

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 8, 2004

ITEM NO. 11

**CASE NUMBER/
PROJECT NAME**

39-DR-2004
Alltel WCF - Desert Canyon Center

LOCATION

10421 E McDowell Mountain Ranch Rd

REQUEST

Request approval for construction of an architectural tower to an existing building to enclose a wireless communication facility.

OWNER

Desert Canyon Center LLC
805-473-2777

ENGINEER

**ARCHITECT/
DESIGNER**

**APPLICANT/
COORDINATOR**

Mike Campbell
Campbell A & Z LLC
602-616-8396

BACKGROUND

Zoning/Context.

The site is located at the McDowell Mountain Ranch commercial center located at the southwest corner of McDowell Mountain Ranch Road and 105th Street. The site is zoned Central Business, Environmentally Sensitive Lands District (C-2 ESL), which allows building-mounted Wireless Communications Facilities (WCF) as a permitted use. Due to this facility resulting in an increase of building height more than 15%, it is classified as a WCF-Type 3 and requires approval by the Development Review Board.

The existing building was approved in 1999. There is another WCF mounted within an existing architectural tower at the east end of the building that was approved in March of 2003. The proposed facility is located at a commercial center surrounded by school property, open space, and single-family homes. The proposed facility is located approximately 430 feet from the nearest residence, and is located over 1,000 feet from the public library and school buildings.

**APPLICANT'S
PROPOSAL/
DISCUSSION**

Applicant's Request.


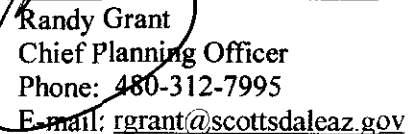
This is a request to construct a forty (40) foot tall architectural tower element on an existing thirty (30) foot tall building to install a wireless communications facility (WCF). The antennas and equipment will be concealed within the proposed tower element and existing building. The proposed architectural tower will be located at the west end of the building and will be designed to match an existing architectural tower located at the east end of the building. The proposed tower will match the existing building's brown stucco walls and tile roof. The tower is not in a prominent location on the building and will not impact pedestrian access or landscaping.

Community Involvement.

Notification has been sent to property owners within 750 feet of the property. Staff has received a phone call in opposition from a surrounding property owner who felt the applicant did not provide sufficient information and indicated that the building was unimpressive. Staff has also received general inquiries.

**STAFF
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)
Tim Curtis
Project Coordination Manager
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov
Randy Grant
Chief Planning Officer
Phone: 480-312-7995
E-mail: rgrant@scottsdaleaz.gov**ATTACHMENTS**

1. Applicant's Narrative (2 pgs)
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan/Elevations
5. Photos/Photo Simulations: Existing & Proposed (2pgs)
 - A. Fire Ordinance Requirements
 - B. Stipulations/Zoning Ordinance Requirements

PROJECT NARRATIVE

To: Development Review Board
City of Scottsdale

From: Michael J. Campbell

Date: May 19, 2004

Re: ALLTEL Wireless Communications Facility
10421 E. McDowell Mountain Ranch Road

ALLTEL is proposing to locate six wireless panel antennas inside a proposed new construction belltower at the Desert Canyon Center property, located at 10421 E. McDowell Mountain Ranch Road.

This wireless communications facility will consist of three sectors of two panel antennas per sector. The antennas and coax cables will be mounted inside the proposed belltower. The equipment cabinets will be housed inside the existing office building. The site will not impact the required open space or required parking spaces for this parcel.

The Desert Canyon Center is a commercial/retail center located at the southwest corner of 105th Street and McDowell Mountain Ranch Road. The main building at the property is a two story building, approximately 30' in height. There are additional single story buildings on the large commercial parcel.

The Center currently houses a Sprint PCS wireless communications facility at the east end of the two story building. The Sprint site is also concealed within a belltower. The Sprint site 'as built' plans were reviewed to determine the availability of space inside the existing structure. Unfortunately, there was not adequate space for the installation of the ALLTEL antennas and coaxial cables.

Having ruled out a co-location inside the Sprint belltower, ALLTEL reviewed the Center and determined that the best mean to place their site at this location was to mirror the Sprint site.

This Project includes:

- Construction of an extension to the existing electric room, located outside on the west end of the ground floor. The extension will create the new belltower and will be approximately 10' above the current top of the roof. This new belltower will match the 40' height, texture and color of the existing east end belltower.

CAMPBELL A&Z, LLC

- Installation of six panel antennas and associated coaxial cables inside the belltower. The coaxial cables will run from the radio equipment, located inside the building, to the antennas.
- Installation of telephone and electrical service will be from the existing facilities serving the Center.

Project colors:

Exterior finish: stucco-light dashed

Exterior color: Sherwin William 'Dormer Brown, SW 2050'

Roof Tile: Property management has made available a sample of the existing tile, however, the make, model were not available at this time

Should you have any questions, or require additional information, please contact me at 602-616-8396, or at campbellaz1@earthlink.net.

