

**Marked Agendas  
Approved Minutes  
Approved Reports**

Official signed Ordinances/Resolutions and  
approved Minutes can be found at:  
<https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch>

Resolution No. 10573

Planning Commission Hearing 9/28/2016

City Council Hearing 11/14/2016

### **Case History**

138-PA-2011

**24-UP-2005#3**

**T-Mobile Monarch Property Type 4 Wireless  
Communication Facility**

# PLANNING COMMISSION REPORT



Meeting Date: September 28, 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

---

### **T-Mobile Monarch Property Type 4 Wireless Communication Facility 24-UP-2005#3**

#### **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 7220 E. McKellips Road (a.k.a. 405 N. Scottsdale Road) with Multiple Family Residential District (R-5) zoning.

#### **Goal/Purpose of Request**

The applicant's request is to reapprove a Conditional Use Permit (CUP) for their existing artificial palm tree wireless communication facility.

#### **Key Items for Consideration**

- Conforms to Wireless Communication Facility Conditional Use Permit criteria.
- No modifications are proposed to this existing faux palm tree wireless communication facility at this time.
- The Zoning Ordinance requires Conditional Use Permits for wireless communication facilities to be renewed every 5 years. This WCF was initially approved by the City Council on March 7, 2006, and re-approved by the City Council on August 23, 2011.
- The 55-foot tall faux palm tree is a Type 4 facility and is subject to a Conditional Use Permit because the height exceeds the maximum allowable height of 36-feet in the R-5 zoning district.

## OWNER

---

Revival Scottsdale/Tricia DeSouza

## APPLICANT CONTACT

---

Declan Murphy  
T-Mobile  
602-326-0111

## LOCATION

---

7220 E McKellips Rd

## BACKGROUND

---



### General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods.

### Character Area Plan

The subject wireless communication facility (WCF) is located within the Southern Scottsdale Character Area boundary, which is bounded by the City of Tempe on the south, Pima Road on the east, Indian Bend Road on the north, and the Cities of Tempe, Phoenix and Paradise Valley on the west.

### Zoning

The site is zoned Multiple Family Residential District, R-5, which allows for multi-family dwelling units, municipal uses, places of worship, hotels (with Conditional Use Permit) and wireless communication facilities.

### Context

The subject property is located east of N. Scottsdale Road, on the north side of E. McKellips Road. The wireless communication facility is located within a landscape planter, adjacent to a refuse enclosure, west of the multi-family development drive aisle. Please refer to context graphics attached.

### Adjacent Uses and Zoning

- North: Hospitality Suites hotel zoned R-5
- South: Retail center within City of Tempe.
- East: Multi-family residential development zoned R-5
- West: Car wash facility zoned C-3

### Other Related Policies, References:

Zoning Ordinance

24-UP-2005: Application which granted the original approval for this Conditional Use Permit.

24-UP-2005#2: Application which granted the re-approval of this Conditional Use Permit.

## APPLICANTS PROPOSAL

---

### Development Information

This WCF was initially approved by the City Council March 7, 2006 by case 24-UP-2005. 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 owner of the WCF is responsible for initiating an application to renew the Conditional Use Permit. This Conditional Use Permit was renewed with case 24-UP-2005#2 on August 23, 2011, and is due to be renewed again at this time.

- Existing Use: 55-foot-tall faux palm tree wireless communication facility
- Proposed Use: No change
- Parcel Size: 16-foot by 16-foot lease area on a 3.18 ac. parcel.
- WCF Height Allowed by right: 36-feet
- WCF Height Allowed w/CUP: 55-feet

## 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 WCF does not create damage or nuisance from noise, smoke, odor, dust, vibration or illuminations.**
  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 parking lot.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
  - **This faux palm tree has been in existence since 2006. There are also existing live palm trees in the vicinity.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for wireless communication facility as identified in Zoning

Ordinance Section 1.403.L., including:

