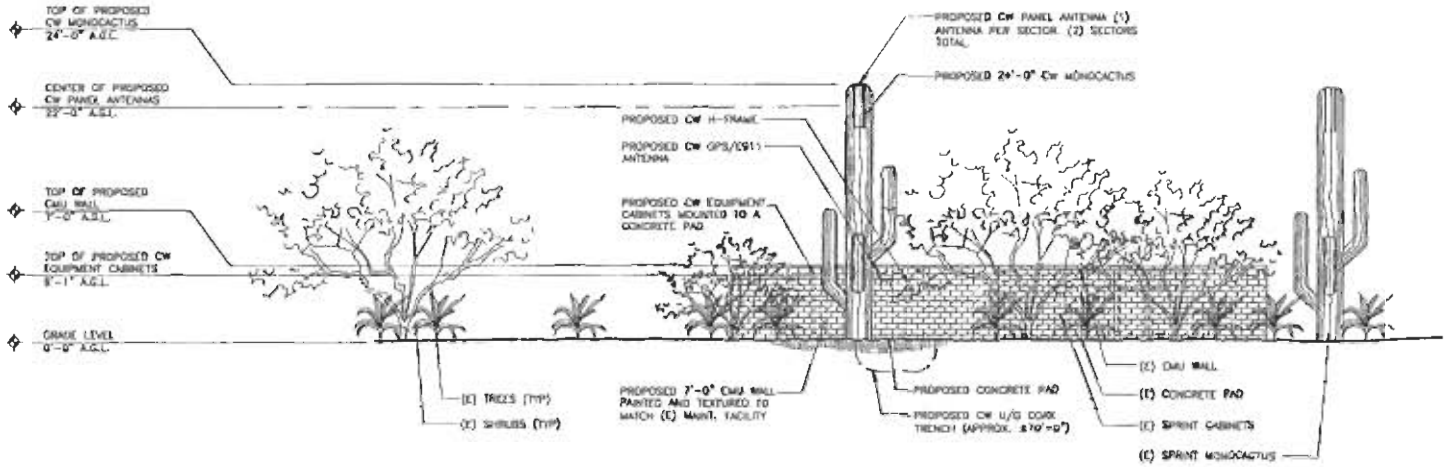
DESCRIPTION	SIGNATURE	DATE
[illegible]		
[illegible]		
[illegible]		

