

PLANNING COMMISSION REPORT



Meeting Date: July 27, 2016
General Plan Element: *Public Services and Facilities*
General Plan Goal: *Encourage provision of power and communication systems that match the character of Scottsdale and provide reliable, efficient service for Scottsdale citizens, visitors and businesses.*

ACTION

AT&T CMC Golf - Site No. W384-BB 6-UP-2011#2

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for approval of a Conditional Use Permit for an existing Type 4 alternative concealment wireless communication facility (WCF) concealed within a 55-foot tall artificial palm tree, with associated ground mounted equipment, located at 15695 N. 83rd Way with Industrial Park (I-1) zoning.

Key Items for Consideration

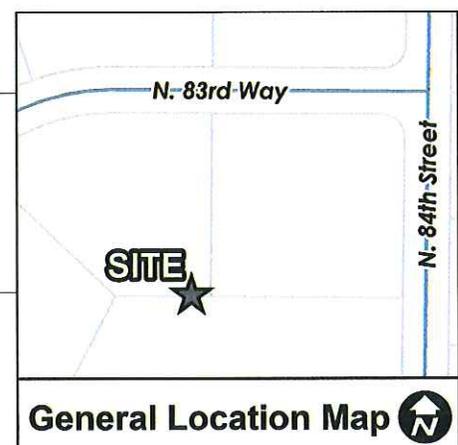
- No changes are proposed to this existing wireless communication facility.
- The zoning ordinance requires Conditional Use Permit for wireless communication facilities to be renewed every 5 years. This WCF was initially approved by the City Council on May 17, 2011.
- No change in wireless technology has eliminated the need for this WCF.
- The 55-foot tall faux palm tree is a Type 4 facility and is subject to a Conditional Use Permit because the proposed height exceeds the maximum allowable height of 36-feet in the I-1 zoning district.

OWNER

15695 North 83Rd LLC

APPLICANT CONTACT

Julie Cocca
ATFAB Wireless Properties
602-421-4885



Action Taken _____

LOCATION

15695 N 83rd Wy

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Employment with a Regional Use Overlay. This category includes a range of employment uses from light manufacturing to light industrial and office uses. Employment areas, as defined by the General Plan, are areas where impacts on residential neighborhoods are limited and access is available to labor pools and transportation facilities. The Regional Use Overlay designates this area as major mixed-use employment, service and civic core of regional significance.

Character Area Plan

This site is located within the boundaries of the Greater Airpark Character Area Plan (GACAP), which was adopted by the City Council on October 26, 2010. The GACAP designates this site as employment, which includes an array of office, commercial, warehousing, and light industrial land uses that provide opportunities for business enterprises, as well as regional and local jobs.

The GACAP has identified this area for "Type B" development, which represents larger mass buildings, such as hangars and warehouses and regional event facilities.

Zoning

The site is zoned Industrial Park (I-1). The Industrial Park zoning district allows for office uses, as well as manufacturing, storage and warehouse uses. Wireless Communication Facilities are also permitted.

Context

The subject property is located 15696 N. 83rd Way, which is located in the middle of an industrial/office complex, located between Hayden Road and the Scottsdale Airport, west of N. 84th Street.

Other Related Policies, References:

56-ZN-1982: Rezoned the subject parcel from R1-35 to I-1.

54-DR-1996: Approved the building on the subject site.

6-UP-2011: Approved the Conditional Use Permit for the subject WCF.

Zoning Ordinance Article VII, Section 7.200.H

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is for a Conditional Use Permit for an existing artificial palm tree WCF, which was approved by the City Council on May 17, 2011 with case 6-UP-2011. Conditional Use Permits

for WCF's are valid for a period of five (5) years from the date of City Council approval. The applicant (or WCF carrier) is responsible for initiating an application to renew the Conditional Use Permit.

IMPACT ANALYSIS

Land Use

The proposed alternative concealment facility is in conformance with the Zoning Ordinance.

Airport Vicinity

The FAA issued a Determination of No Hazard to Air Navigation on February 28, 2011, stating that the aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation.

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, odor, dust, vibration or illumination.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **The WCF has little if any impact to the volume or character of traffic. Service vehicles will utilize the existing park parking lot.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - **The existing WCF is reasonably compatible with the area. The area contains mostly employment or retail uses. The nearest residential use is approximately 3,700 feet to the north.**
- C. The additional conditions in Section 1.403 have been satisfied:
 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.
 - **AT&T is aware of the requirement to renew this Conditional Use**

Permit application in five (5) years.

2. To the degree a proposed WCF meets height requirements set forth in this Ordinance, no use permit shall be granted when heights are found to be intrusive, obtrusive or out of character with the area.
 - **The WCF is not out of character with the surrounding area. The WCF is screened by buildings for most views.**
3. Antennas and pole diameters shall be harmonious with the existing context and not be intrusive or obtrusive on the landscape or views.
 - **Antennas are painted green to match with the artificial palm fronds. There are existing mature trees on the property which help this WCF blend in with the landscape. The nearest residence is approximately 3,700 feet to the north of the subject monopalm.**
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.
 - **AT&T located this WCF at the portion of the property that is least obtrusive to public views and internally to the site so it is not located too close to the public right-of-way.**

Community Involvement

Property owners within 750-feet of the subject property have been notified by the applicant and the City's Planning Department about this CUP application. A red public hearing notice sign has also been posted on the property.