1. All 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 Conditional Use Permit.
  - **Changes in wireless technology have not eliminated the need for wireless communication facilities. In recent years, there has been an increase in the amount of needed wireless communication facilities to handle the capacity and bandwidth needs of the wireless carriers.**
2. To the degree a proposed WCF meets height requirements set forth in this Ordinance, no Conditional Use Permits shall be granted when the heights are found to be intrusive, obtrusive or out of character with the surrounding area.
  - **The height of the existing artificial palm tree WCF is 55-feet. The height does not appear to be intrusive, obtrusive or out of character with the area.**
3. Antennas and pole diameters shall be harmonious with the existing context and not be intrusive or obtrusive on the landscape or views.
  - a. **The existing artificial palm tree WCF will not be increased in size. Antennas are screened by the palm fronds. No changes are being proposed from the initial CUP that was approved in 2006.**
4. The shape of the WCF shall blend with other similar vertical objects and not be intrusive in its setting or obtrusive to views.
  - a. **Live palm trees exist in the vicinity of the artificial palm tree WCF, which help it blend in with the surrounding environment.**
5. 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.
  - a. **This existing WCF is not considered to be intrusive on the landscape or obtrusive on views.**

### **Community Involvement**

Property owners within 750-feet of the existing WCF were notified by both the applicant and the City of Scottsdale Planning Department. As of the drafting of this report, staff has received one phone call requesting additional information.

### **Community Impact**

Extending the approval of this Wireless Communication Facility is not anticipated to have a negative community impact. The antennas are screened by the faux palm fronds and not easily visible to the public. Palm fronds to be replaced by the tower owner if they are damaged from inclement weather or fading. The site also blends in with existing palms in the area. T-Mobile is required by

the Zoning Ordinance to submit documentation to the City every three (3) years demonstrating that this site is in compliance with the Federal Communication Commission (FCC) requirements.

