

PLANNING COMMISSION REPORT



Meeting Date: May 11, 2016
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

**T-Mobile PH30920
4-UP-2016**

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for approval of a Conditional Use Permit for a new Type 4, Alternative Concealment Wireless Communication Facility (WCF) in the design of a 45-foot tall church steeple, located at 4425 N. Granite Reef Road on an approximate 2.76 acre property with Single-family residential (R1-7) zoning.

Key Items for Consideration

- The wireless communication facility Conditional Use Permit criteria.
- The proposed alternative concealment wireless communication facility is a Type 4 facility and is subject to a Conditional Use Permit because the proposed height exceeds the maximum allowable height of 30-feet in the Single-family residential (R1-7) zoning district.
- Staff has not received any calls or e-mails in support or opposition of this application from the public.

OWNER

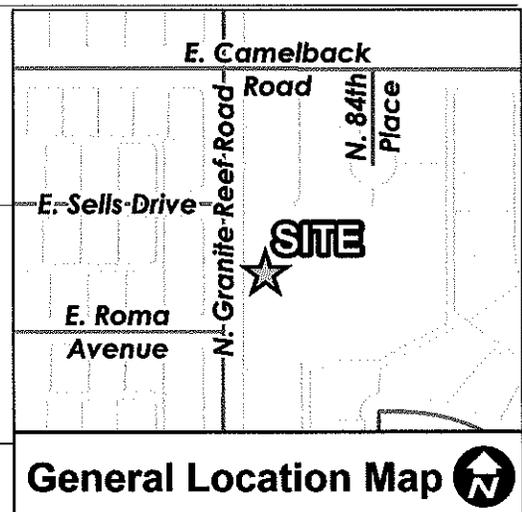
Scottsdale Congregational United Church of Christ

APPLICANT CONTACT

Declan Murphy
Coal Creek LLC
602-326-0111

LOCATION

4425 N Granite Reef Rd



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Suburban Neighborhoods. This category includes medium to small lot single-family subdivisions with a density of more than one house per acre, but less than 8 homes per acre.

Character Area Plan

The property is located within the Southern Scottsdale Character Area Plan boundary. The plan incorporates community goals and policies consistent with the General Plan, as well as the goals and policies that speak specifically to the special attributes of Southern Scottsdale and how it functions.

Zoning

The site is zoned Single-family residential (R1-7). A Type 4 WCF is allowed with a Conditional Use Permit.

Context

The subject property is located on the east side of N. Granite Reef Road, approximately 230 feet south of E. Camelback Road. The property is surrounded by single-family homes. Please refer to the context graphics attached.

Adjacent Uses and Zoning

- North: Single-family residential homes zoned R1-7
- South: Single-family residential homes zoned R1-7
- East: Single-family residential homes zoned R1-7
- West: (Across Granite Reef Road) Single-family residential homes zoned R1-7

Other Related Policies, References:

Zoning Ordinance

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is to construct a new Type 4 Alternative Concealment Wireless Communication Facility (WCF) concealed within a replacement church steeple. The WCF requires a Conditional Use Permit because the proposed height of 45-feet exceeds the maximum allowable height of 30-feet in the Single-family (R1-7) zoning district.

The proposed WCF is being requested by T-Mobile due to an existing wireless coverage and capacity deficiency in this area. The nearest T-Mobile WCF in this area is located on an SRP utility pole along the west side of N. Pima Road, just south of Indian School Road, approximately 0.7 miles east-southeast of the subject site. Another T-Mobile site is located on an SRP utility pole east of intersection of N. Hayden Road and E. Jackrabbit Lane, approximately 1.1 miles to the northwest of

the subject site. Another T-Mobile site is located on the rooftop of an office building at 3200 N. Hayden Road, approximately 1.25 miles to the southwest of the subject site.

Location and height requirements for WCFs are determined by the coverage objective for the area, existing topography, capacity requirements dictated by the permanent and transient population (passing traffic and time of day usage) and the distance of adjacent WCF's within the network. T-Mobile has stated the heights of these antennas need to be located at least forty (40) feet above ground level to provide sufficient coverage and capacity.

The 45-foot tall steeple structure will be designed in a manner that all of the antennas, cables and radio equipment will be completely enclosed and not visible to the public. Although the existing steeple is twenty-eight (28)-feet tall, the Zoning Ordinance allows church steeples in this portion of the City to extend up to a height of one hundred (100) feet. The associated ground mounted equipment will be placed on the northwestern side of the church building, and will be screened by a six foot, eight inch tall slump block wall, that will match the church in terms of color and texture.

T-Mobile did explore co-locating on streetlight poles within the public right-of-ways, but could not achieve the desired antenna heights. T-Mobile also examined co-locating on a ball field light pole at the Indian School Park, one-half mile to the west, but there were difficulties with finding a location for the associated ground mounted equipment because of the Indian Bend Wash floodplain. Construction and maintenance would also be difficult as access is limited. A new Verizon wireless site in form of an artificial palm tree is going to be built on Indian School Park property, behind the Jack in the Box restaurant, but there is no room for two carriers to locate within the fronds of an artificial palm tree.

This T-Mobile site was initially proposed to be 46-foot tall palm tree located behind this same property. The request was met with significant opposition from the community, and T-Mobile decided to work with the church and community to explore other design options.

Development Information

- Existing Use: Church with 28-foot tall steeple
- Proposed Use: Church with new 45-foot tall steeple containing a WCF.
- Parcel Size: 2.76 acres, 120,249 s.f.
- WCF Height Allowed: 30 feet without a Conditional Use Permit
- WCF Height Proposed: 45 feet with a Conditional Use Permit

IMPACT ANALYSIS

Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and

the City Council's consideration shall include, but not be limited to, the following factors:

1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **The proposed WCF produces no damage or nuisance from noise, smoke, dust, vibration or illumination. The WCF will contain air conditioning units to cool the radio equipment, but the noise should be blocked by the screen wall, be minimal and not have an impact on any adjacent properties. The church is proposing that the new cross on the steeple be backlit, creating a subtle halo effect.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **The proposed WCF use will not create an unusual volume or character of traffic on the adjacent streets.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- **The proposed use is reasonably compatible with the area. The WCF will be concealed within a new church steeple, which should help the use blend with the church property. The nearest single-family residential properties are located approximately 115 feet to the west, 130 feet to the north, 180 feet to the south and 375 feet to the east of the proposed WCF.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for Wireless Communication Facility (WCF) Type 4 as identified in Zoning Ordinance Section 1.403.X., including:
1. All wireless communication facility use permits shall be granted for a maximum of five (5) years from the date of City Council approval. The applicant shall be responsible for initiating a review of the approved wireless communication facility and shall demonstrate that changes in technology, that are economically feasible, have not eliminated the need for the Use Permit.
 - **T-Mobile has been made aware of the requirement to renew this Conditional Use Permit in five (5) years. In the event the tree needs refreshing or replacing of branches, this can be addressed with the renewal application.**
 2. To the degree a proposed WCF meets height requirements set forth in this Ordinance, no use permits shall be granted when heights are found to be intrusive, obtrusive or out of character with the area.
 - **Although currently not as tall as the proposed church steeple, there is an existing 28-foot tall steeple on the property in the same location as the proposed steeple. The proposed steeple design is mid-century modern, which should architecturally blend with the property. Section 7.102 of the Zoning Ordinance does allow church steeples to extend to a height of one hundred (100) feet.**
 3. Antenna and pole diameters shall be harmonious with the existing context and not be intrusive or obtrusive on the landscape and views.

- **Antennas, cables and associated radio equipment will be completed concealed within the top of the steeple structure, and not visible to the public.**
4. The WCF shall blend into its setting and, to the extent that it is visible, not be intrusive on the landscape or obtrusive on views.
- **Although the new steeple will be seventeen (17) feet taller, and bulkier than the existing steeple, the architectural design is compatible with the church and it should not be considered intrusive on the landscape or obtrusive on views.**

Open Space

The proposed WCF will have a minimal impact on the on-site provided open space, with the addition of the ground mounted equipment cabinet area.

Community Involvement

April 16, 2015: Applicant posts Early Notification of a Project Under Consideration sign on the subject property and mails notifications to property owners within 750 feet, letting residents know of T-Mobile's plan to build a forty six (46) foot tall artificial palm tree WCF on the east side of the church building. The notification and sign included information about the May 5, 2015 neighborhood open house meeting at the church.

