



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

- Rezoning Other
- Use Permit
- Development Review
- Master Sign Programs
- Variance

SITE DETAILS

Proposed/Existing Zoning: R1-5 ESL

Parking Required: _____

Use: Private School

Parking Provided: _____

Parcel Size: .03 acres

Of Buildings: 1

Gross Floor Area Total Units: 312 SF

Height: ±11 feet

Floor Area Ratio Density: _____

Setbacks: N- _____ S- _____

E- _____ W- 25 ft

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.

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
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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.