### 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

9/9/2016  
\_\_\_\_\_  
Date

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

9/8/2016  
\_\_\_\_\_  
Date

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

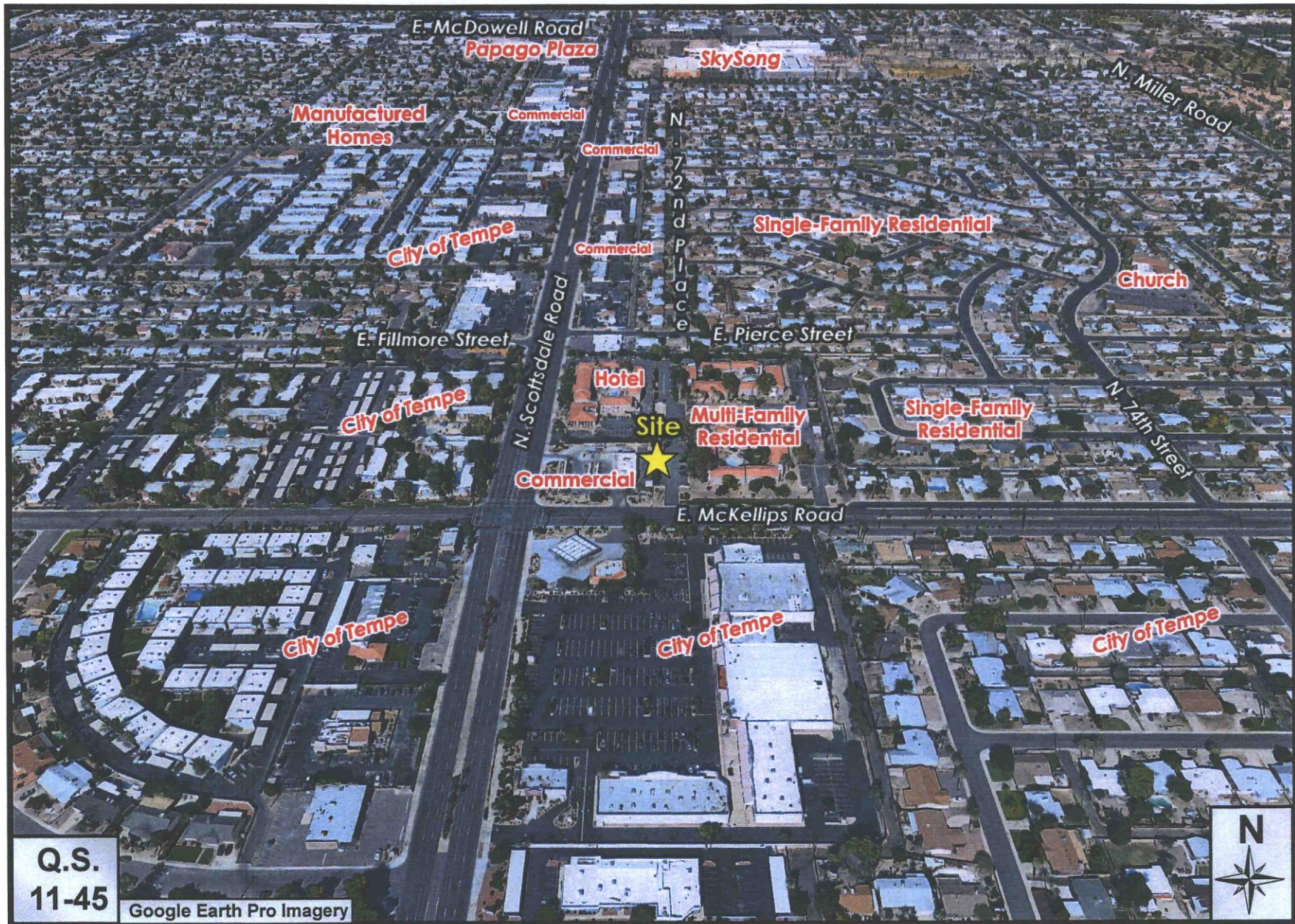
9/15/16  
\_\_\_\_\_  
Date

## ATTACHMENTS

---

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





Q.S.  
11-45

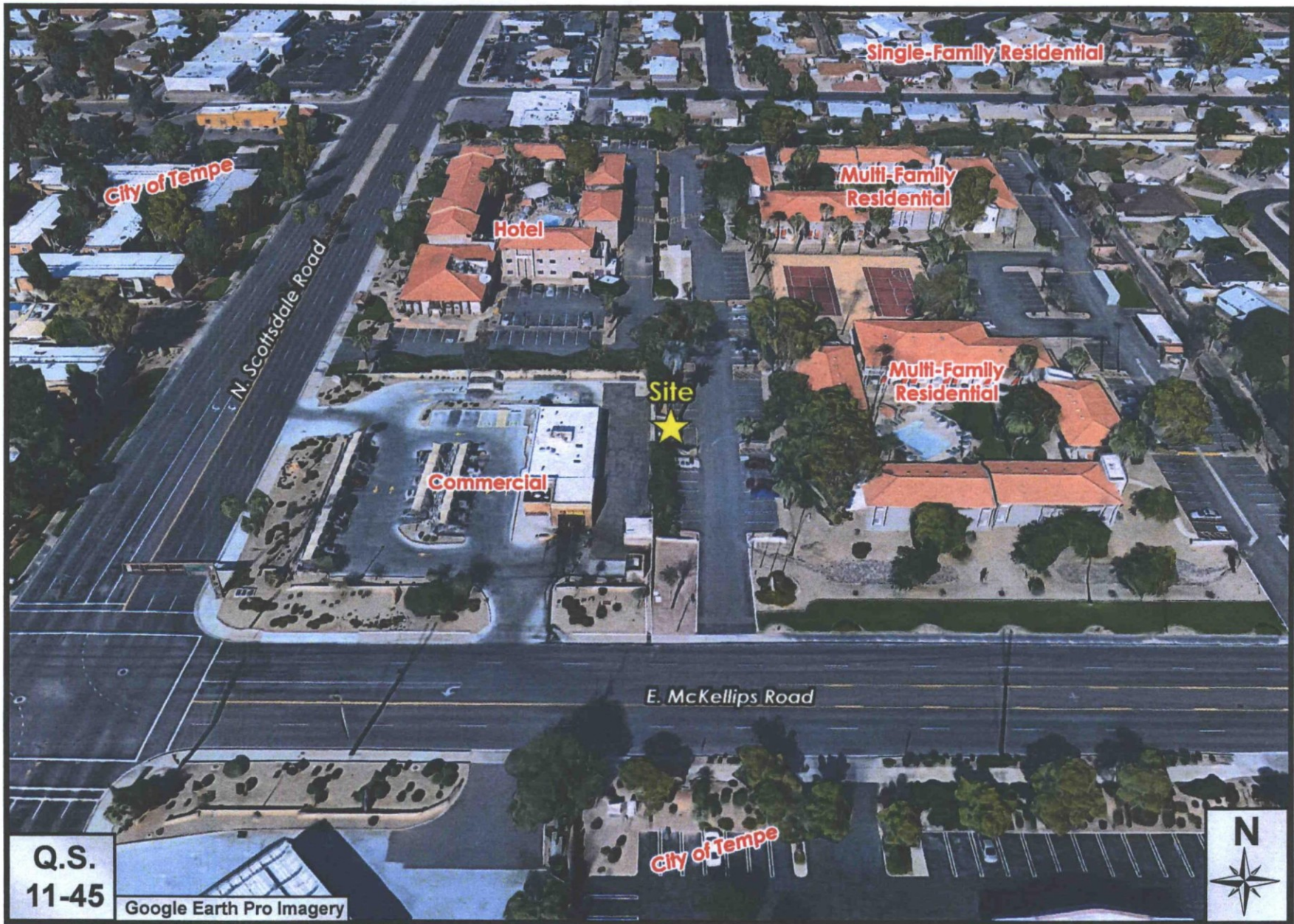
Google Earth Pro Imagery