May 4, 2015: Applicant holds neighborhood open house meeting at the church. Residents from 34 Scottsdale properties attended to voice their opposition to the palm tree WCF request. As a result of the opposition, T-Mobile worked with the church and nearby property owners on a different design and location.

February 10, 2016: Applicant updates Early Notification of a Project Under Consideration sign on the subject property and mails notifications to property owners within 750 feet, letting residents know of T-Mobile's revised plan to build a new 45-foot tall steeple on the west side of the church building, instead of the artificial palm tree. The notification and sign included information about the February 22, 2016 neighborhood open house meeting at the church.

February 22, 2016: Applicant holds neighborhood open house meeting at the church. Residents from 15 Scottsdale properties attended to learn more about the new request. Per the applicant, residents were generally supportive of the revised plans at the neighborhood meeting.

April 6, 2016: City staff mails postcards out to property owners within 750 feet of the subject property, letting property owners know that this Condition Use Permit application had been submitted to the City.

As of the drafting of this report, staff has not received any public comments regarding the proposed steeple WCF.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the Conditional Use Permit criteria have been met, and make a recommendation to City Council for approval per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Keith Niederer
Senior Planner
480-312-2953
E-mail: kniederer@ScottsdaleAZ.gov

APPROVED BY



Keith Niederer, Report Author

5-2-2016

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

5/2/2016

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

5/4/16

Date

ATTACHMENTS

1. Stipulations
Exhibit A to Attachment 1: Plans
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. Zoning Map
5. Photo Simulations
6. Citizen Involvement
7. City Notification Map

**Stipulations for the Conditional Use Permit
For a Type 4 Wireless Communication Facility
T-Mobile PH30920
Case Number: 4-UP-2016**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by BK Design Inc. and Verizon Wireless with the city staff date of 3/1/2016, attached as Exhibit A to Attachment 1. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. HEIGHT LIMITATIONS. WCF shall not exceed 45-feet to top of stealth steeple structure.
3. MAINTENANCE. The applicant shall perform periodic maintenance on the facility to keep it looking in its original form.
4. EXPIRATION OF CONDITIONAL USE PERMIT AFTER FIVE (5) YEARS. If the applicant wishes to continue this use, within ninety (90) days of the expiration of this Conditional Use Permit, the applicant shall file an application to review and extend this Conditional Use Permit. This review shall demonstrate that changes in technology, that are economically feasible, have not eliminated the need for this wireless communication facility. If a new Conditional Use Permit is not granted, the applicant shall be responsible for the removal of the entire facility.

PRIOR TO THE START OF ANY CONSTRUCTION, SUB-CONTRACTOR IS REQUIRED TO NOTIFY INSPECTION SERVICES BY CALLING (480) 312-5750



**SITE #: PH30920A
 SITE NAME: GRANITE REEF CHURCH
 CITY: SCOTTSDALE
 STATE: AZ
 COUNTY: MARICOPA
 DESIGN TYPE: CONCEALMENT STRUCTURE**

CLIENT
T-Mobile
 2625 S. PLAZA DR. #400, TEMPE, ARIZONA, 85282
 PHONE: (480) 638-2600 FAX: (480) 638-2652

PLANS PREPARED BY
Young design corp
 architecture / project management
 10245 E. Via Linda, Scottsdale, AZ 85258
 ph: 480 451 9909 fax: 480 451 9808

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PROJECT INFORMATION

ADDRESS
 4425 N GRANITE REEF
 SCOTTSDALE, AZ 85251
LANDLORD
 SCOTTSDALE CONG. UNITED CHURCH CHRIST
 4425 N GRANITE REEF RD.
 SCOTTSDALE, AZ 85251

JURISDICTION
 CITY OF SCOTTSDALE
LAND DESCRIPTION OF SUBJECT PARCEL
 ZONING: R1-7
 APN: 173-57-114D
COORDINATES
 LATITUDE: 33° 30' 03.6" NORTH (NAD83)
 LONGITUDE: 111° 54' 0.0" WEST (NAD83)
 ELEVATION: 1253.2' (NAVD88)

PROJECT OWNER
 T-MOBILE WEST LLC
 2625 S. PLAZA DRIVE, #400
 TEMPE, ARIZONA, 85282
 CONTACT: TERRY QUINN
 PHONE: (602) 328-0049

PROJECT DESCRIPTION
 NEW T-MOBILE EQUIPMENT MOUNTED TO NEW CONCRETE SLAB AND SCREENED BY CMU WALL. NEW T-MOBILE ANTENNAS TO BE HOUSED INSIDE NEW RF CONCEALMENT STRUCTURE.

CONSULTING TEAM

ARCHITECT
 YOUNG DESIGN CORP.
 10245 E. VIA LINDA #211
 SCOTTSDALE, AZ, 85258
 CONTACT: JOHN SULTZBACH
 PHONE: (480) 451-9609

ZONING
 COAL CREEK CONSULTING
 1525 N. HAYDEN ROAD, # 100
 SCOTTSDALE, AZ 85257
 CONTACT: DECLAN MURPHY
 PHONE: (602) 328-0111

APPLICABLE CODES
 IBC - 2012
 NEC - 2011

INDEX OF DRAWINGS

NUMBER	NAME OF SHEET	REV.
T-1	TITLE PAGE	0
LS-1	TOPOGRAPHIC SURVEY	0
A-1	SITE PLAN	0
A-2	ENLARGED SITE PLAN	0
A-3	ANTENNA STRUCTURE PLAN	0
A-4	COMPOUND ELEVATIONS	0
A-4.1	STRUCTURE ELEVATIONS	0
A-4.2	EXISTING FRONTAGE	0
A-4.3	NEW FRONTAGE	0

VICINITY MAP



DRIVING DIRECTIONS

FROM THE T-MOBILE OFFICE IN TEMPE, AZ.: HEAD NORTH ON S. PLAZA DR.; TURN RIGHT TOWARD S. PRIEST DR.; TURN RIGHT TOWARD S. PRIEST DR.; TURN LEFT ONTO S. PRIEST DR.; TURN RIGHT ONTO THE AZ-202 LOOP E. RAMP; KEEP LEFT AT THE FORK. FOLLOW SIGNS FOR ARIZONA 202 LOOP E. AND MERGE ONTO AZ-202 LOOP E.; MERGE ONTO AZ-202 LOOP E.; TAKE EXIT 9 TO MERGE ONTO AZ-101 LOOP N.; TAKE EXIT 47 FOR INDIAN SCHOOL RD.; TURN LEFT ONTO E. INDIAN SCHOOL RD.; TURN RIGHT ONTO N. GRANITE REEF RD.; DESTINATION WILL BE ON THE RIGHT.

NO.	DATE	DESCRIPTION
0	3/1/16	SUBMITTAL
1	REVISION	4/20/18

ARCHITECTS JOB NO.
YDC-6010

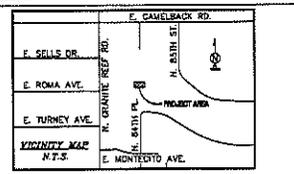
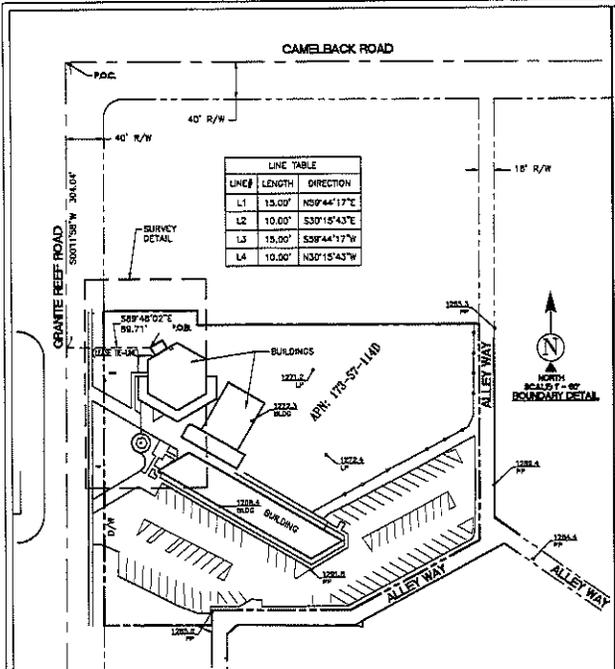
PROJECT INFORMATION
PH30920A
GRANITE REEF CHURCH
 4425 N GRANITE REEF
 SCOTTSDALE, AZ 85251

SHEET TITLE
TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER
T-1

Exhibit A to Attachment 1



DIRECTIONS TO SITE
 FROM THE T-MOBILE OFFICE IN TEMPE, AZ, HEAD NORTH ON S. PLAZA DR.; TURN RIGHT TOWARD S. PRIEST DR.; TURN RIGHT TOWARD S. PRIEST DR.; TURN LEFT ONTO S. PRIEST DR.; TURN RIGHT ONTO THE 2002 LOOP E TRAMP; KEEP LEFT AT THE FORK FOLLOW SIGNS FOR ARIZONA 202 LOOP E AND MERGE ONTO AZ-202 LOOP E; MERGE ONTO AZ-202 LOOP E; TAKE EXIT @ TO MERGE ONTO AZ-101 LOOP N; TAKE EXIT 47 FOR INDIAN SCHOOL RD.; TURN LEFT ONTO E. INDIAN SCHOOL RD.; TURN RIGHT ONTO N. GRANITE REEF RD.; DESTINATION WILL BE ON THE RIGHT.