As of the drafting of this report, staff has received one call requesting additional information.

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

7-11-2016
Date


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

7/1/2016
Date


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

7/7/16
Date

ATTACHMENTS

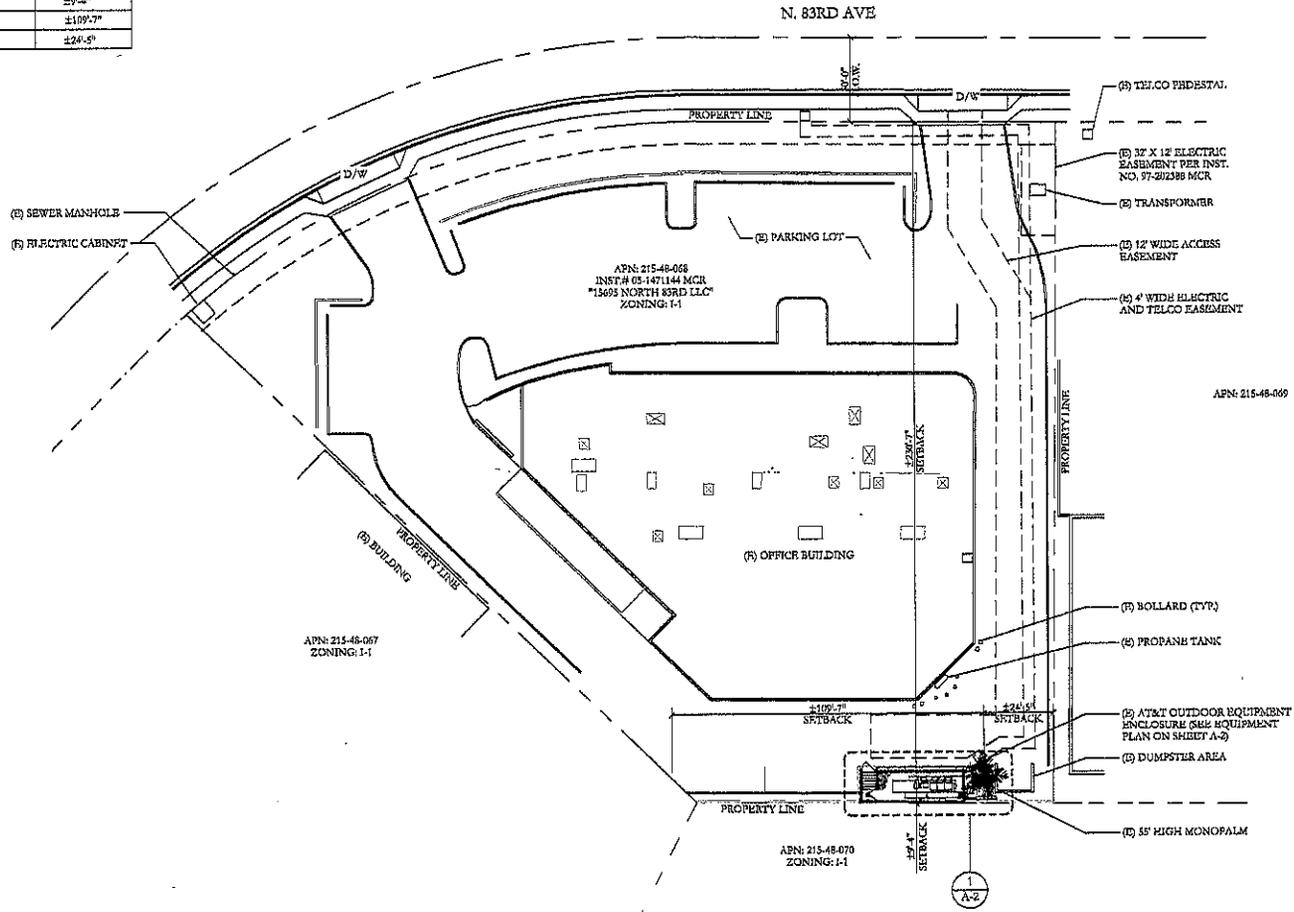
1. Stipulations
Exhibit A to Attachment 1: Plans
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. Zoning Map
5. Photograph of Existing WCF
6. City Notification Map

**Stipulations for the Conditional Use Permit
For a Wireless Communication Facility Type 4
AT&T CMC Golf - Site No. W384-BB
Case Number: 6-UP-2011#2**