T-Mobile Monarch Property Monopalm Type 4 Wireless Communication Facility

24-UP-2005#3

ATTACHMENT #1



Q.S.  
11-45

Google Earth Pro Imagery



T-Mobile Monarch Property Monopalm Type 4 Wireless Communication Facility

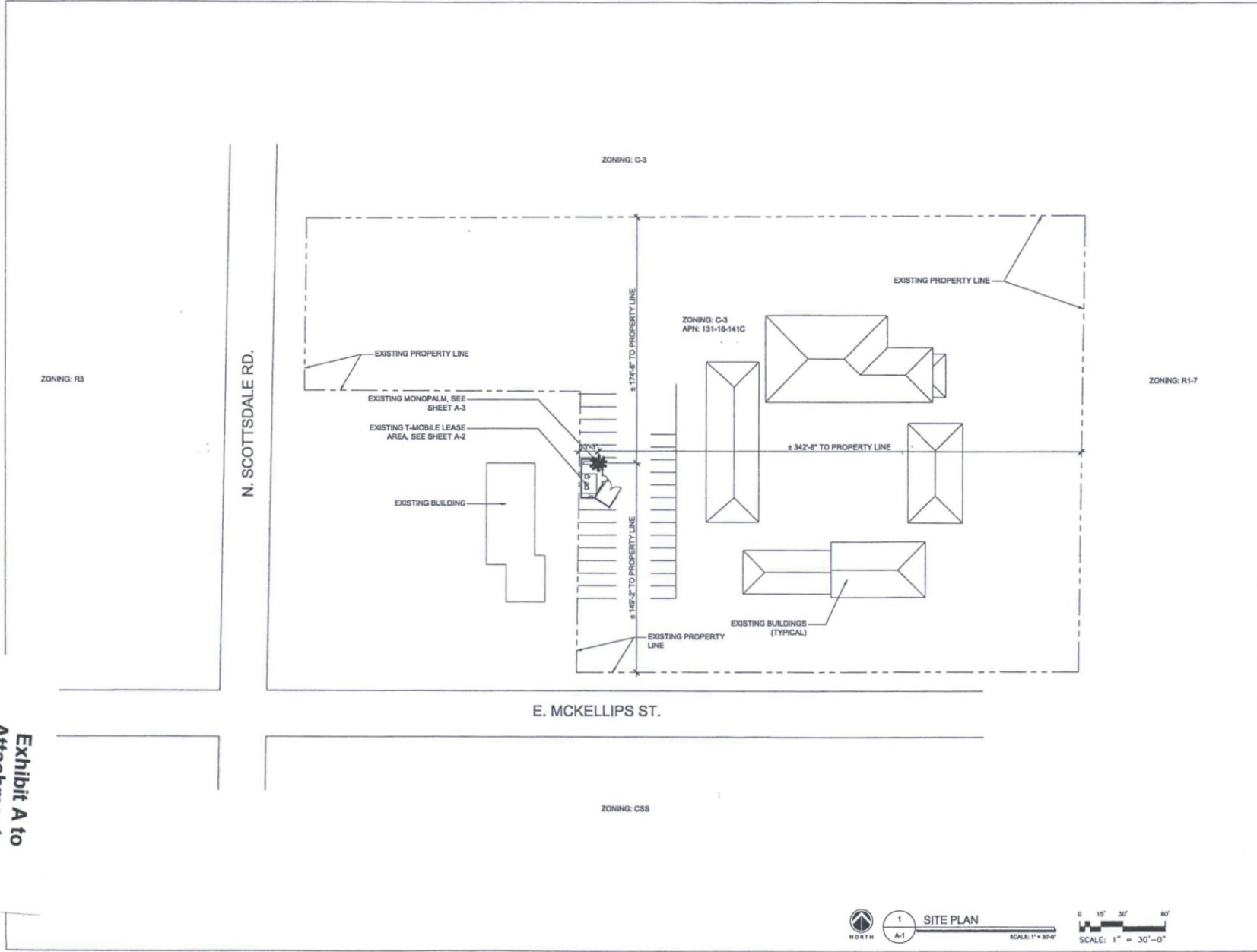
24-UP-2005#3

ATTACHMENT #1A

**Stipulations for the Conditional Use Permit  
For a Wireless Communication Facility Type 4  
T-Mobile Monarch Property Type 4 Wireless  
Communication Facility  
Case Number: 24-UP-2005#3**

