

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 8, 2004

ITEM NO. 6

<b>CASE NUMBER/</b>	<b>31-DR-2004</b>	
<b>PROJECT NAME</b>	<b>Verizon Wireless - PHO Caribbean</b>	
<b>LOCATION</b>	9701 E Bell Rd	
<b>REQUEST</b>	Request site plan, elevations & landscape approval for a Wireless Communication Facility (WCF)	
<b>OWNER</b>	Roman Catholic Diocese of Phoenix 602-257-0030	<b>ENGINEER</b>
<b>ARCHITECT/ DESIGNER</b>		<b>APPLICANT/ COORDINATOR</b> Gordon Rasmussen Martin Property Advisors, Inc 480-368-1899
<b>BACKGROUND</b>	<p><b>Zoning.</b> The site is zoned single-family residential with Planned Community District and Environmentally Sensitive Lands zoning overlays (R1-5 PCD ESL).</p> <p><b>Context.</b> The site is located on the grounds of the Notre Dame Preparatory High School, just south of the softball field, on the south side of the school campus. Notre Dame Preparatory High School is located on approximately 38 acres of land from Bell Road south to approximately the Old Verde Canal alignment. Adjacent property to the school includes city-owned land to the west, zoned single-family residential (R1-35 PCD ESL). This land is used for a drainage system that serves properties north of Bell Road. The parcel to the south is under State Lands ownership with Western Theme Park zoning. Further south of the State Lands parcel is the WestWorld facility. East of Notre Dame across from the proposed WCF facility location is a developed R1-5 PCD ESL residential subdivision (Horseman's Park). The distance between the closest lot in this subdivision to the proposed WCF is about 650 feet.</p>	
<b>APPLICANT'S PROPOSAL</b>	<p><b>Applicant's Request.</b> The applicant is proposing a wireless communications facility (WCF) mounted on a replaced softball field light pole. The facility includes two antennas, mounted at 61 and 50 feet respectively, with the total pole height, including light fixtures, at 68 ½ feet. The applicant has agreed to snug-mount the antennas (mounted no more than 8" from the face of the pole), place the coaxial cables within the pole, and screen all ground-mounted equipment within a building. The application also includes a small storage building for use by Notre Dame. Both buildings will be constructed to match the existing school gymnasium (split face concrete masonry units, Frazee 'Brick Rose'). The proposal also includes landscaping around the structures with creosote, brittle bush and mesquite to aid</p>	



in screening. As part of the application, the applicant provided notice within 750 feet of the WCF site and to parents of Notre Dame students in the school newsletter, as required by the City's WCF code.

**Development Information:**


- Existing Use: Notre Dame Preparatory High School
- Parcel Size: Approximately 38 acres
- Storage Building Size: Approx. 184 square feet
- WCF Equipment Building Size: 312 square feet
- Building Height Proposed: 12' 8" (both buildings)
- Building Height Allowed: 30'

**STAFF  
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

**STAFF CONTACT(S)**

  
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 Senior Planner  
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 E-mail: scolver@ScottsdaleAZ.gov

  
 Randy Grant  
 Chief Planning Officer  
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**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Overall Site Plan
5. Detail Site Plan with Elevations
6. Landscape Plan
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements





City of Scottsdale

# PROJECT NARRATIVE



31-DR-2004

4-28-04

Case # \_\_\_\_\_ / 92 -PA-2004

Project Name Verizon Wireless - PHO

Location 9701 E. Bell Road Caribbean

Applicant Gordon Rasmussen/Martin

Property Advisors for Verizon Wireless

## SITE DETAILS

Proposed/Existing Zoning: R1-5 ESL

Use: Private School

Parcel Size: .03 acres

Parking Required: \_\_\_\_\_

Parking Provided: \_\_\_\_\_

# Of Buildings: 1

Height: ±11 feet

Setbacks: N- \_\_\_\_\_ S- \_\_\_\_\_

E- \_\_\_\_\_ W 25 ft

☒ Gross Floor Area ☐ Total Units: 312 SF

☐ Floor Area Ratio ☐ Density: \_\_\_\_\_

## In the following space, please describe the project or the request

Obtain Development Review Board approval for the construction of a wireless communications facility. The proposed WCF will involve installing three (3) Verizon Wireless panel antennas on a replacement athletic field light pole. There will be no increase to the height of the replacement light pole, and the installation will otherwise conform to the City of Scottsdale wireless ordinance. Verizon Wireless' equipment shelter will be a site-built masonry structure that will match other structure at Notre Dame Preparatory School. Additional landscaping will be installed to aid in the concealment of the proposed WCF. See attached narrative and site plans for additional information.