LEASE AREA LEGAL DESCRIPTION
 ALL THAT PORTION OF TRACT "N", SCOTTSDALE HIGHLANDS THREE, ACCORDING TO BOOK 81 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCE AT THE APPARENT CENTERLINE INTERSECTION OF CAMELBACK ROAD AND GRANITE REEF ROAD, SAID POINT BEING THE CENTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE G.L.A. AND SALT RIVER BASE AND MERIDIAN;
 THENCE SOUTH 00°11'58" WEST, ALONG THE NORTH-SOUTH MD SECTION LINE OF SAID SECTION, A DISTANCE OF 304.94 FEET; THENCE DEPARTING SAID MD SECTION LINE, SOUTH 89°40°07" EAST, A DISTANCE OF 85.71 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 59°44'17" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 30°15'43" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 59°44'17" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 30°15'43" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

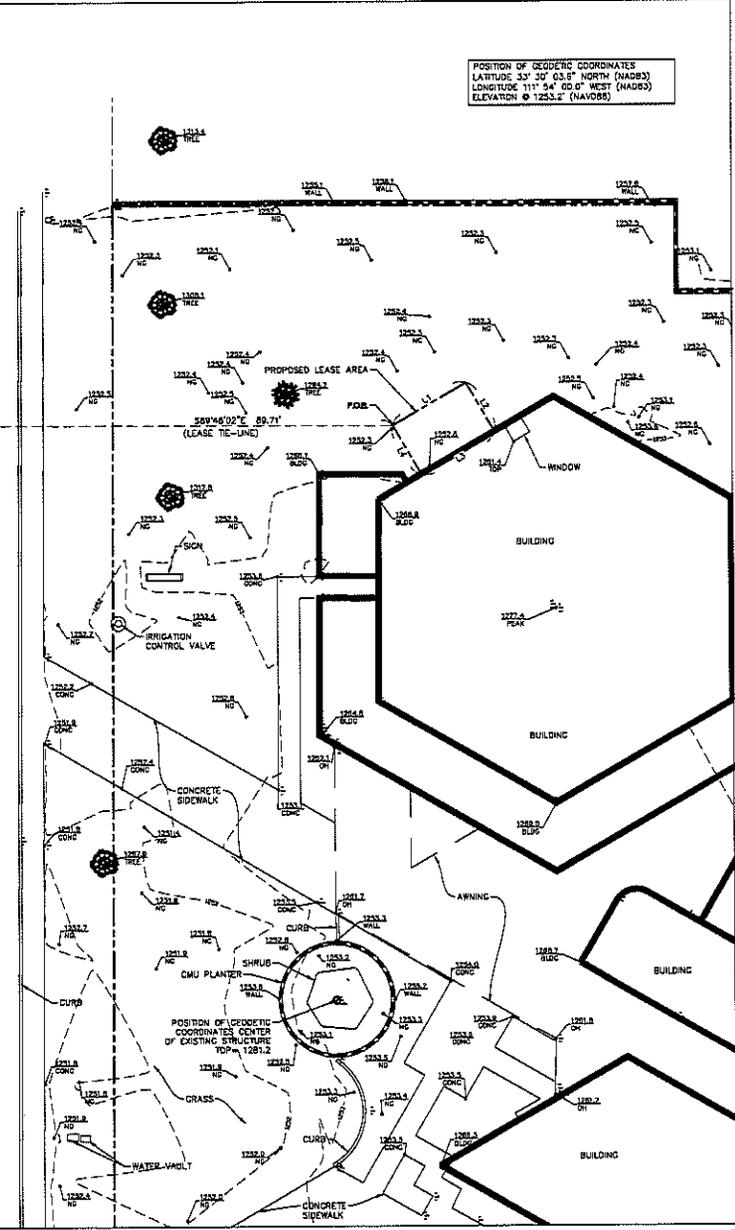
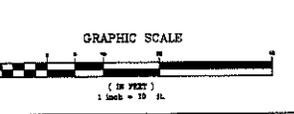
RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO, WIRELESS, FIBER, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.

UTILITY NOTES
 SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

BENCHMARK
 PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12A" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "BENCHMARK" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83.

FLOOD ZONE
 THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X" AREAS OF 500 YEAR FLOOD, 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #040101770L, DATED OCTOBER 18, 2013.

LESSOR'S LEGAL DESCRIPTION
 PARCEL NO. 1:
 TRACT "N", SCOTTSDALE HIGHLANDS THREE, ACCORDING TO BOOK 81 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA;
 EXCEPT THE NORTH 240 FEET THEREOF.
 PARCEL NO. 2:
 THE SOUTH 15 FEET OF THE WEST 100 FEET OF THE NORTH 240 FEET OF TRACT "N", SCOTTSDALE HIGHLANDS THREE, ACCORDING TO BOOK 81 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA.



POSITION OF GEODETIC COORDINATES
 LATITUDE 33° 30' 03.8" NORTH (NAD83)
 LONGITUDE 111° 54' 00.0" WEST (NAD83)
 ELEVATION @ 1253.2' (NAVD83)

LEGEND

NG	NATURAL GRADE	WC	WATER CONTROL VALVE
BLDC	TOP OF BUILDING	FM	FIRE HYDRANT
R/W	RIGHT OF WAY	PO	POWER POLE
AS	ASPHALT	LP	LIGHT POLE
D/W	ACCESS DRIVEWAY	GC	POSITION OF GEODETIC COORDINATES
CMU	CONCRETE MASONRY UNIT	SE	SPOT ELEVATION
CP	EDGE OF PAVEMENT		
P.O.C.	POINT OF COMMENCEMENT		
P.O.B.	POINT OF BEGINNING		
		---	LIMITS OF LESSOR'S PROPERTY
		---	CHAIN LINK FENCE

T-Mobile
 2825 S. PLAZA DR. #400, TEMPE, ARIZONA, 85282
 PHONE: (480) 638-2800 FAX: (480) 638-2832

PROJECT INFORMATION:
 GRANITE REEF CHURCH
 PH30920A
 4425 N. GRANITE REEF ROAD
 SCOTTSDALE, AZ 85251
 MARICOPA COUNTY

ORIGINAL ISSUE DATE:
 7/10/2014

REV. #	DATE	DESCRIPTION	BY
0	7/10/14	SUBMITTAL	DRM
1	8/05/14	DIRECTIONS	AC
2	11/11/15	ADD TOPO	CK
3	11/16/15	REVISE LEASE	CK
4	01/20/16	ADD TOPO	CK
5	01/21/16	REVISE LEASE	CK

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Ambit
 410 EAST SOUTHERN AVENUE
 TEMPE, ARIZONA 85287 (480)855-4972