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

1. **APPLICABILITY.** All stipulations from case 6-UP-2011 continue to apply.
2. No modifications to this WCF are approved with this permit.
3. **EXPIRATION OF CONDITIONAL USE PERMIT AFTER FIVE (5) YEARS.** If the applicant wishes to continue this use, within ninety (90) days before 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 type of wireless communication facility. If a new Conditional Use Permit is not granted, the applicant shall be responsible for the removal of the facility.
4. **FAUX PALM FRONDS.** Fronds on the artificial palm tree damaged from inclement weather conditions shall be replaced.

| SETBACK TABLE | |
|---------------|----------|
| NORTH | ±230'-7" |
| SOUTH | ±9'-4" |
| WEST | ±109'-7" |
| EAST | ±24'-5" |



SITE PLAN

34"x38" SCALE: 1/16" = 1'-0"
 11"x17" SCALE: 1/32" = 1'-0"

PREPARED FOR:

1330 W. UNIVERSITY
MESA, AZ 85201

CONSULTING FIRM:

2207 SOUTH 199 STREET
QUAYAN CHONK AV 85142
PHON: (602) 216-6038 - FAX: 480-279-1271

PROJECT NO: 0000
 DRAWN BY: CH
 CHECKED BY: CH

| REV | DATE | DESCRIPTION |
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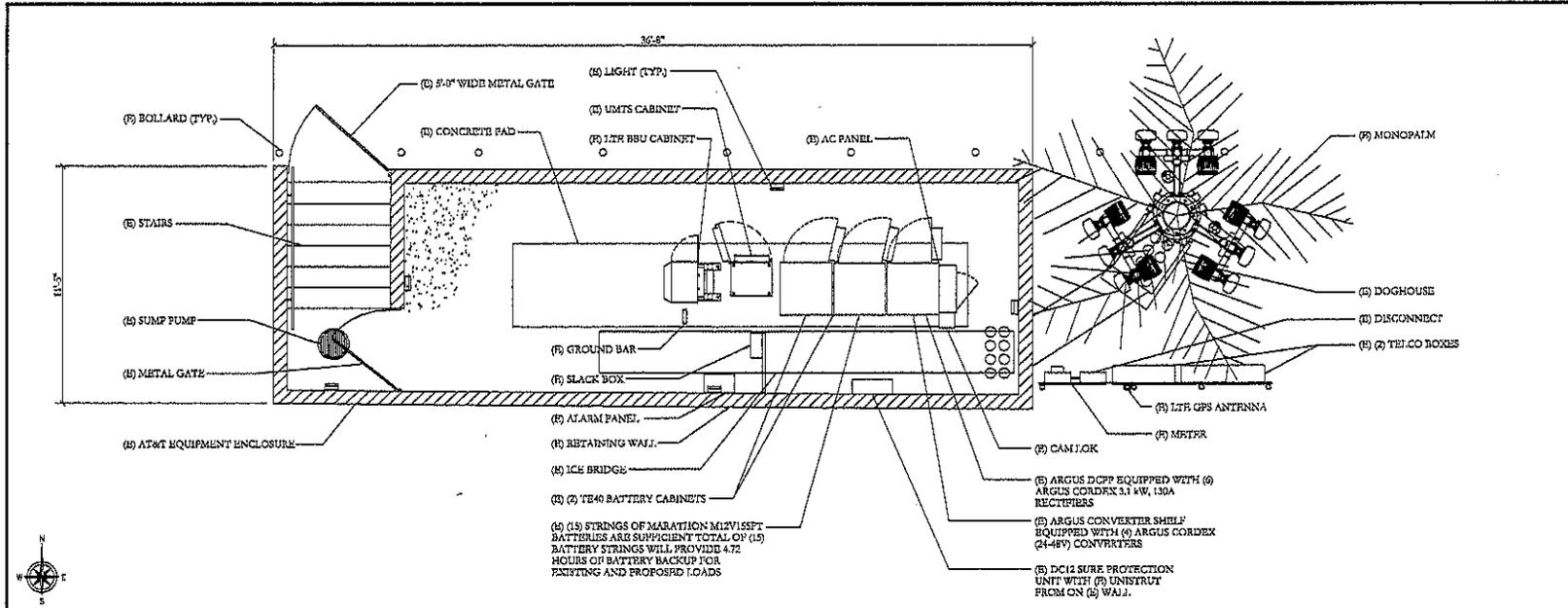
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 APN: 215-48-069
 APN: 215-48-070 ZONING: I-1