ATTACHMENT #1



## **PROJECT NARRATIVE**

**Verizon Wireless (PHO Caribbean) – Notre Dame Preparatory School**

**City of Scottsdale DRB Case # 92-PA-2004**

**Location of Site:**

**Notre Dame Preparatory School**

**Softball Field**

**9701 E. Bell Road**

**Scottsdale, Arizona 85260**

### **Applicant:**

Verizon Wireless  
ATTN: Lisa Hays  
4811 E. Thistle Landing Drive Suite 100  
Phoenix, AZ 85044  
Phone: (480) 763-6625  
Fax: (480) 763-6491

### **Consultant:**

Gordon M. Rasmussen  
Martin Property Advisors, Inc.  
7530 E. Turquoise Avenue  
Scottsdale, AZ 85258  
Phone: (480) 368-1899  
Fax: (480) 368-9097  
Email: [grasmussen13@cox.net](mailto:grasmussen13@cox.net)

### **Architect:**

Larry Dustrud  
Dustrud, Inc.  
1121 E. Missouri Suite 221  
Phoenix, AZ 85014  
Phone: (602) 264-6225  
Fax: (602) 264-6225



**Verizon Wireless (PHO Caribbean) – Project Narrative**  
**Request for DRB Approval for a Wireless Communications Facility**  
**DRB Case # 92-PA-2004**

**Purpose of Request:**

Verizon Wireless is seeking Development Review Board approval for the construction of a wireless communications facility proposed to be located in the athletic field complex at Notre Dame Preparatory School, 9701 E. Bell Road, Scottsdale, Arizona.

**Description of Verizon's Wireless Facility:**

The completed wireless communications facility will consist of a site-built masonry equipment shelter measuring approximately 12 feet x 26 feet x 11 feet in height, and an antenna array. The equipment shelter's architecture, texture and colorization will be designed to match the existing structures at Notre Dame Preparatory School. Verizon Wireless' antenna array will be mounted on a replacement field light pole. The top of the existing field light pole is approximately 68.6 feet (as per enclosed survey performed by Schmidt Consulting dated 12/21/03), and the replacement field light will be identical in height. The field lights will be replaced at the same height as the originally situated. There will be three (3) panel antennas installed and described as follows:

1. Two (2) panel antenna at 61 feet centerline, measuring 94.7"(l) x 11.2' (w) x 4.5" (d).
2. One (1) panel antenna at 50 feet centerline, measuring 47.24" (l) x 23.62" (w) x 7.87" (d).
3. The panel antennas will be mounted on the replacement field light in a manner such that the antennas will not extend more than sixteen (16") inches from the pole.

A masonry storage building measuring approximately 12 ft x 15 ft 4" x 11 ft (h) will also be constructed in the project; however, this structure is for the sole use of Notre Dame Preparatory School, and is not part of Verizon Wireless' communications facility.

Verizon Wireless' proposed facility is depicted on the enclosed site plan.

Additional landscaping will be installed as per the enclosed landscaping plan.

**Justification for Development Review Board Approval:**

The proposed wireless facility will meet the City of Scottsdale's facility design guidelines in the following manner:

- a. The proposed wireless facility will replace an existing light pole substantially similar to the existing field light pole and other light poles at Notre Dame Preparatory School. The diameter of the existing light pole is 13.14 inches, and the diameter of the replacement light pole will not exceed twenty (20) inches. Please note that there are numerous light poles at Notre Dame Preparatory School that, due to the larger sized lighting array, are approximately 20 inches in diameter. The overall height of the replacement light pole will be identical to the existing light pole, and the existing lighting array will be reinstalled at the same height without change to its current configuration.