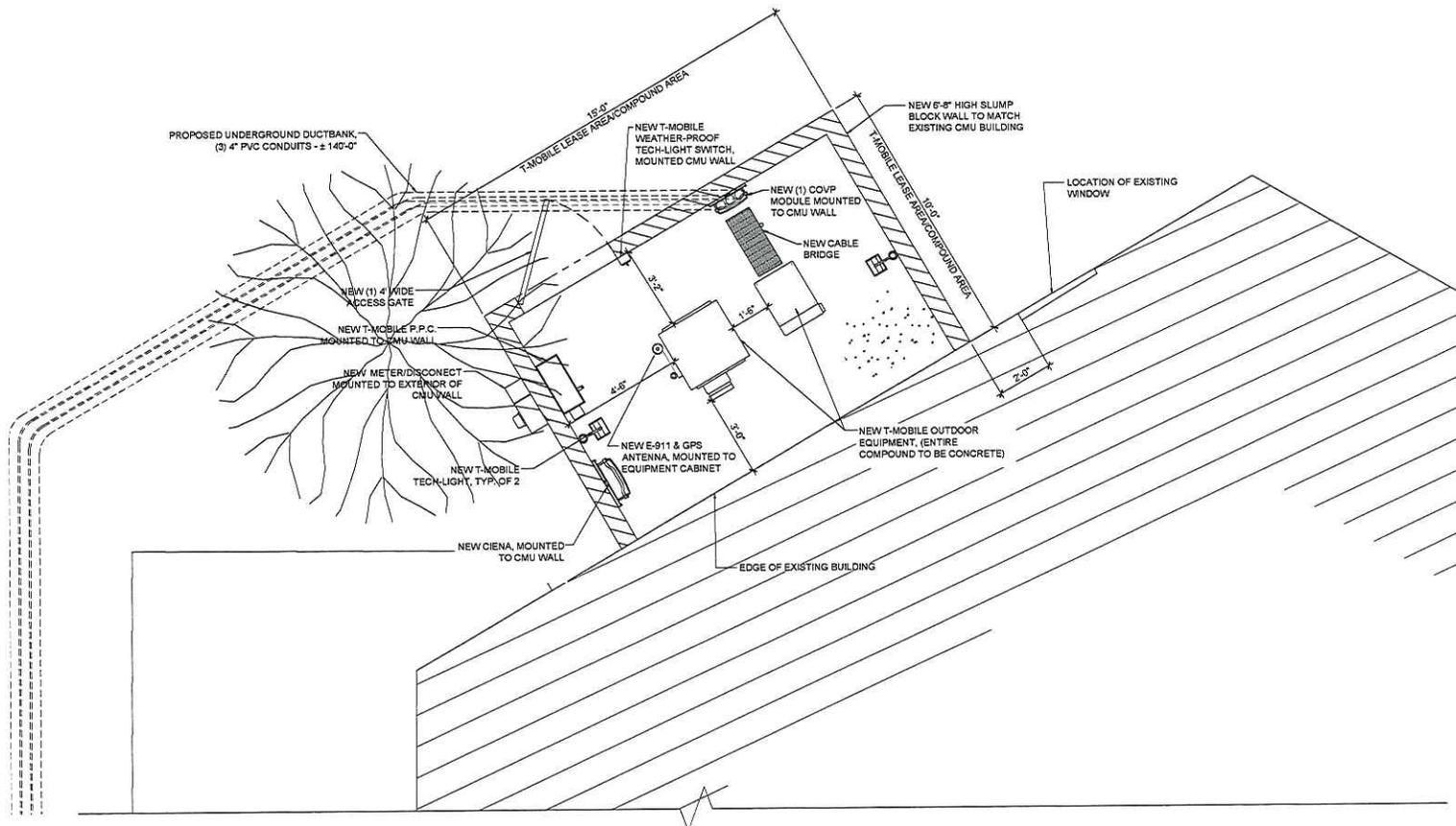
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LICENSER: DRM MF MF

SHEET TITLE:
 SITE SURVEY

SHEET NUMBER:
 LS-1

UTILITY ROUTES NOT YET DEFINED



CLIENT

T-Mobile

2625 S. FLAZA DR. #400, TEMPE, ARIZONA, 85282
 PHONE: (480) 638-2600 FAX: (480) 638-2852

PLANS PREPARED BY

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RONALD C. YOUNG
 122918
 STATE OF ARIZONA
 PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION
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1	REVISION	4/20/15

ARCHITECTS JOB NO.
YDC-6010

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 SCOTTSDALE, AZ 85251

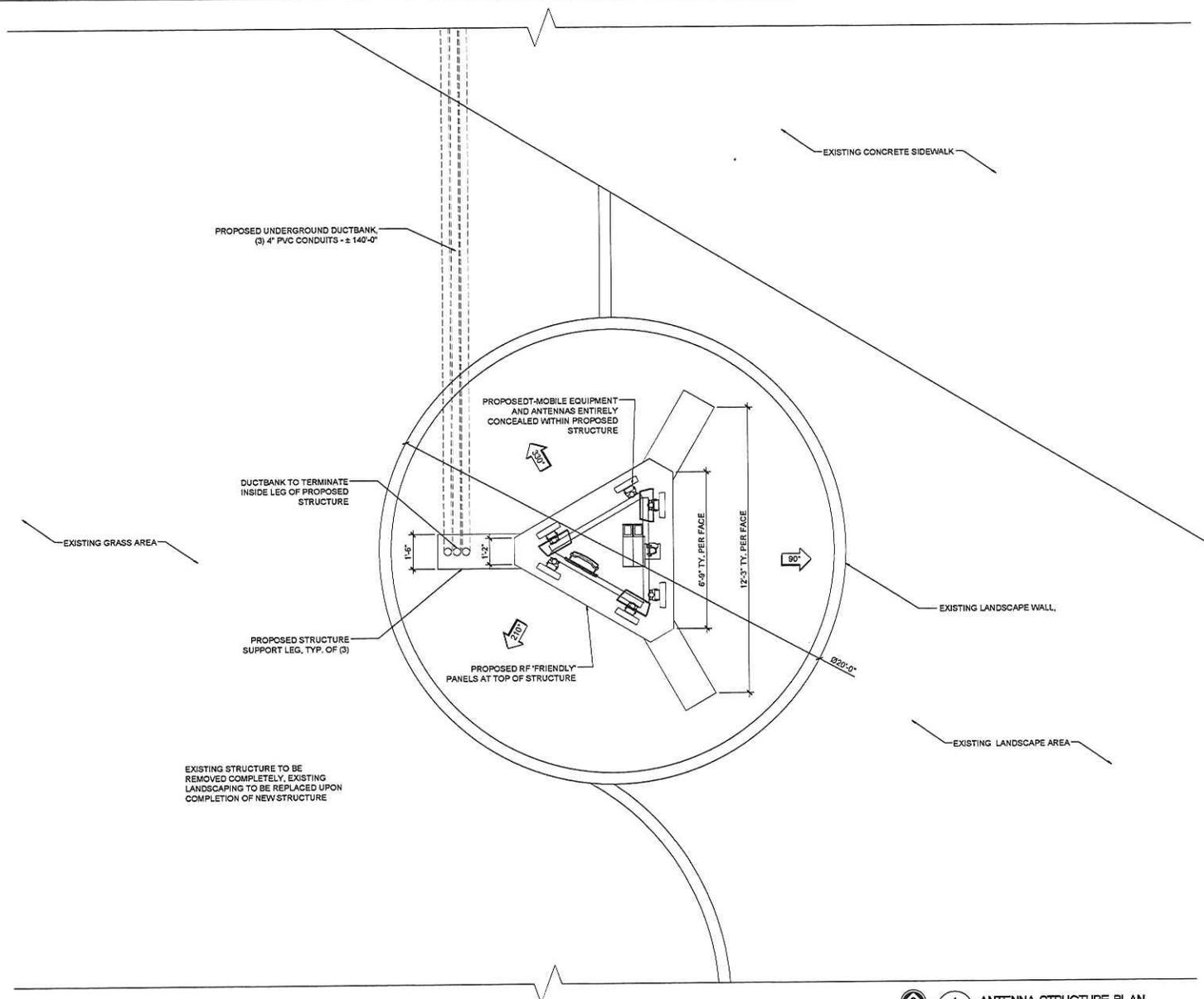
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COMPOUND PLAN

JURISDICTION APPROVAL

SHEET NUMBER
A-2

1 **COMPOUND PLAN**

24"x36" SCALE: 1/2" = 1'-0"
 11"x17" SCALE: 1/4" = 1'-0"



CLIENT



2625 S. PLAZA DR. #405, TEMPE, ARIZONA, 85282
PHONE: (480) 638-2600 FAX: (480) 638-2832

PLANS PREPARED BY



architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
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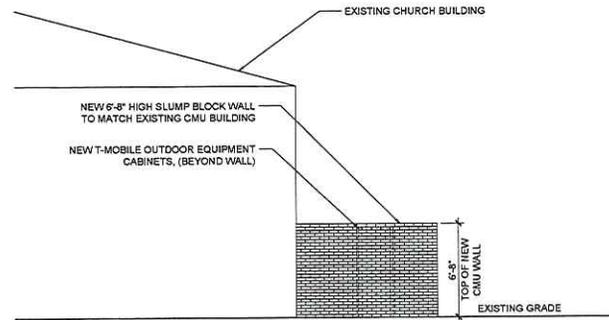
SHEET TITLE
ANTENNA STRUCTURE PLAN