CMC GOLF
W384-BB
1699 N. 83RD WAY
SCOTTSDALE, AZ 85260

DRAWN TITLE
SITE PLAN

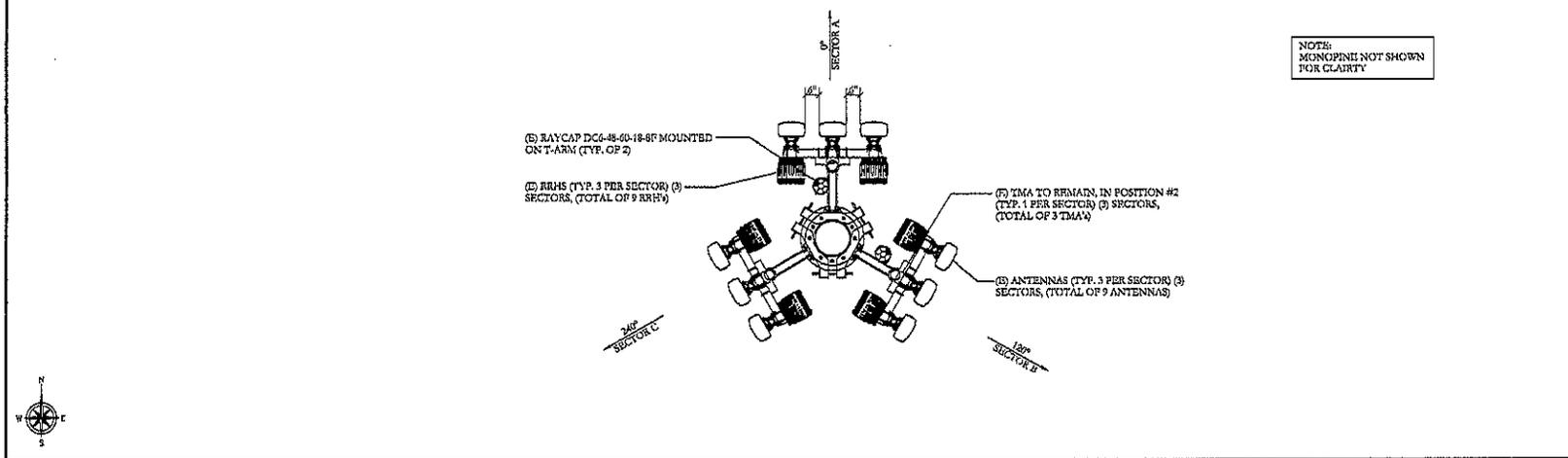
SHORT NUMBER
A-1

6-UP-2011#2
5/20/16



PROPOSED ENLARGED SITE PLAN

24"x36" SCALE: 3/8" = 1'-0"
 11"x17" SCALE: 3/16" = 1'-0"
 1 2 0' 0'



PROPOSED ENLARGED SITE PLAN

24"x36" SCALE: 3/8" = 1'-0"
 11"x17" SCALE: 3/16" = 1'-0"
 1 2 0' 0'

PREPARED FOR

1255 W UNIVERSITY
 ARLING, AZ 85011

CONSULTING FIRM

2275 SOUTH 195 STREET
 GUSTON CHINA, AZ 8546
 PH: (928) 662-9100-8000 - FAX: (928) 279-1271

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|-------------|------|
| PROJECT NO. | 0000 |
| DRAWN BY | CH |
| CHECKED BY | CH |

| REV | DATE | DESCRIPTION |
|-----|---------|---------------------|
| 0 | 3/28/16 | ISSUE FOR SUBMITTAL |
| 1 | 5/20/16 | ISSUE FOR BIDDING |
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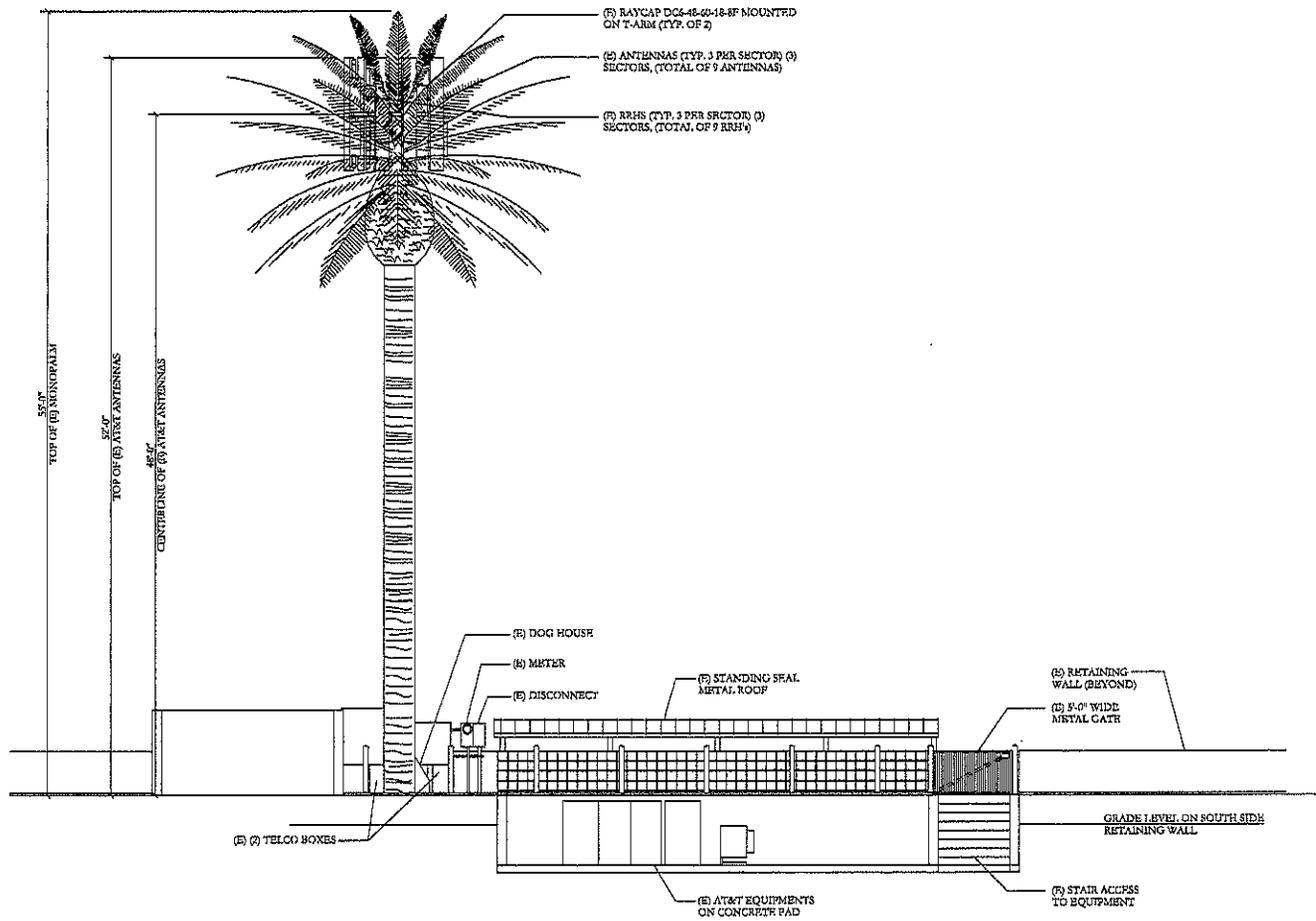
CMC GOLF
 W384-BB
 1899 N. 83RD WAY
 SCOTTSDALE, AZ 85250