DESERT MOUNTAIN
PH70XC025
9370 E. CAVE CREEK RD
SCOTTSDALE, AZ.
MARICOPA COUNTY

SHEET TITLE
PARTIAL SITE PLAN
LEASE AREA PLAN

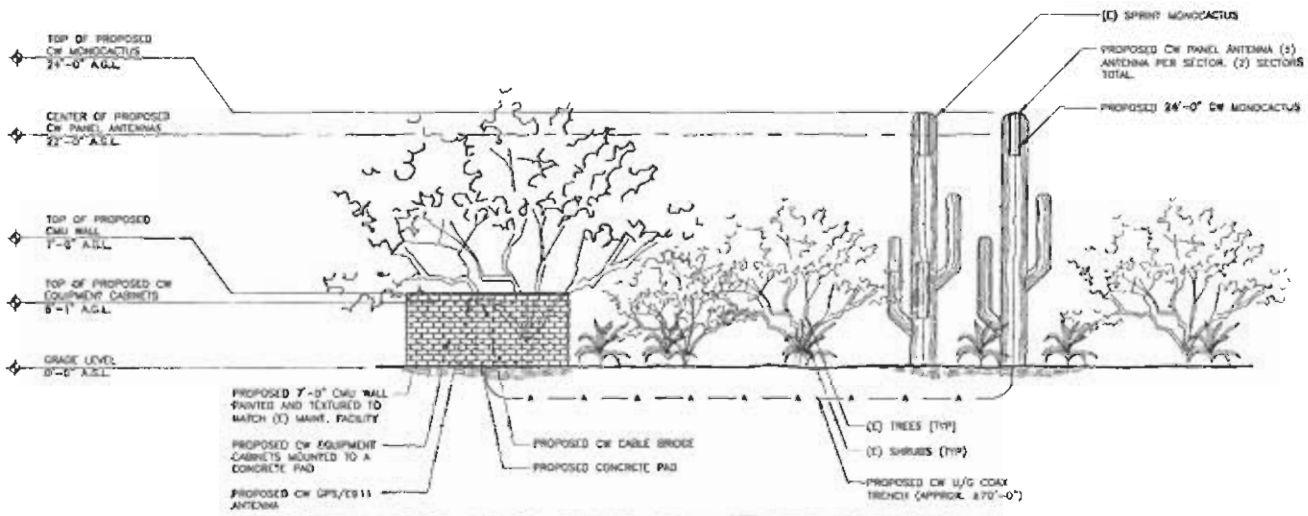
SHEET NUMBER
Z-1

9-DR-2006
1/12/2006



SOUTH ELEVATION

SCALE: 3/16"=1'-0" 1



WEST ELEVATION

SCALE: 3/16"=1'-0" 2

DATE:	01/05/06
ARCHITECT:	INFRANEXT
DRAWN BY:	AM
CHECKED BY:	MC

REVISIONS

REV	DATE	DESCRIPTION	BY
1	01/05/06	DESIGN REVIEW	AM

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Client:

cingular WIRELESS

Project Office:
1330 E CHANDLER BLVD SUITE 1100
PHOENIX AZ 85018

PROJECT MANAGER:

INFRANEXT
1702 E. HIGHLAND AVE SUITE 408
PHOENIX AZ 85016
PHONE: (602) 522-2655

ARCHITECT:

INFRANEXT
1702 E. HIGHLAND AVE SUITE 408
PHOENIX AZ 85016
PHONE: (602) 522-2655

CONSULTANT:

SEAL:

SITE NUMBER: P720-01-P2-01

SITE TYPE: RAWLAND

LOCATION: 9320 E CAVE CREEK RD SCOTTSDALE AZ 85262

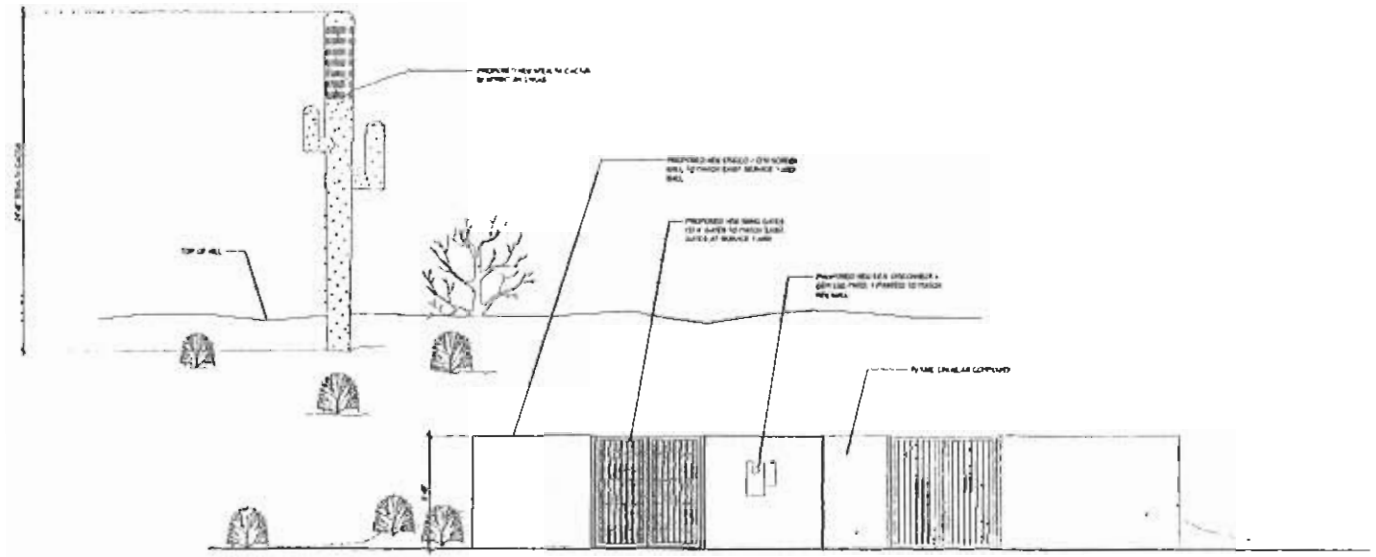
APPL. TYPE: BUILDING

TITLE: ELEVATIONS

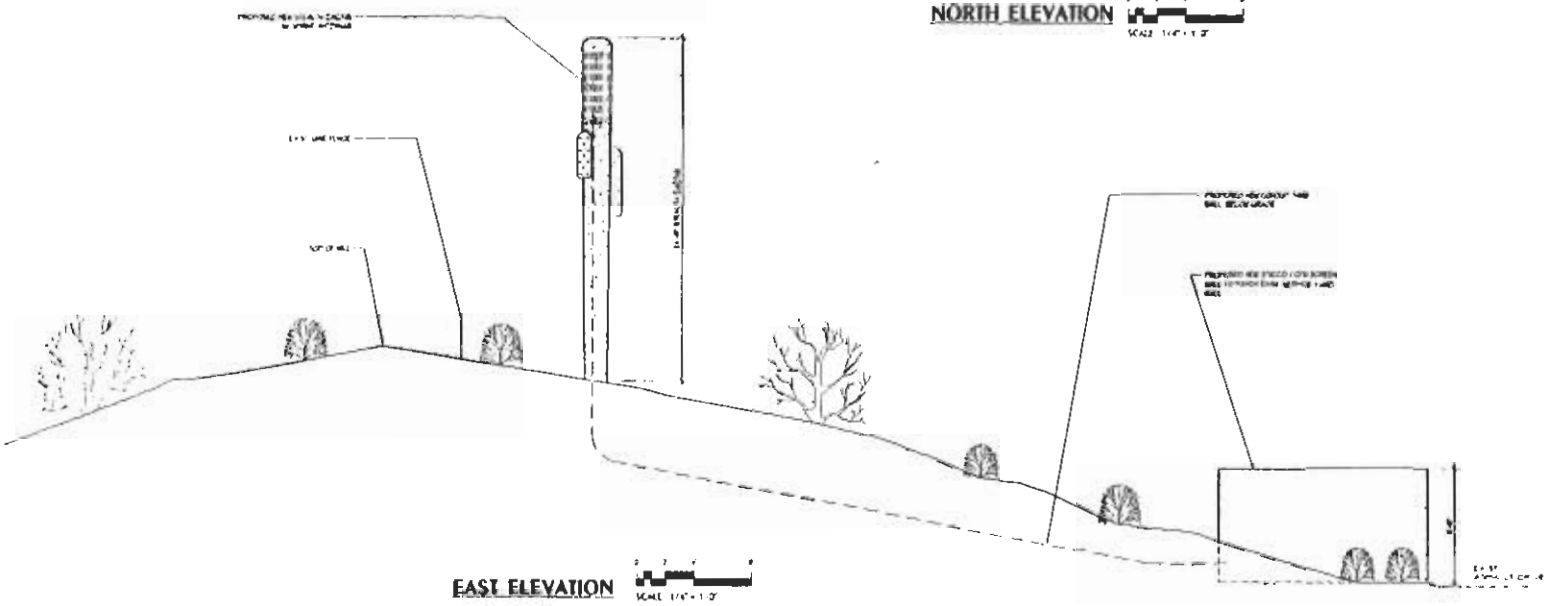
SHEET NUMBER: A3

ATTACHMENT #6

9-DR-2006
1/12/2006



NORTH ELEVATION



EAST ELEVATION

Sprint

Starbridge Communications

Young design corp

PROJECT NO:	YDC-
DRAWN BY:	
CHECKED BY:	
DRAWING DATE:	