JURISDICTION APPROVAL

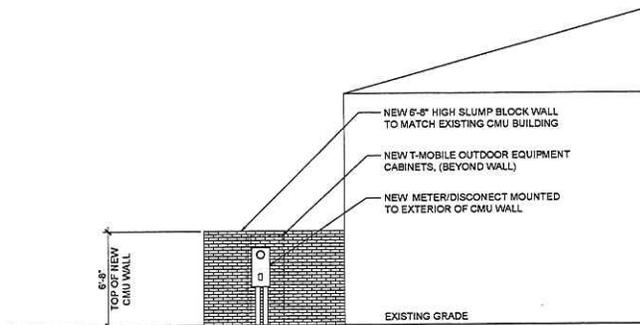
SHEET NUMBER
A-3

1 ANTENNA STRUCTURE PLAN
24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"
NORTH
0' 1' 2'

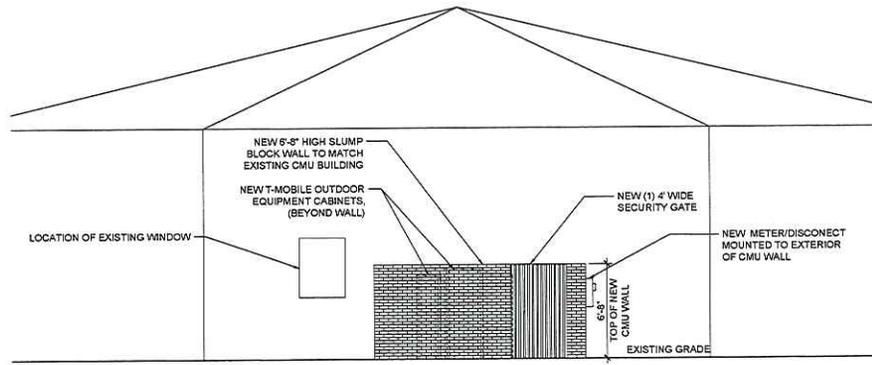
SOUTHEAST EDGE OF PROPOSED COMPOUND IS THE EXISTING CHURCH BUILDING, ELEVATION NO LONGER REQUIRED



3 NEW COMPOUND ELEVATION (NORTHEAST)
 A-4 24"x36" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"



2 NEW COMPOUND ELEVATION (SOUTHWEST)
 A-4 24"x36" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"



4 NEW COMPOUND ELEVATION (NORTHWEST)
 A-4 24"x36" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"

CLIENT



2625 S. FLAZA DR. #400, TEMPE, ARIZONA, 85282
 PHONE: (480) 638-2620 FAX: (480) 638-2852

PLANS PREPARED BY



architecture / project management
 10245 E. Via Linda, Scottsdale, AZ 85258
 ph: 480 451 9909 fax: 480 451 9608

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NO.	DATE	DESCRIPTION
0	3/1/16	SUBMITTAL
1	REVISION	4/20/18

ARCHITECTS JOB NO. YDC-6010

PROJECT INFORMATION

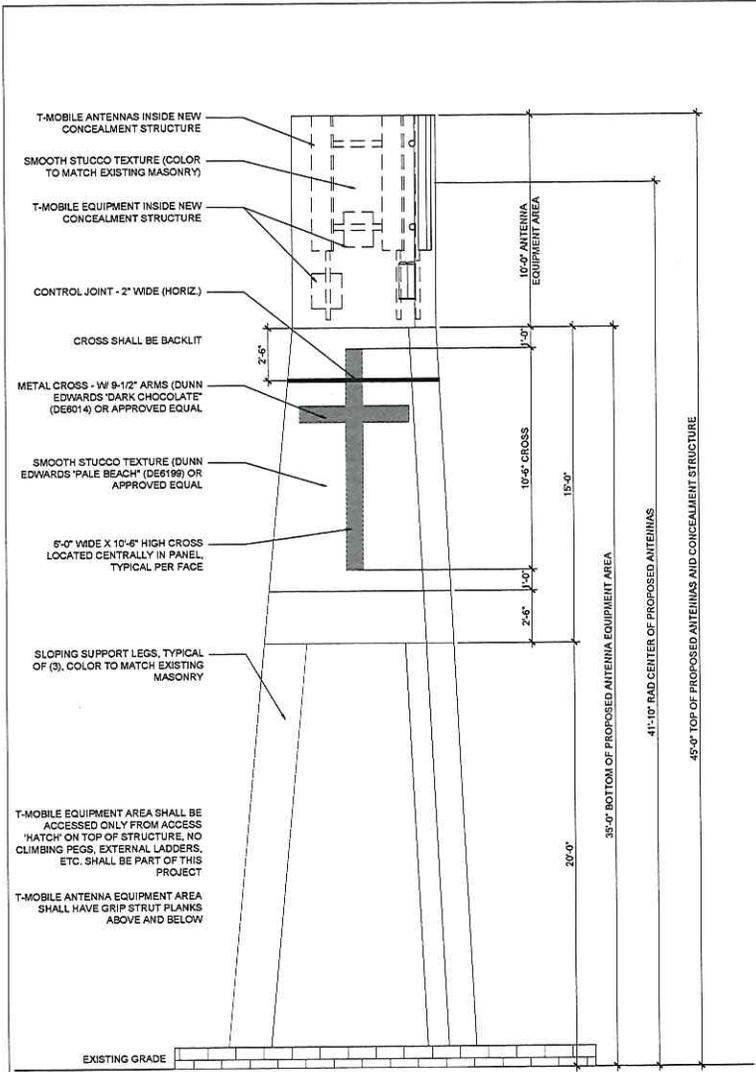
PH30920A
 GRANITE REEF CHURCH
 4425 N GRANITE REEF
 SCOTTSDALE, AZ 85251

SHEET TITLE

COMPOUND ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
A-4

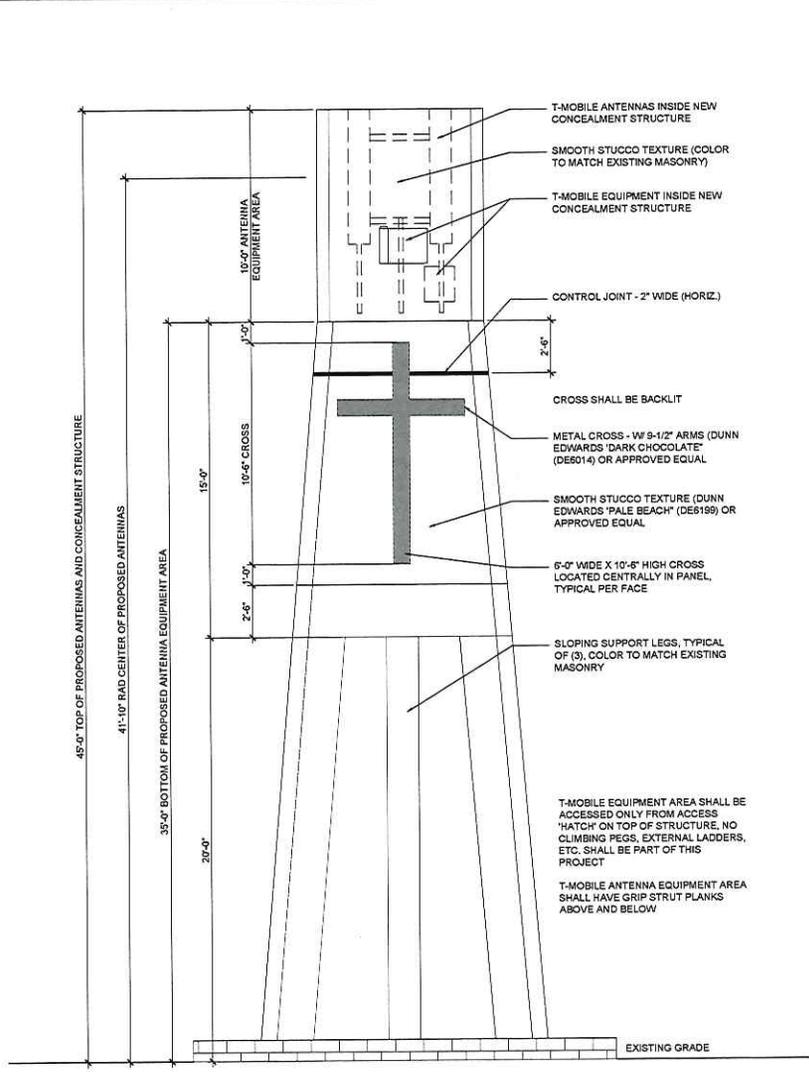


2 NEW STRUCTURE ELEVATION (SOUTH)

A-4.1

24"x36" SCALE: 3/8" = 1'-0"