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

1. **CONFORMANCE TO SITE PLAN.** Development shall conform with the conceptual site plan submitted by T-Mobile and Young Design Corp. and with the date of 11/6/2013, 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. **APPLICABILITY.** All stipulations from case 24-UP-2005 continue to apply.
3. No modifications to this WCF are approved with this permit.
4. **EXPIRATION OF USE PERMIT AFTER FIVE (5) YEARS.** If the applicant wishes to continue this use, within one hundred twenty (120) days before the expiration of this Conditional Use Permit renewal, 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 Conditional Use Permit. If a new Conditional Use Permit is not granted, the applicant shall be responsible for the removal of the wireless communication facility.
5. **ARTIFICIAL PALM FRONDS.** Fronds on the artificial palm tree damaged from inclement weather conditions, include color fading from the sun, shall be replaced as needed.



CLIENT  
**T-Mobile**  
2625 S. PLAZA DR. #400, TEMPE, ARIZONA, 85282  
PHONE: (480) 638-2800 FAX: (480) 638-2832

PLANS PREPARED BY  
**young design corp**  
architecture / project management  
10245 E. Via Linda, Scottsdale, AZ 85258  
ph: 480 451 9809 fax: 480 451 9808

SCALE  
This drawing is copyright and the property of Young Design Corporation (YDC) & produced solely by YDC and all rights, reproduction or use of this drawing and/or the information contained herein is forbidden without written permission by Young Design Corporation.  
  
DONORSHIP CHECKED ON RECEIVING PERMIT. PERMIT IS A-1. THIS PLAN AND ALL INFORMATION HEREON IS THE SOLE PROPERTY OF YDC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE PERMIT.  
PRELIMINARY (UNLESS NOTED)