REV	DATE	DESCRIPTION

APPROVAL BLOCK

DESCRIPTION	SIGNATURE	DATE
SPRINT REP		
SPRINT RF ENGINEER		
SITE OWNER		

DESERT MOUNTAIN
PH70XC025
9520 E. CAVE CREEK RD
SCOTTSDALE, AZ.
MARICOPA COUNTY

SHEET TITLE
SITE ELEVATIONS

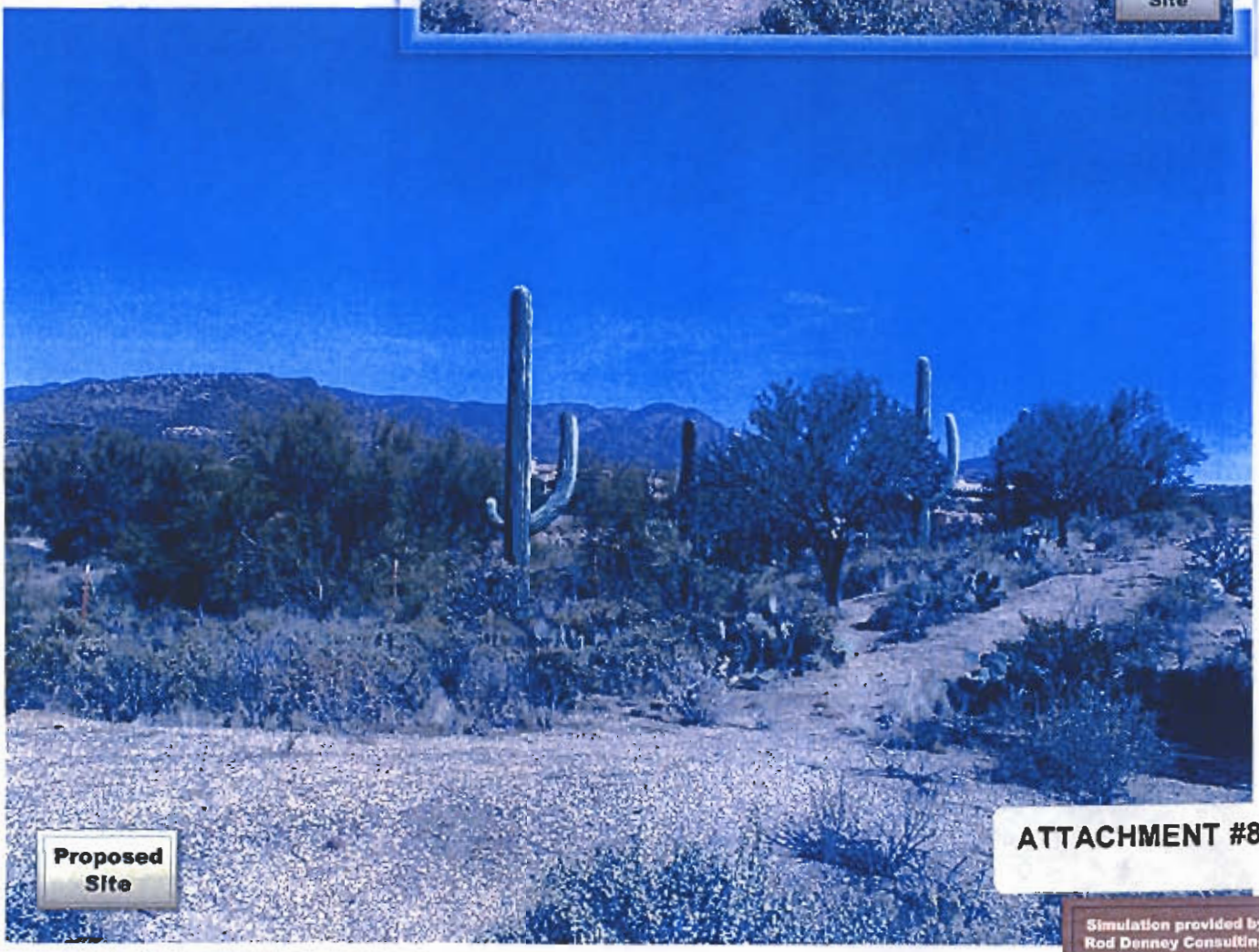
SHEET NUMBER
Z-2

ATTACHMENT #7

9-DR-2006
1/12/2006