- b. Verizon Wireless' site built equipment shelter will be designed to integrate into the existing architecture, texture and colorization of the existing buildings at Notre Dame Preparatory School. The construction will be comprised of masonry block, painted with Frazee (8385D) "Brick Rose". The storage building constructed for the exclusive use of Notre Dame Preparatory School will also be similarly constructed and painted. Other than existing sod utilized for the baseball field, there is no other landscaping. Verizon Wireless will install new landscaping to provide additional concealment to the proposed facility as set forth in the Landscape and Irrigation Plans dated January 16, 2004.
- c. Verizon Wireless' proposed facility will have no adverse impact on adjacent properties. The facility is unmanned, and except for routine maintenance (average of once monthly), and emergencies, will produce no significant pedestrian or vehicular traffic. The proposed wireless communications facility will not contribute in a measurable way to the deterioration of the area or contribute to the lowering of property values.
- d. The use will be in compliance with all provisions of the City of Scottsdale's Zoning Ordinance and Amended Wireless Ordinance, and the laws of Maricopa County, the State of Arizona, and the United States of America.





Verizon Wireless - PHO Caribbean

**31-DR-2004**

ATTACHMENT #2



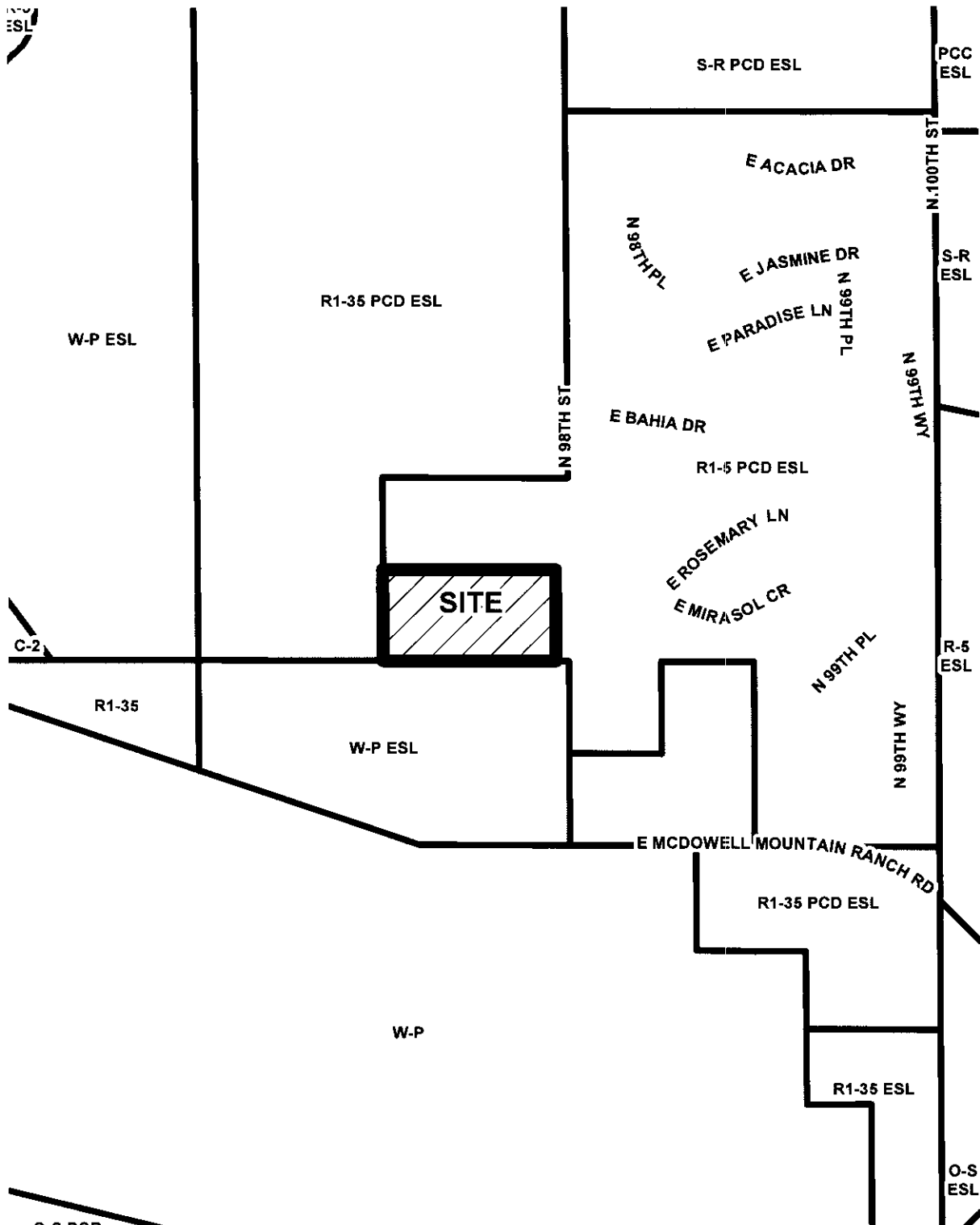


Verizon Wireless - PHO Caribbean

**31-DR-2004**

ATTACHMENT #2A

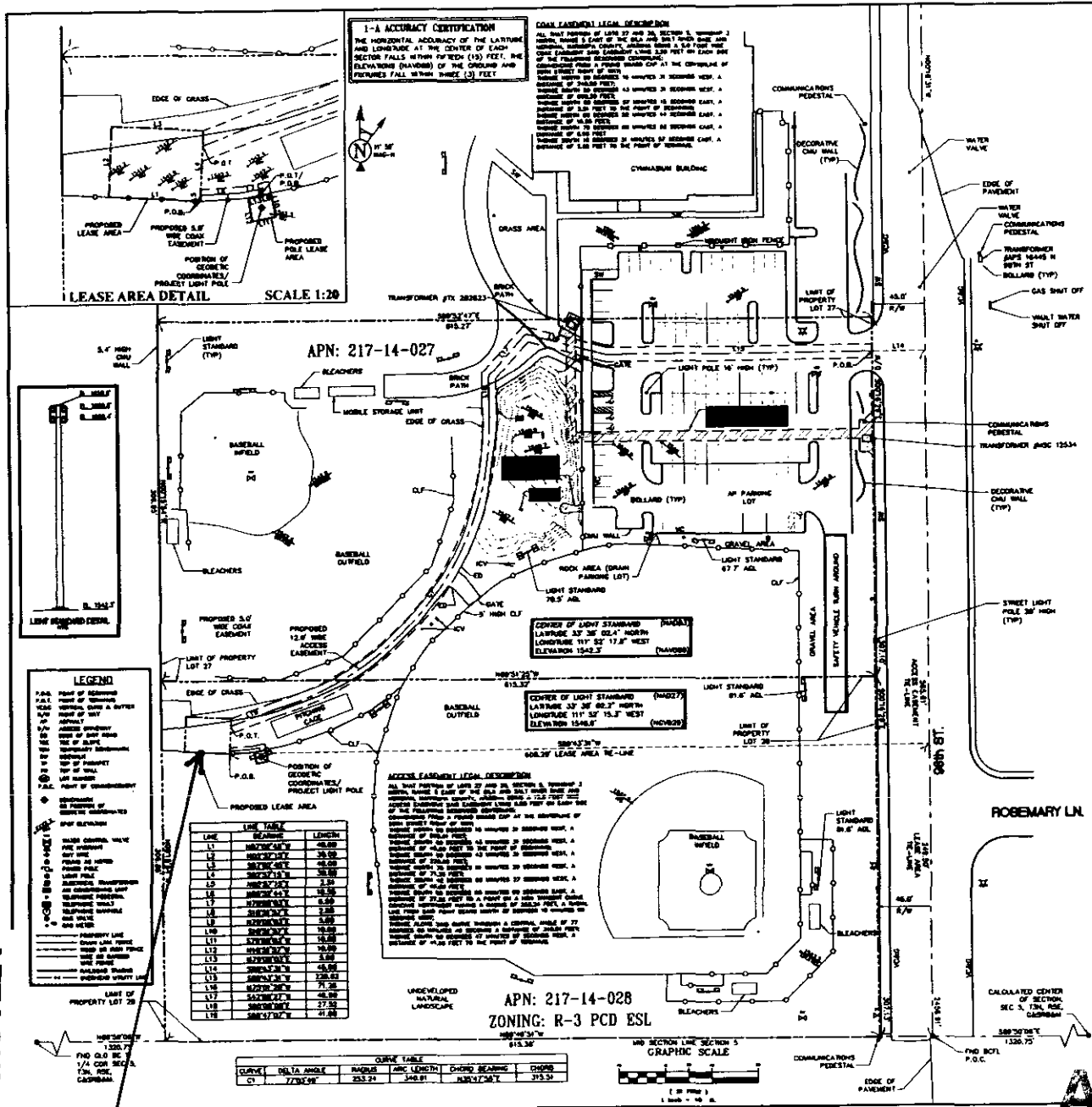




31-DR-2004

ATTACHMENT #3





PROJECT INFORMATION

**APPROVED**

7-8-04 *SJC*

DATE INITIALS











<p style="text-align: center;"><b>Stipulations for Case: Verizon WCF – PHO Caribbean 31-DR-2004</b></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 submitted by Verizon Wireless and dated 4/14/2004.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Verizon Wireless and dated 4/14/2004.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Verizon Wireless and dated 1/16/2004.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. The Wireless Communications Facility(WCF) antennas, mounting brackets and hardware shall be painted to match the color of the light pole.
3. Prior to construction, the contractor is required to notify Inspection Services by calling (480) 391-5750. A Planning Inspection (#42) must be conducted prior to the commencement of any construction. A note stating this requirement shall be placed on the construction drawing site plan.
4. All existing easements, including NAOS shall be shown and dimensioned on the final plans.