11"x17" SCALE: 3/16" = 1'-0"



1 NEW STRUCTURE ELEVATION (EAST)

A-4.1

24"x36" SCALE: 3/8" = 1'-0"

11"x17" SCALE: 3/16" = 1'-0"

CLIENT

T-Mobile

3025 S. PLAZA DR. #400, TEMPE, ARIZONA, 85282
PHONE: (480) 638-2600 FAX: (480) 638-2652

PLANS PREPARED BY

Young design corp

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NO.	DATE	DESCRIPTION
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1	4/20/18	REVISION

ARCHITECTS JOB NO.
YDC-6010

PROJECT INFORMATION

PH30920A
GRANITE REEF CHURCH
4425 N GRANITE REEF
SCOTTSDALE, AZ 85251

SHEET TITLE

STRUCTURE ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

A-4.1



1 EXISTING FRONTAGE
 A-4.2
 24"x36" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"
 4 3 2 1 0

CLIENT



2625 S. PLAZA DR. #400, TEMPE, ARIZONA, 85282
 PHONE: (480) 638-2600 FAX: (480) 638-2652



architecture / project management
 10245 E. Via Linda, Scottsdale, AZ 85258
 ph: 480 451 9609 fax: 480 451 9608

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NO.	DATE	DESCRIPTION
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1	REVISION	4/20/18

ARCHITECTS JOB NO. YDC-6010

PROJECT INFORMATION

PH30920A
 GRANITE REEF CHURCH
 4425 N GRANITE REEF
 SCOTTSDALE, AZ 85251

SHEET TITLE

EXISTING FRONTAGE

JURISDICTION APPROVAL

SHEET NUMBER

A-4.2



1
A-4.3

NEW FRONTAGE

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



CLIENT

T-Mobile

2625 S. PLAZA DR. #400, TEMPE, ARIZONA, 85282
PHONE: (480) 638-2600 FAX: (480) 638-2852

PLANS PREPARED BY

Young design corp

architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608

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NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION
0	3/1/16	SUBMITTAL
1	REVISION	4/20/16

ARCHITECTS JOB NO.
YDC-6010

PROJECT INFORMATION

PH30920A
GRANITE REEF CHURCH
4425 N GRANITE REEF
SCOTTSDALE, AZ 85251

SHEET TITLE

NEW FRONTAGE

JURISDICTION APPROVAL

SHEET NUMBER

A-4.3



T-Mobile PH30920 – Granite Reef Church
4425 N Granite Reef Road, Scottsdale AZ
APN 173-57-114D

Purpose of Request

T-Mobile is committed to improving coverage and expanding network capacity to meet customer demand in the City of Scottsdale. T-Mobile is proposing a new Wireless Communication Facility (WCF) at Granite Reef Church, located at 4425 N Granite Reef Road.

The proposed WCF is necessary to eliminate a GAP/Deficiency in the T-Mobile Network.

The proposed WCF will provide residents, visitors and businesses with improved high quality reliable wireless service for both personal & business, in addition to enhancing emergency services.

Details of Request

T-Mobile is proposing to install a new WCF disguised as a Church Steeple in an effort to blend with the character of the existing architecture, with an associated equipment compound to be located on the North side of the existing Church building as depicted in the attached site plan/elevation.

Access/Parking

T-Mobile technicians may visit the site for routine maintenance (or in the event of a technical breakdown), utilizing the existing ingress/egress and onsite parking.

Alternatives

Colocation is always a first priority for T-Mobile, as opposed to proposing any new verticality. Unfortunately, there are no co-locatable structures in the general area capable of accommodating T-Mobile's antennas/radio equipment.

The Granite Reef Church is the only property owner in the area that is willing to lease space to T-Mobile for the placement of a WCF.

T-Mobile did explore, and was willing to locate the proposed WCF closer to Camelback & Hayden away from residential. Unfortunately, no opportunities exist in this area.

Wireless Communication Facility (WCF) Type 4 Criteria

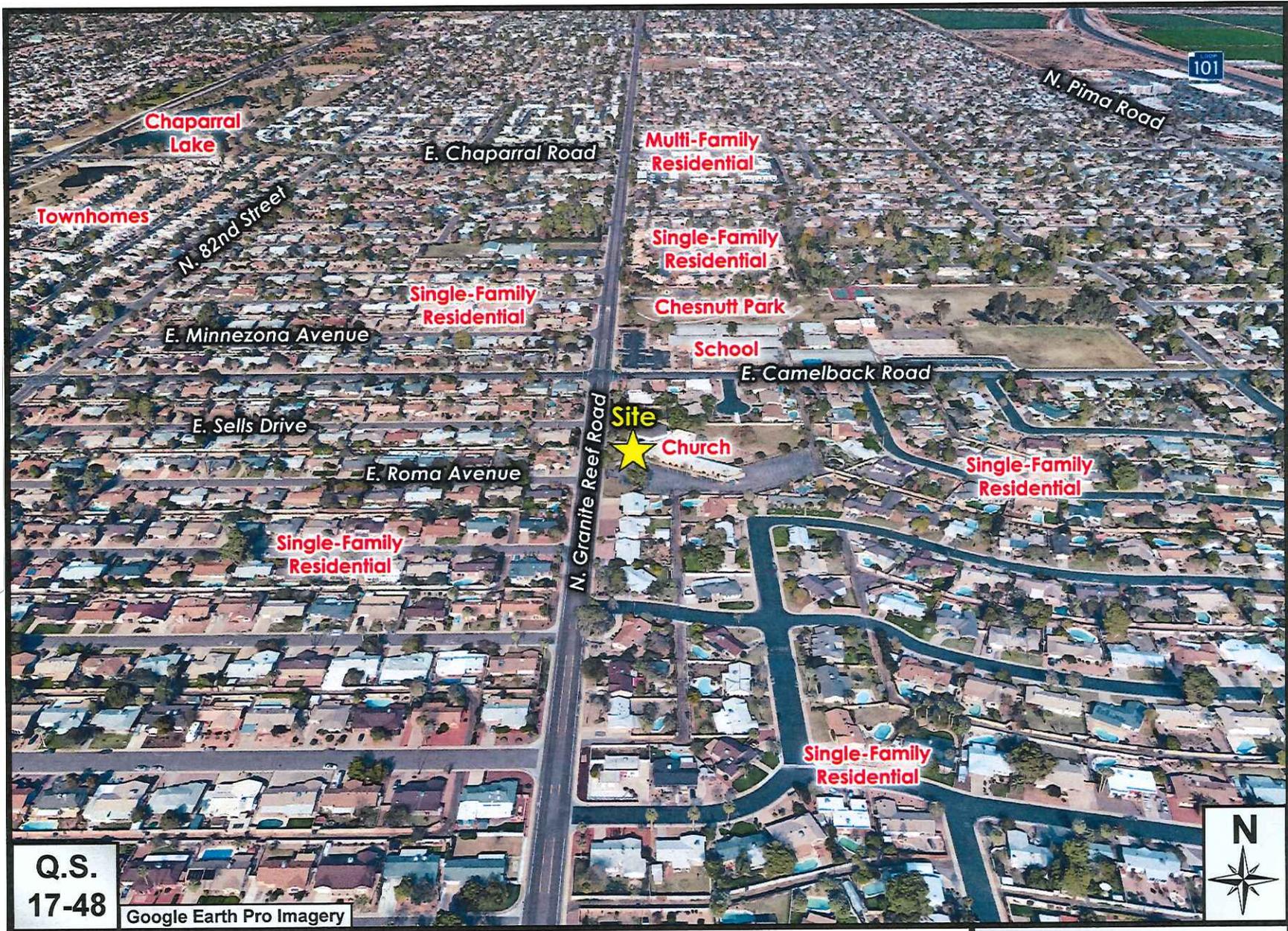
1. The proposed WCF is necessary to eliminate a GAP/Deficiency in the T-Mobile Network, as evidenced in the attached before/after propagation maps.
2. The proposed WCF height will be proportional to the existing Church Building, in an effort to blend with the character of the property and surrounding area.
3. The proposed T-Mobile antennas/radios will be screened, and not visible to the public.
4. The proposed WCF is designed to resemble a Steeple, in effort to blend with the Church Building, and not be intrusive in its setting or obtrusive to views.
5. The proposed WCF will blend into its setting.