Desert Mountain

Sprint - PH70XC025
Cingular - P720-01-P2



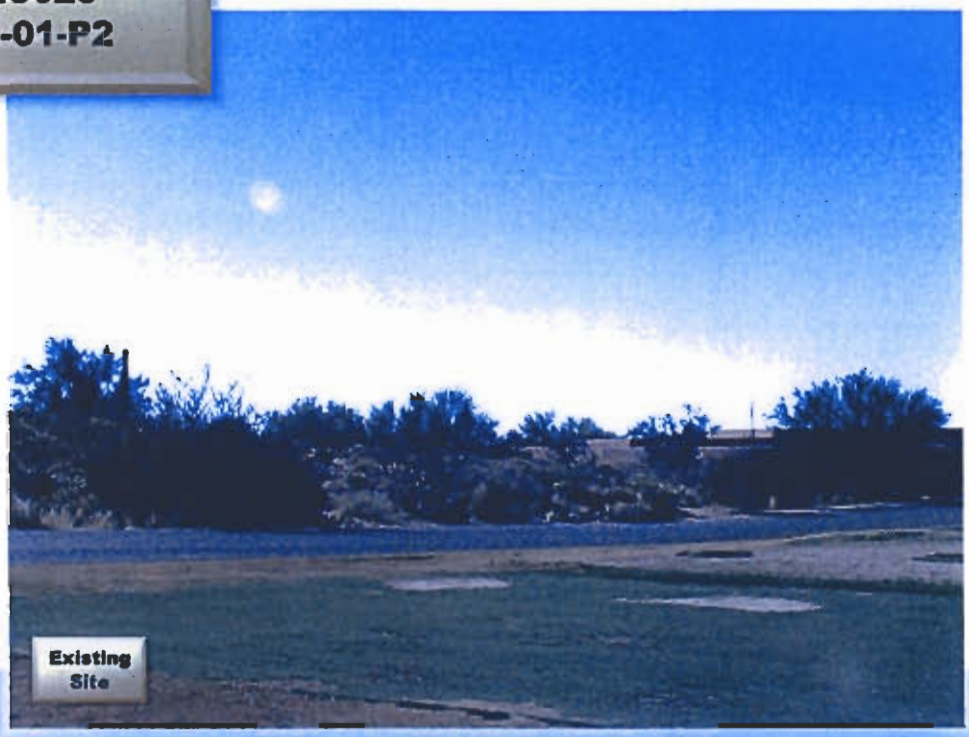
ATTACHMENT #8

Simulation provided by
Rod Denney Consulting
(602) 326-7577
rdenney@cox.net

9-DR-2006
1/12/2006

Desert Mountain

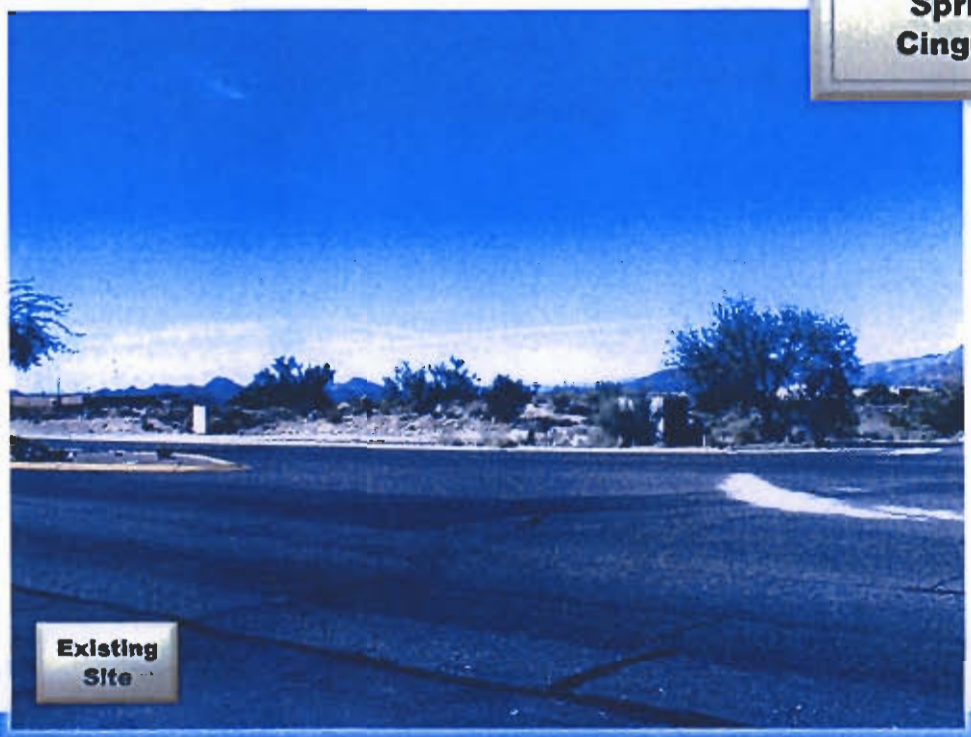
Sprint - PH70XC025
Cingular - P720-01-P2