5. The new facilities cannot be built in existing drainage easements. Submit an ALTA survey plan with the final plan submittal.
6. All existing utilities, including aerial, at grade and underground shall be shown on the final plans.
7. The provider must identify telephone and electrical sources and show detailed connections on the final plans.
8. The provider shall submit details showing that all cables are to remain within the light pole standard and that all cables and coaxial running between the light pole and the equipment shelter shall be completely underground.
9. No microwave dish is being approved as part of case 31-DR-2004.
10. The antennas shall be snug-mount, as defined in Article III; the distance between the pole and the inside face of the antenna (ie: the size of the mounting bracket) shall not exceed eight (8") inches.
11. With the final plans submittal, the developer shall provide a detail of the required facility marker or plaque. The physical location of the plaque shall also be shown on the site plan and elevations.

## **ATTACHMENT B**

**APPROVED AT DRB 07/08/2004 – BDF**



12. All exterior HVAC, mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit. The provider shall fully screen the HVAC unit on the side of the equipment shelter, either by enclosing within the equipment building or by screen walls or other acceptable screening method (such as metal mesh screen).
13. All colors and materials shall clearly be called out on the elevations.
14. All exterior conduit and raceways shall be painted to match the building.
15. With the final plans, the provider shall submit elevations for all four sides of the equipment shelter building, storage building, and light pole.
16. The proposed 72" wide roll up door on the storage building shall be painted to match the building.
17. All building and material colors shall have a light reflective value not exceeding 35 percent, and a maximum value and chroma of 6.
18. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
19. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
20. Dooley wall fencing shall not be allowed.
21. All walls shall match the architectural color, materials and finish of the building(s).

**LANDSCAPE DESIGN:****DRB Stipulations**

22. With the final plans submittal, a revised landscape plan shall be submitted that replaces the Hybrid Mesquite trees with other tree species that appear on the City of Scottsdale's Plant List for Environmentally Sensitive Lands. The revised landscape plan shall clearly identify which plant materials are new/proposed, or existing to remain.
23. Existing landscaping, which is damaged, or destroyed as a result of this construction shall be replaced on the site, to the satisfaction of City staff, with materials of a like size and quantity, before final inspection approval.