Please do not hesitate to contact me for any additional information or clarification.

Sincerely,



Declan Murphy
Coal Creek for T-Mobile
1525 North Hayden Road, Suite 100
Scottsdale, AZ 85257
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com



Q.S.
17-48

Google Earth Pro Imagery

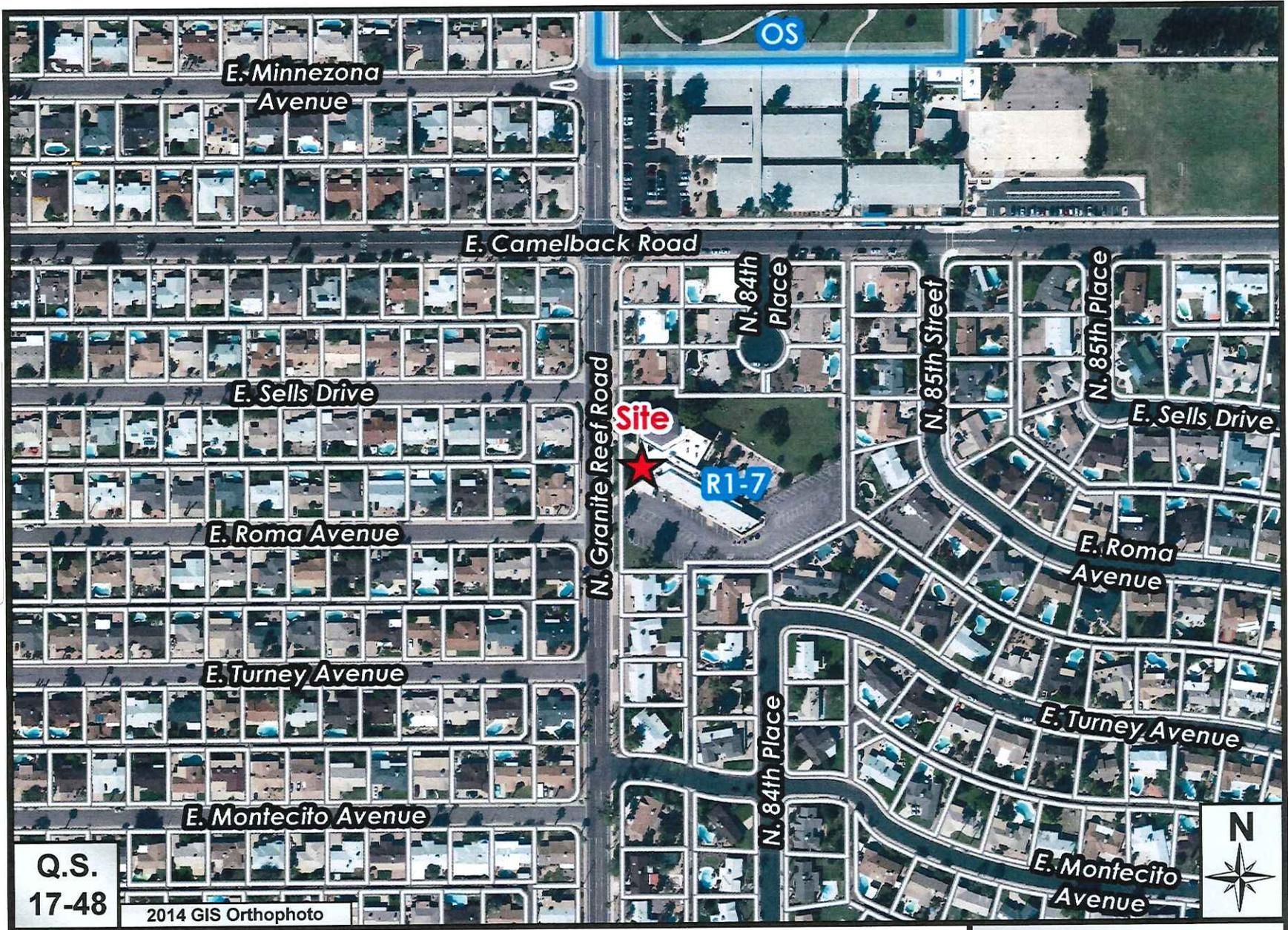
T-Mobile PH30920

4-UP-2016



T-Mobile PH30920

4-UP-2016



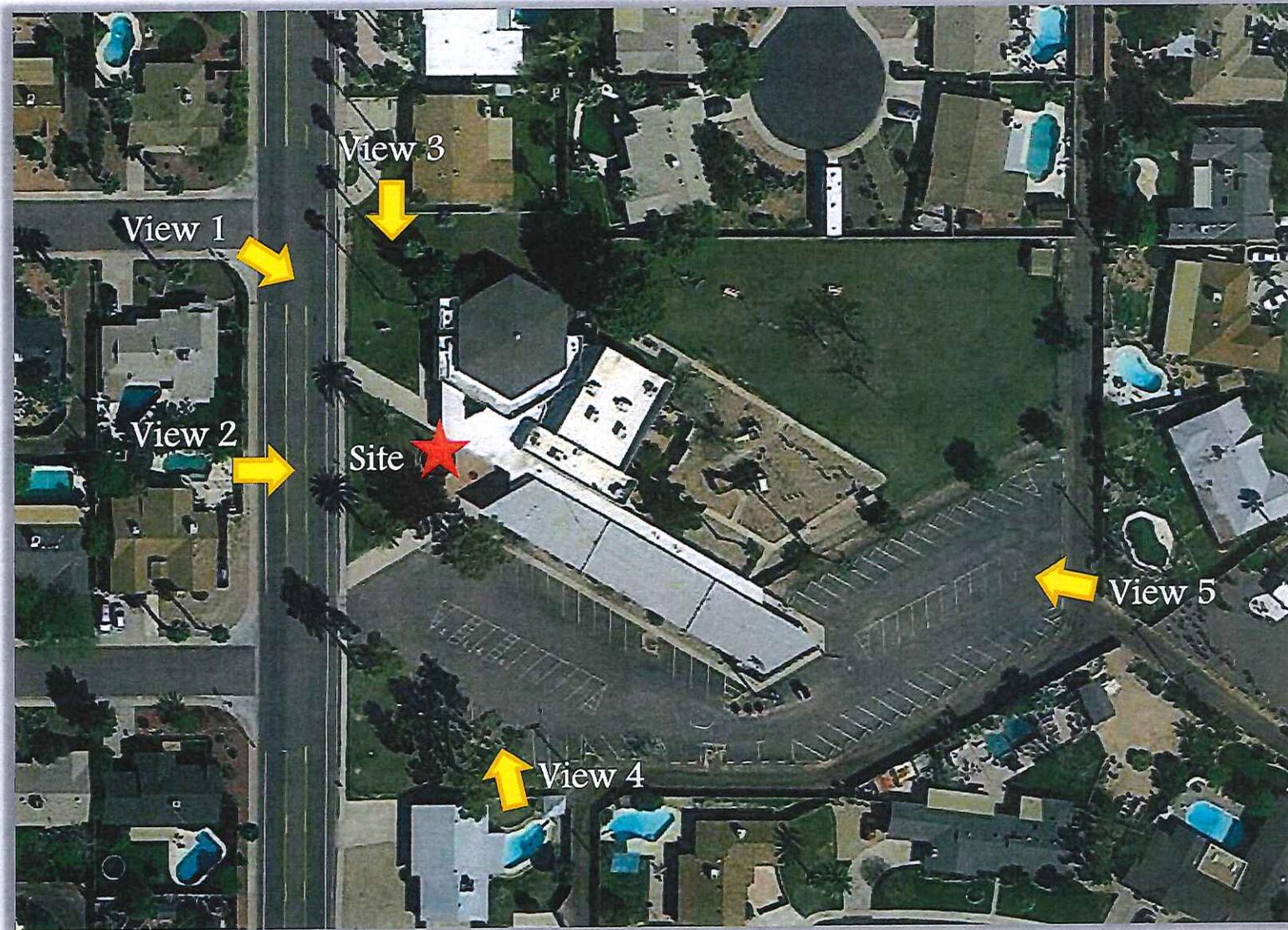
Q.S.
17-48

2014 GIS Orthophoto

T-Mobile PH30920

4-UP-2016

ATTACHMENT #5



T-Mobile®

COAL CREEK
CONSULTING

PH30920A – Granite Reef
Church

4425 N. Granite Reef
Scottsdale, AZ 85251

Note: Simulations are an artistic illustration created to represent how the proposed project may look once constructed. Simulations are created to match the current design as accurately as possible, but are not guaranteed to match the final build.