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2

6-UP-2011#2
5/20/16

NOTE:
 NEEDED TO PAINT OR REPLACE PALM FRONDS
 AS NEEDED. ALL ANTENNAS & HARDWARE
 NEEDS TO BE PAINTED TO MATCH THE
 COLOR OF THE FRONDS.



NORTH ELEVATION

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



1

PREPARED FOR



1385 W. UNIVERSITY
 MESA, AZ 85201

CONSULTING FIRM



22075 SOUTH 150 STREET
 GILBERT, ARIZONA 85144
 PHONE: 480-219-4000 - FAX: 480-270-1271

PROJECT NO. 0000

DRAWN BY: CJI

CHECKED BY: GH

| REV | DATE | DESCRIPTION |
|-----|---------|----------------------|
| 0 | 8/13/16 | ISSUE FOR PERMITTING |
| A | 5/20/16 | ISSUE FOR REVIEW |



CMC GOLF
 W384-BB
 1689 N. 83RD WAY
 SCOTTSDALE, AZ 85256

SHEET TITLE
 NORTH ELEVATION

SHEET NUMBER
 A-3

6-UP-2011#2
 5/20/16

City of Scottsdale Project No: 296-PA-2016

Permittee: AT&T Mobility FA10140988/AZPHU3384
Project Name: AT&T W384 CMC Golf Monopalm
Project Address: 15695 N 83rd Way
APN: 215-48-068
Related cases: 06-UP-2011
Requesting Renewal of CUP
Current Zoning: I-1

Applicant:
ATFAB Wireless Properties on behalf of AT&T Mobility
Julie Cocca
4425 E Agave Road, Suite 120/121
Phoenix, AZ 85044
602-421-4885

AT&T Mobility is respectfully requesting the approval of their renewal application of the Conditional Use Permit previously approved by Scottsdale City Council on May 17, 2011 with case 6-UP-2011.

This Wireless Communication Facility (WCF) continues to be an intricate part of the north Scottsdale AT&T Mobility wireless coverage area. There are no plans to remove this site due to any foreseeable technology changes in the near future.