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

24. The final plans site plan shall include a note that states the same existing ball field lights will be replaced on the new replacement light pole at the same mounting height as the existing lights. Also include a note that all lighting will comply with case 23-UP-2001.
25. The proposed exterior building mounted lighting fixtures shall be directed downward and full cutoff

**Ordinance**

- A. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 23-UP-2001, 16-ZN-2001, 1-DR-2002.



## VERIZON WFC CARIBBEAN

9701 E. BELL RD.  
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.
- PROVIDE AN ALL WEATHER FIRE DEPT. ACCESS ROAD TO THE STRUCTURES, MIN. 20'-00" WIDE
- ☐ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMMENDMENTS 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 & STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. SUBMIT PLANS FOR A CLASS \_\_\_\_\_ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☐ 7. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.  
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 8. 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°. \_\_\_\_\_
- ☐ 9. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 10. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER(S) OF CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 11. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 20') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 12. NUMBER OF FIRE HYDRANTS REQUIRED, 01. 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.
- ☒ 13. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) \_\_\_\_\_
- ☐ 14. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS \_\_\_\_\_
- ☐ 15. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. PERMIT FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED REQUIRES THAT A COMPLETED HMMP BE PROVIDED WITH SUBMITTAL OF BUILDING PLANS.
- ☒ 16. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 17. 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 4" (NSHT)
- ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☒ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 18. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF \_\_\_\_\_ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS MAY BE REQUIRED.



19. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA (2002 EDITION) & CITY ORDINANCE. 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 (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA: ORD. GR. II**
- ☐ **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.**