Thank you,



Michael J. Campbell
Campbell A&Z LLC

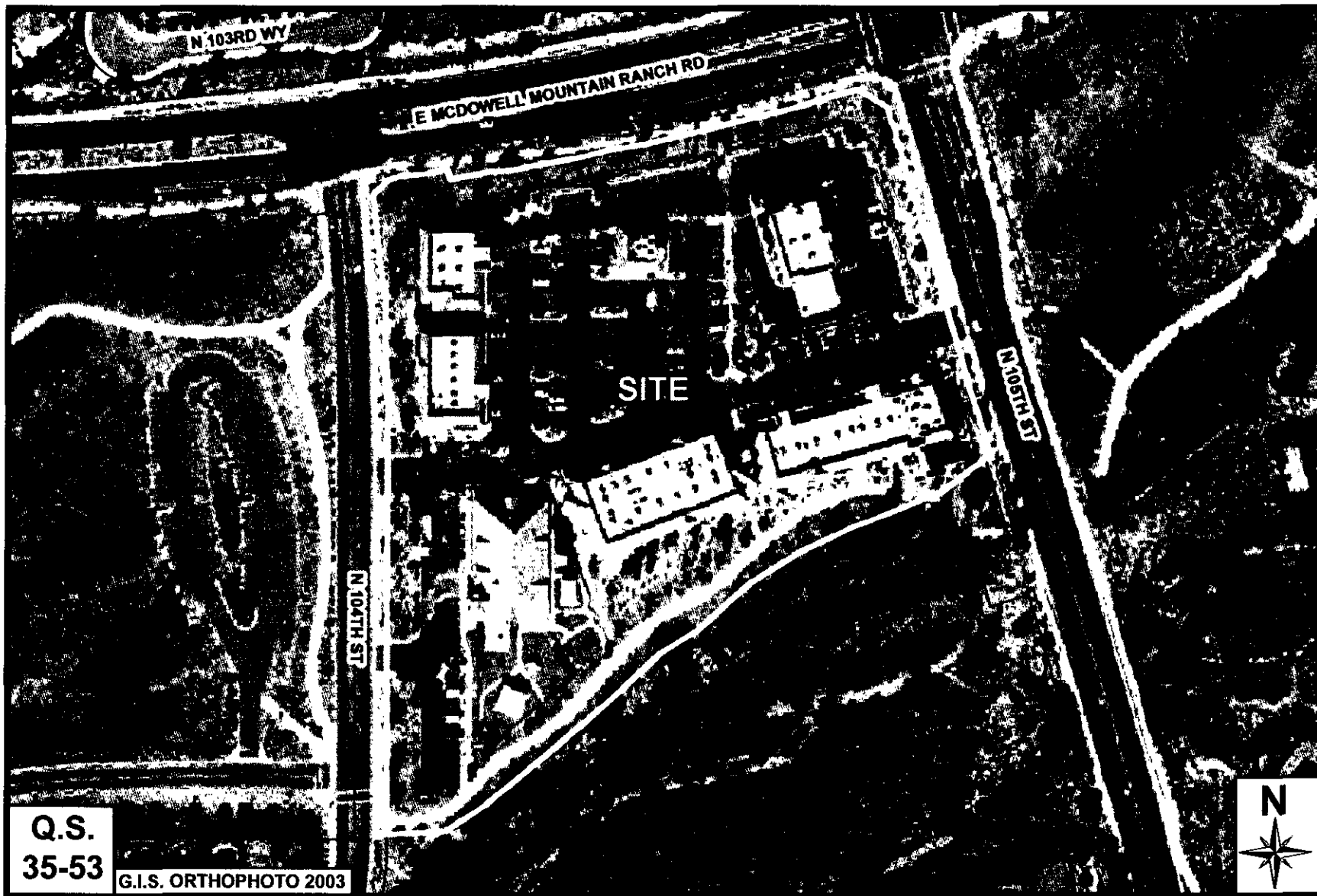
On behalf of ALLTEL Communications



Alltel WCF – Desert Canyon Center

39-DR-2004

ATTACHMENT #2



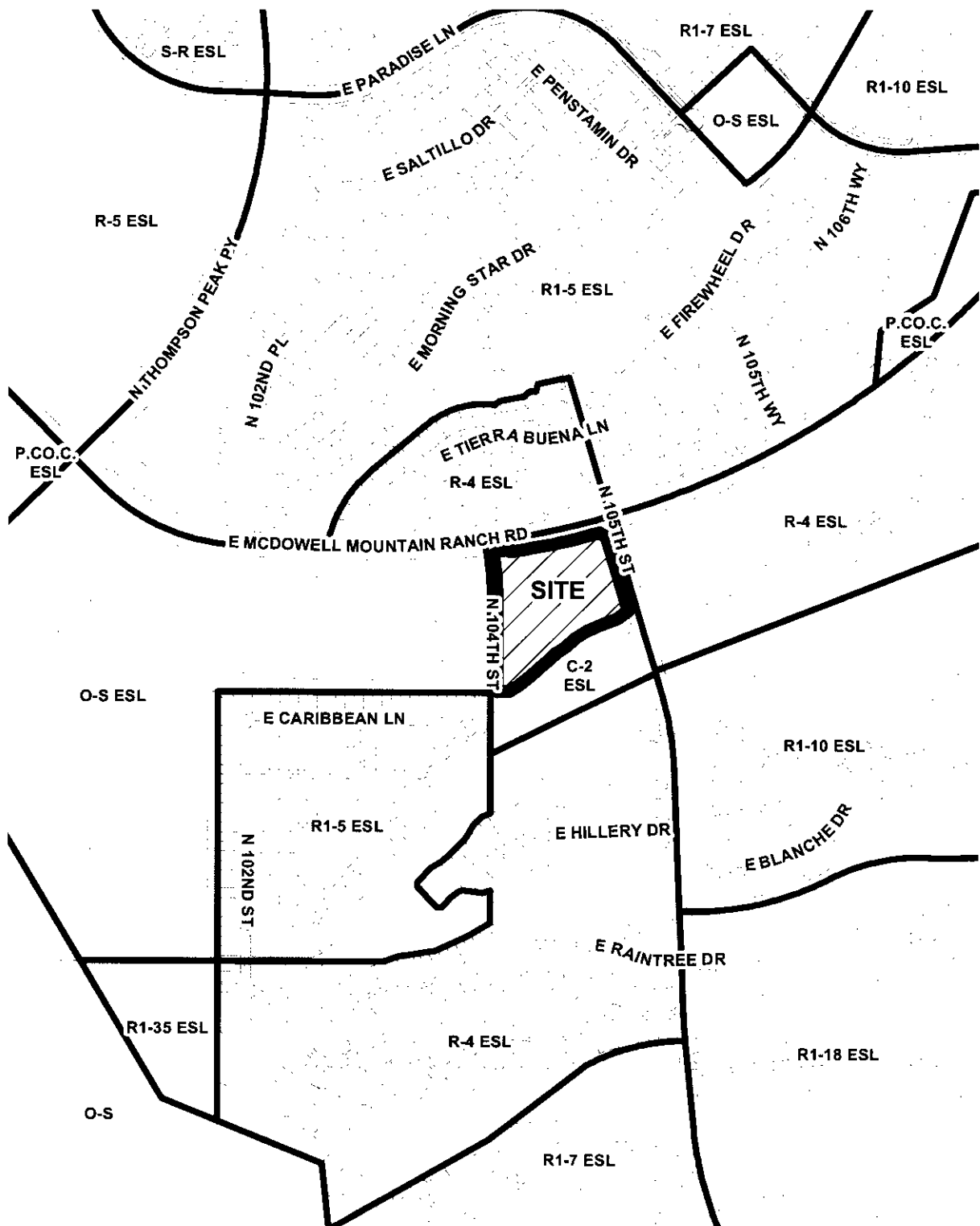
Q.S.
35-53

G.I.S. ORTHOPHOTO 2003

Alltel WCF – Desert Canyon Center

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ATTACHMENT #2A



39-DR-2004

ATTACHMENT #3



McDowell Mountain Ranch

**10421 E. McDowell
Mountain Ranch Rd.**

Proposed



Existing

**Proposed Alltel Stealth
Bell Tower**



Marken Telecommunication Services, LLC

39-DR-2004

5/20/04

ATTACHMENT #5



McDowell Mountain Ranch

**10421 E. McDowell
Mountain Ranch Rd.**

Proposed



Existing

**Proposed Alltel Stealth
Bell Tower**



Marken Telecommunication Services, LLC

39-DR-2004
5/20/04

ALLTEL - WCF DESERT CANYON
CENTER - 10421 E. Mc DOWELL
MOUNTAIN RANCH ROAD
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☐ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

- ☐ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☐ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☐ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☐ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____

- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☐ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☐ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☐ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☐ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☐ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)
 - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☐ 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF _____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: BLDG. ADDITION -- LT. HAZ.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☐ **G.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

<p style="text-align: center;">Stipulations for Case: Alltel WCF – Desert Canyon Center Case 39-DR-2004</p>
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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 building elevations on Zoning Information Plan Sheet Z-1, submitted by Young Design Corp with a seal date of 5/19/2004.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan information on Zoning Information Plan Sheet Z-1, submitted by Young Design Corp with a seal date of 5/19/2004.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All mechanical, utility, and communications equipment shall be located within the building addition and shall match the existing architectural color and finish of the building. No exterior roof ladder shall be allowed.
3. Roof drainage systems, if provided, shall be interior to the building.
4. With the final plans submittal, the developer shall provide a detail of the required facility marker for a plaque, showing conformance with ordinance requirements.

LANDSCAPE DESIGN:

DRB Stipulations

5. Landscaped areas to remain after construction shall be restored to the condition that existed prior to construction disturbance. The construction document submittal for the proposed improvements shall indicate plant materials within the area of construction being removed or potentially disturbed.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

6. No new exterior lighting is proposed or approved for this application.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning and DRB cases for the subject site were: 74-ZN-1992, 74-ZN-1992#7, 92-DR-1999, and 91-SA-2003.

**ATTACHMENT B
APPROVED 7-08-04 - bdf**