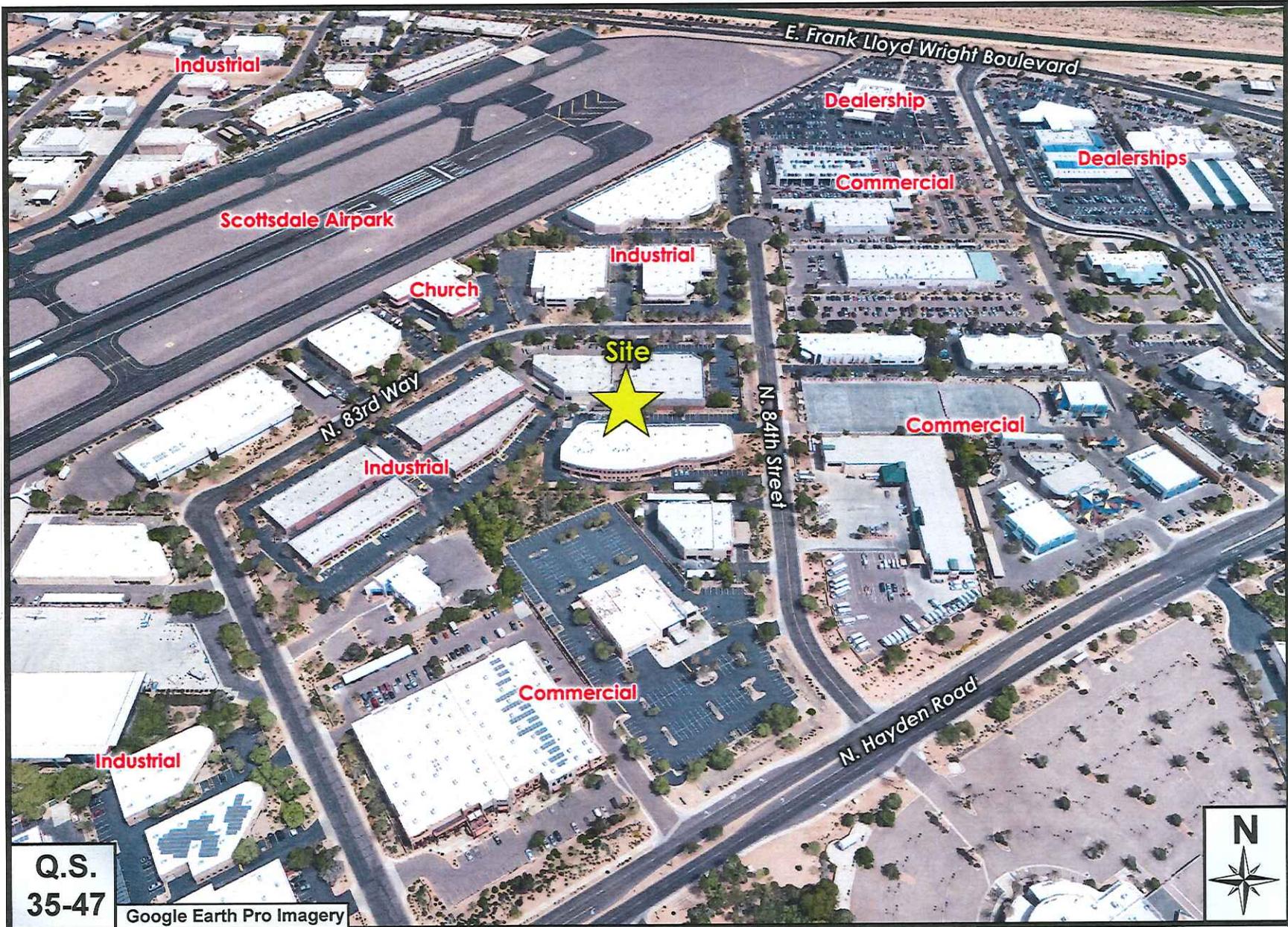
The WCF remains in compliance with the Conditional Use Permit (CUP) issued by the City of Scottsdale June 23, 2011 and continues to meet the requirements set forth in the Wireless Communications Facility ordinances. The existing WCF mono-palm blends with the surrounding industrial park landscaping and is not intrusive or obtrusive to the surrounding commercial building complexes.

AT&T Mobility has no further plans at this time to modify or change the current site under consideration and is respectfully requesting approval of our renewal application to extend the Conditional Use Permit for another 5 years.

Thank you for your consideration of this request.