4-UP-2016
04/01/16



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COAL CREEK

CONSULTING

PH30920A – Granite Reef
Church

4425 N. Granite Reef
Scottsdale, AZ 85251

View: Looking Southeast to site from
Granite Reef Road.
Simulation Completed: 12/30/2015
Completed By: Christopher Bridges

4-UP-2016
04/01/16



T-Mobile

COAL CREEK

CONSULTING

PH30920A – Granite Reef
Church

4425 N. Granite Reef
Scottsdale, AZ 85251

View: Looking Southeast to site from
Granite Reef Road.
Simulation Completed: 12/30/2015
Completed By: Christopher Bridges

4-UP-2016
04/01/16



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COAL CREEK

CONSULTING

PH30920A – Granite Reef
Church

4425 N. Granite Reef
Scottsdale, AZ 85251

View: Looking East to proposed site
from Granite Reef Road.
Simulation Completed: 12/30/2015
Completed By: Christopher Bridges

4-UP-2016
04/01/16



T Mobile

COAL CREEK

CONSULTING

PH30920A – Granite Reef
Church

4425 N. Granite Reef
Scottsdale, AZ 85251

View: Looking East to proposed site
from Granite Reef Road.
Simulation Completed: 12/30/2015
Completed By: Christopher Bridges

4-UP-2016
04/01/16



T-Mobile

COAL CREEK

CONSULTING

PH30920A – Granite Reef
Church

4425 N. Granite Reef
Scottsdale, AZ 85251

View: Looking South to proposed site
from North Property Line.
Simulation Completed: 2/15/2016
Completed By: Christopher Bridges

4-UP-2016
04/01/16



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CONSULTING

PH30920A – Granite Reef
Church

4425 N. Granite Reef
Scottsdale, AZ 85251

View: Looking South to proposed site
from North Property Line.
Simulation Completed: 2/15/2016
Completed By: Christopher Bridges

4-UP-2016
04/01/16



T-Mobile

COAL CREEK

CONSULTING

PH30920A – Granite Reef
Church

4425 N. Granite Reef
Scottsdale, AZ 85251

View: Looking North to proposed site
from South Property Line.
Simulation Completed: 2/15/2016
Completed By: Christopher Bridges

4-UP-2016
04/01/16



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PH30920A – Granite Reef
Church

4425 N. Granite Reef
Scottsdale, AZ 85251

View: Looking North to proposed site
from South Property Line.
Simulation Completed: 2/15/2016
Completed By: Christopher Bridges

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04/01/16



T-Mobile

COAL CREEK

CONSULTING

PH30920A – Granite Reef
Church

4425 N. Granite Reef
Scottsdale, AZ 85251

View: Looking West to proposed site
from East Property Line.
Simulation Completed: 2/15/2016
Completed By: Christopher Bridges

4-UP-2016
04/01/16



T-Mobile

COAL CREEK

CONSULTING

PH30920A – Granite Reef
Church

4425 N. Granite Reef
Scottsdale, AZ 85251

View: Looking West to proposed site
from East Property Line..
Simulation Completed: 2/15/2016
Completed By: Christopher Bridges

4-UP-2016
04/01/16



Neighborhood Notification

T-Mobile PH30920 – Granite Reef Church
4425 N Granite Reef Road, Scottsdale AZ
APN 173-57-114D

The attached notification material was mailed to all Property Owners & HOA's within 750' of the proposed T-Mobile WCF, to be located at 4425 N Granite Reef Road.

A neighborhood meeting was held on May 5th 2015, the meeting was well attended, which included Councilman Phillips, and Councilwoman Littlefield. A large number of the neighbors were vocal, and opposed the proposed T-Mobile MonoPalm.

A second neighborhood meeting was held on February 22nd 2016. The purpose of that meeting was to propose an alternative structure to the previously discussed MonoPalm. The meeting was well attended, which included Councilwoman Littlefield. The neighbors posed many questions with regards to the alternative structure, but the discussion was amicable. No one in attendance voiced opposition to the alternative structure.

Sincerely,

Declan Murphy (T-Mobile Project)
1525 North Hayden Road, Suite 100
Scottsdale, AZ 85257
(602) 326 0111
dmurphy@coal-creek.com

ATTACHMENT #6

**4-UP-2016
04/01/16**



Community Notification



Dear Neighbor:

You are invited to a neighborhood meeting to discuss an alternative T-Mobile Wireless Communication Facility (WCF) to be located at Granite Reef Church 4425 N Granite Reed Road (APN 173-57-114D). The neighborhood meeting will be held at Granite Reef Church on February 22nd 2016 at 7pm.

We welcome neighborhood input on the proposed WCF, and look forward to discussing in greater detail.

In the meantime, please do not hesitate to contact me at (602) 326 0111 anytime with questions or concerns regarding this project, or email me at dmurphy@coal-creek.com

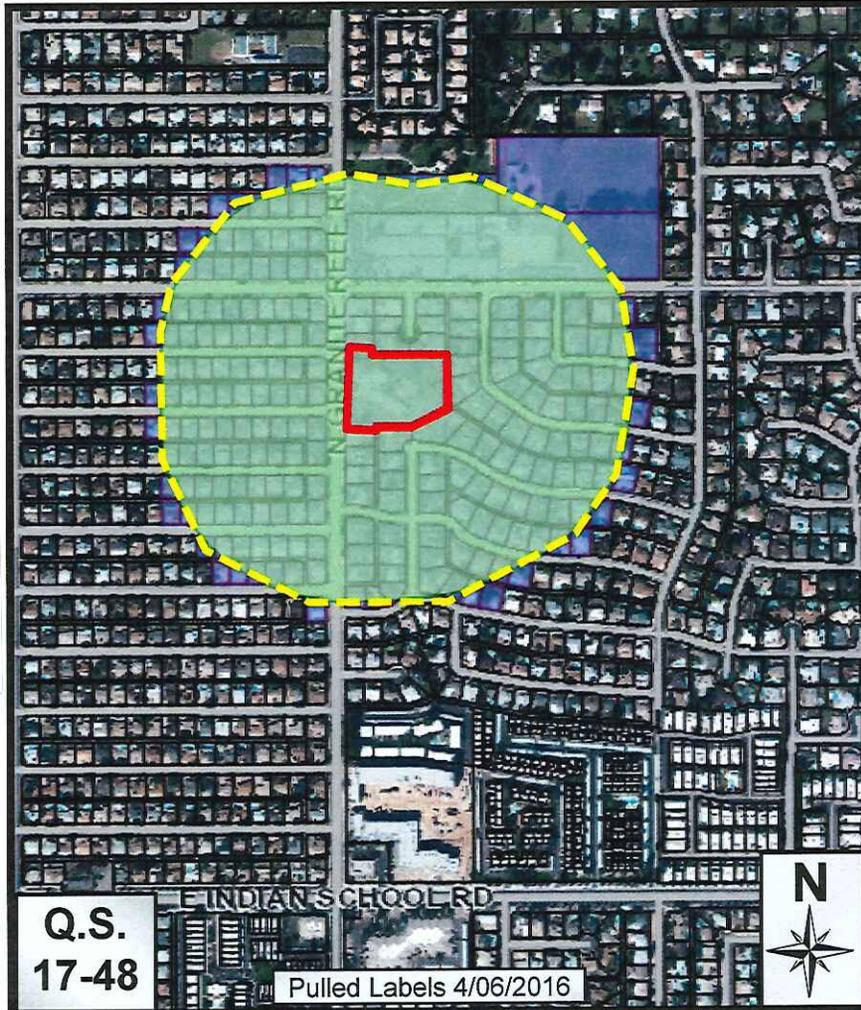
Alternatively, please contact Keith Niederer Senior Planner City of Scottsdale (480) 312-2953 or KNiederer@Scottsdaleaz.gov

Sincerely,

Declan Murphy
T-Mobile Project
1525 North Hayden Road, Suite 100
Scottsdale, AZ 85257
(602) 326 0111
dmurphy@coal-creek.com

City Notifications – Mailing List Selection Map

ATTACHMENT #7



Map Legend:

-  Site Boundary
-  Properties within 750-feet
- Postcards 261

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

T-Mobile PH30920

4-UP-2016