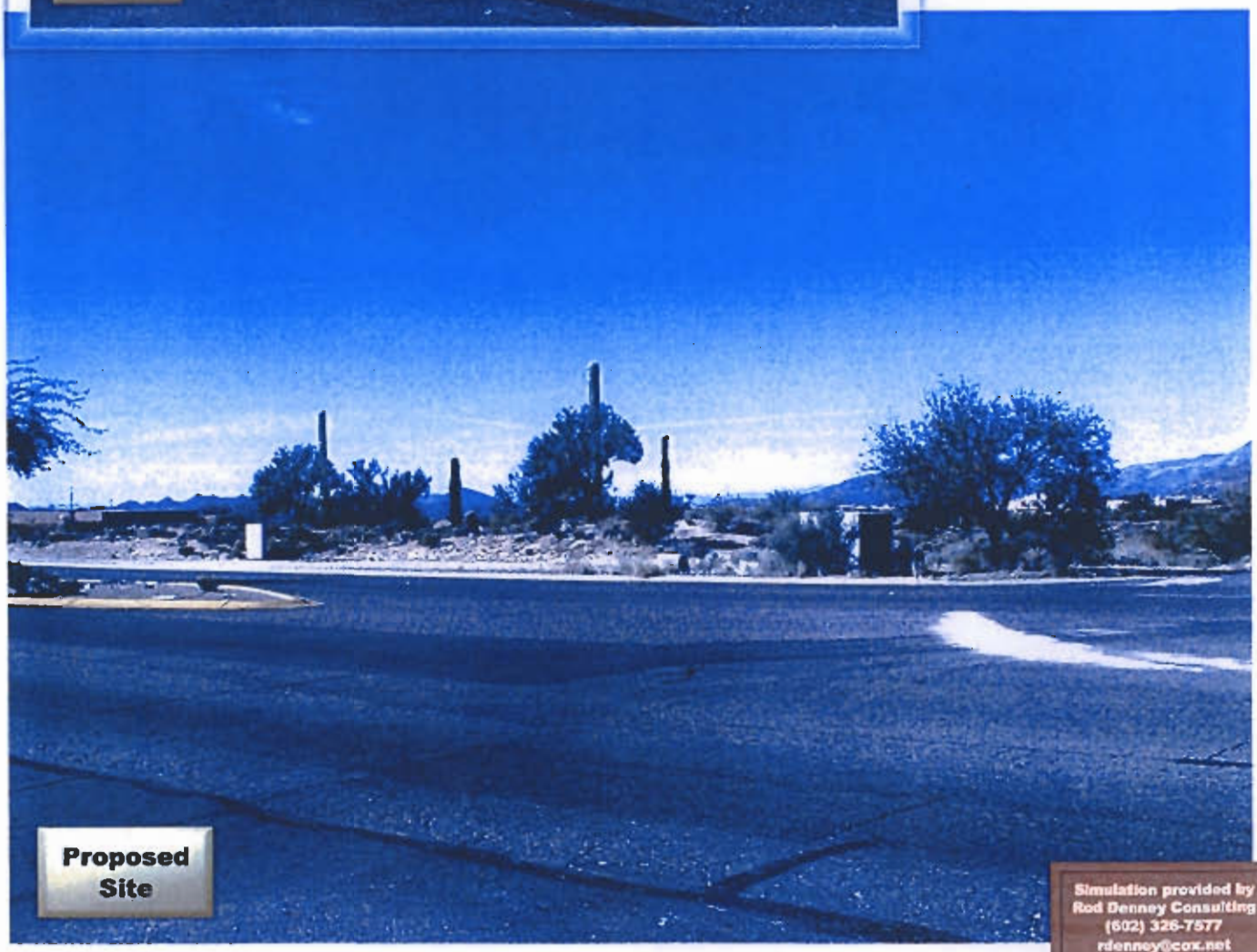


Simulation provided by
Rod Denney Consulting
(602) 326-7577
rdenney@cox.net

Desert Mountain

Sprint - PH70XC025
Cingular - P720-01-P2





Simulation provided by
Rod Denney Consulting
(602) 326-7577
rdenney@cox.net

Desert Mountain

Sprint - PH70XC025
Cingular - P720-01-P2

9-DR-2006
1/12/2006

Stipulations for Case:
Sprint & Cingular
Case 9-DR-2006

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

a) Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the Elevations submitted by Cingular Wireless and as submitted by Sprint both with a staff receipt date of 1/12/2006.

b) The location and configuration of all site improvements shall be constructed to be consistent with the Site Plan, Enlarged Site Plan submitted by Cingular Wireless and as submitted by Sprint both with a staff receipt date of 1/12/2006.

ARCHITECTURAL/SITE DESIGN:

DRB Stipulations

2. The proposed CMU screen walls shall be constructed out of materials that are compatible with the surrounding area, shall be of equal height and design, and shall be painted to match the existing adjacent Maintenance Facility.
3. All proposed equipment cabinets and electric meters may not extend higher than the proposed CMU screen walls. Paint colors of all mechanical equipment shall be desert tan or comparable color having 35 or lower LRV to blend and be compatible with the surrounding environment.
4. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
5. Prior to construction, the contractor is required to notify Inspection Services by calling (480) 312-5750. A planning inspection (#42) must be conducted prior to commencement of any construction. The provider must note this requirement on the site plan.