6-UP-2011#2
5/20/16

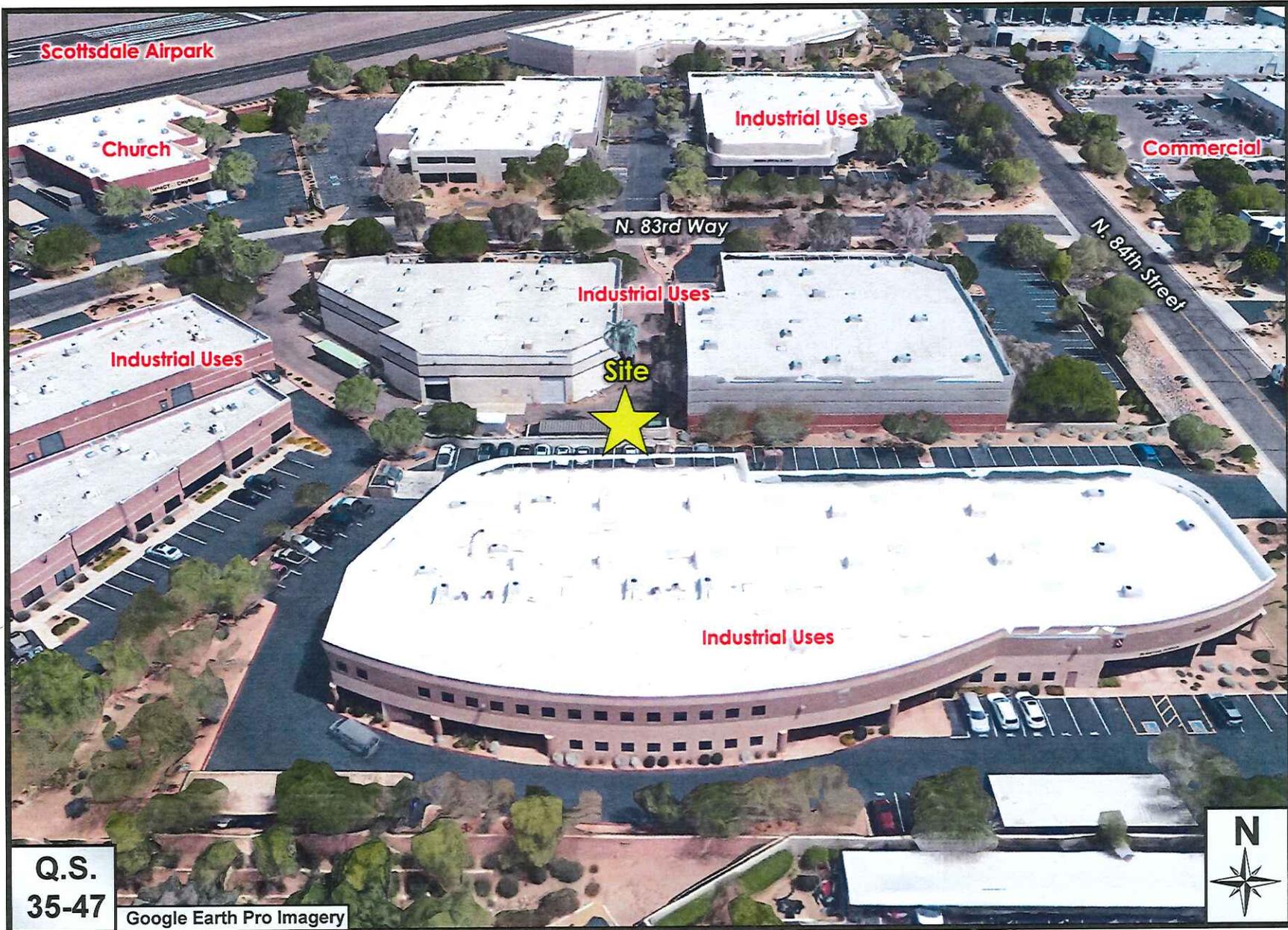
ATTACHMENT #2



AT&T CMC Golf – Site No. W384-BB

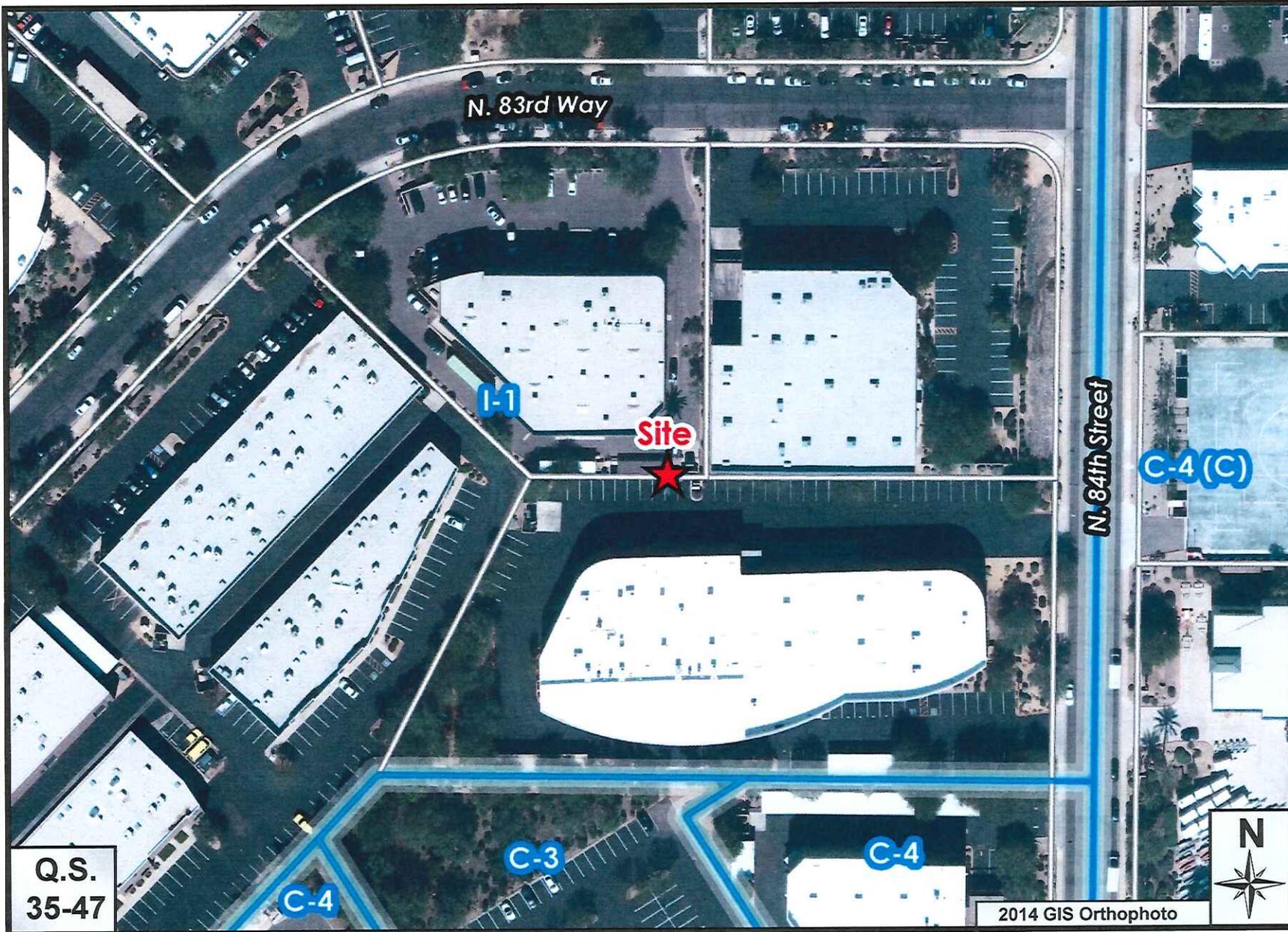
6-UP-2011#2

ATTACHMENT #3A



AT&T CMC Golf – Site No. W384-BB

6-UP-2011#2



AT&T CMC Golf – Site No. W384-BB

6-UP-2011#2

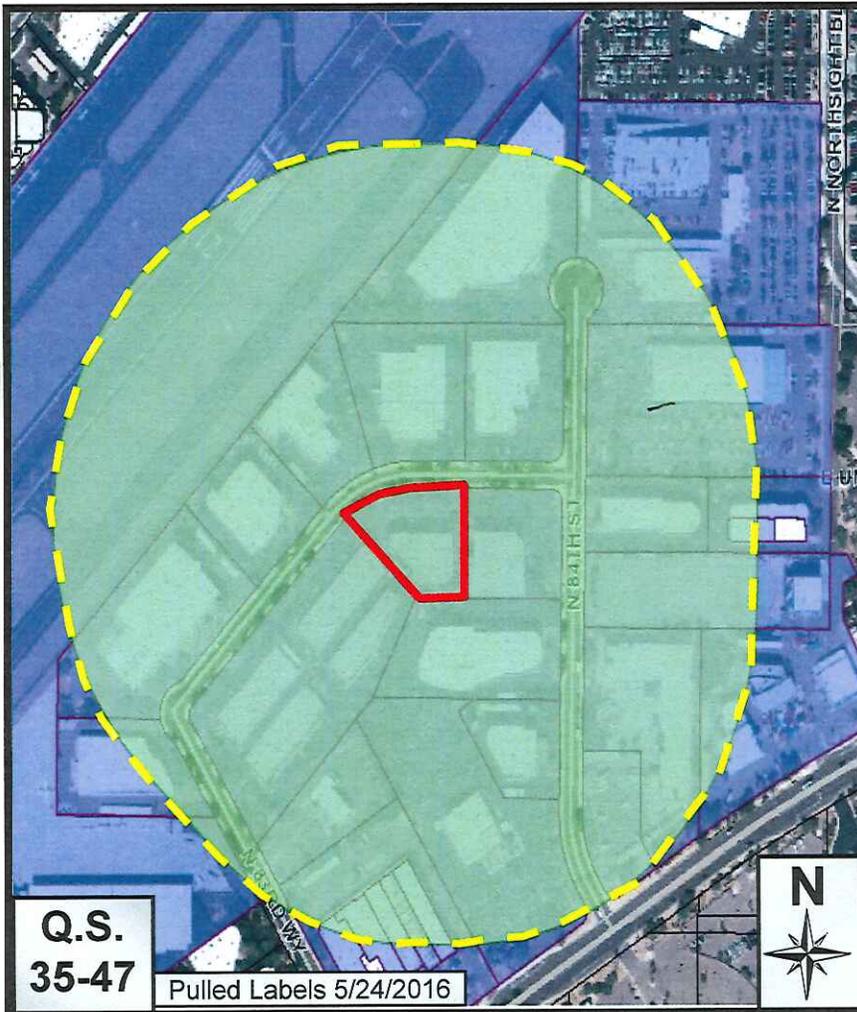


ATTACHMENT #5

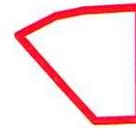


City Notifications – Mailing List Selection Map

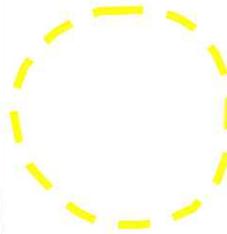
ATTACHMENT #6



Map Legend:



Site Boundary



Properties within 750-foot
62 Postcards

Additional Notifications:

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

6-UP-2011#2

AT&T CMC Golf Monopalm
Site No. W384-BB

ATTACHMENT #6