6. All existing public right-of-way and easements, including public utility, NAOS, sight distance, and scenic corridor easements shall be shown on all site, landscape and civil plans.
7. All existing utilities, including aerial, at grade and under ground shall be shown on all final plans.
8. Provider must identify telephone and electrical sources and show detailed connections on final plans to the satisfaction of plan review and permit services staff.
9. With the final plans submittal, the developer shall provide a detail of the required facility marker for a plaque, showing conformance with ordinance requirements. This is subject to Final Plans city staff approval.
10. No lighting is approved as part of the case 9-DR-2006.
11. No microwave dish is being approved as part of the case 9-DR-2006.

ATTACHMENT B

LANDSCAPE DESIGN:

DRB Stipulations

12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
13. Landscaping shall be located so that there are no conflicts with public utilities.
14. With the Final Plans submittal, the developer shall identify a method and a timeline for the irrigation of all proposed landscape materials.
15. All proposed landscape material shall be listed on the City's List of Indigenous Plants for Environmentally Sensitive Lands.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

16. With the Final Plans submittal, the Provider shall submit documentation that off-site runoff shall enter and exit the site as it did historically.
17. With the Final Plans submittal, the applicant shall identify on the site plan proposed grade lines and drainage arrows demonstrating how the proposed improvements will not impact adjacent property and address water flows. The applicant shall also clearly identify on the plans the lowest finished floor elevation of the equipment enclosure, to the satisfaction of City staff.