NO.	DATE	DESCRIPTION
1	8/16/12	REVIEW
2	08/21/12	FINAL CD'S
3	1/25/13	RE-SUBMITTAL
4	11/6/13	RE-SUBMITTAL

ARCHITECTS JOB NO.  
YDC - 4004

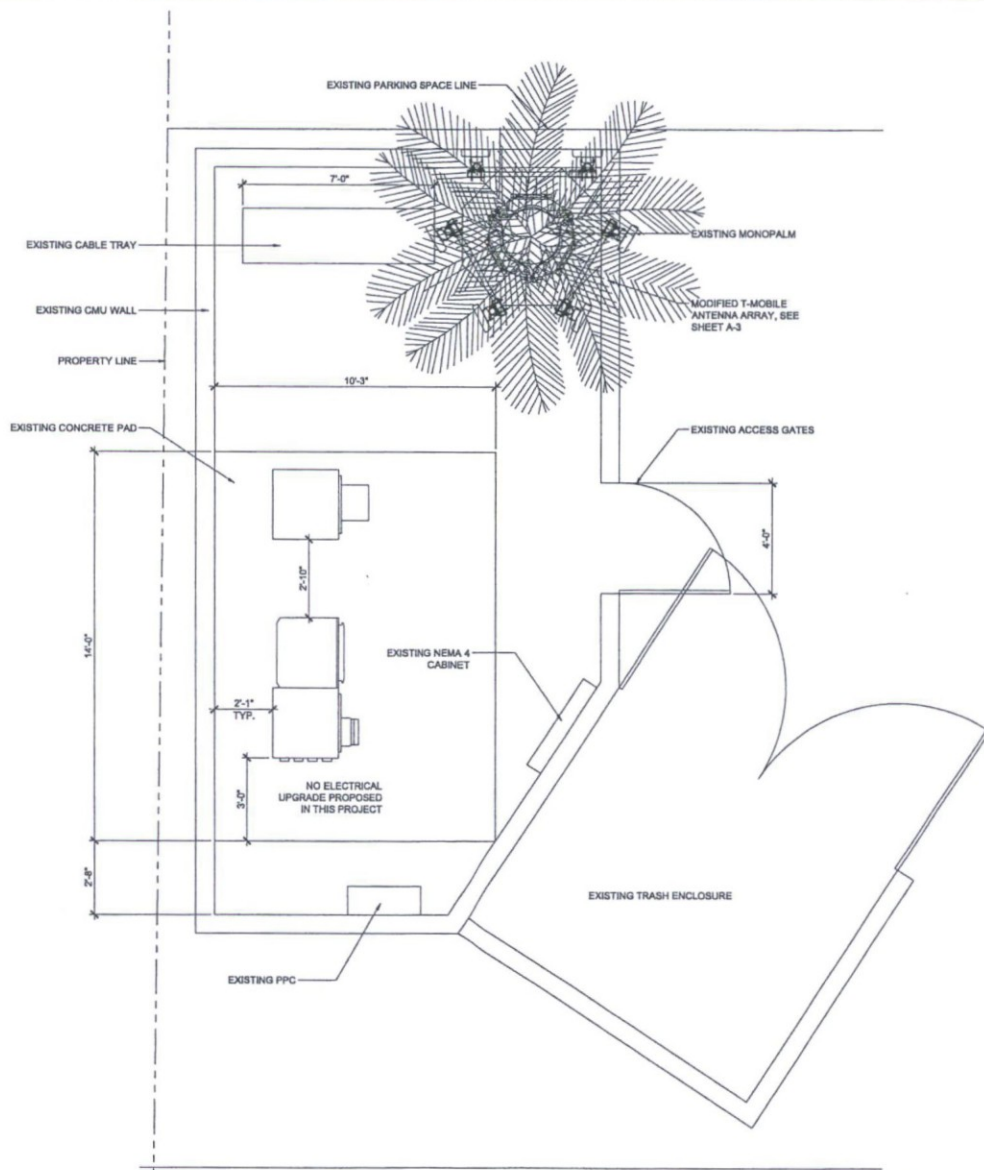
PROJECT INFORMATION  
**PH10233D**  
MONARCH PROPERTY  
408 N SCOTTSDALE RD  
SCOTTSDALE, ARIZONA

SHEET TITLE  
**SITE PLAN**

JURISDICTION APPROVAL

SHEET NUMBER  
**A-1**





**GROUNDING NOTES:**

1. GROUNDING SHALL COMPLY WITH LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
2. MINIMUM BENDING RADIUS FOR GROUND CONDUCTOR IS 6".
3. NO SPLICES PERMITTED IN GROUND CONDUCTORS.
4. ALL GROUNDING CONNECTORS TO BE CLEAN AND FREE OF PAINT AT THEIR MATING SURFACES AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. USE PENETRATOR OR EQUIVALENT ANTIOXIDANT GREASE.
5. ALL GROUND BAR CONNECTIONS ARE TO BE 2 HOLE LUG COMPRESSION TYPE. STACKED CONNECTIONS ARE NOT ACCEPTABLE. BACK TO BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BAR WILL BE PERMITTED.
6. ENSURE ALL MECHANICAL CONNECTORS ARE TORQUED TO THE MANUFACTURER'S SPECIFIED VALUES.
7. MULTIPLE BONDS ON GROUND RODS TO BE SEPARATED BY ATLEAST 6".
8. MAXIMUM RESISTANCE OF THE COMPLETED GROUND SYSTEM SHALL NOT EXCEED A RESISTANCE OF 5 OHMS TO EARTH.
9. GROUND WIRES SHALL NOT BE INSTALLED THROUGH HOLES IN ANY METAL OBJECTS OR SUPPORTS; TO PRECLUDE ESTABLISHING A "CHOKER" POINT.
10. GROUND WIRE BURIAL DEPTH SHALL BE 30".
11. A CERTIFIED CONTRACTOR WILL MAKE ALL MEASUREMENTS REQUIRED TO TEST THE GROUNDING SYSTEM USING A WEEGEE OR EQUIVALENT. THE ACCEPTABLE RESISTANCE MEASURED FOR THE GROUNDING SYSTEM WILL NOT EXCEED 5 OHMS RESISTANCE. THREE DISTANCES SHALL BE USED: 1 AT 100 FEET, 1 AT 70 FEET, AND 1 AT 25 FEET. THESE DISTANCES ARE SUBJECT TO A SITE BY SITE BASIS. T-MOBILE-ITS SHALL BE GIVEN 24 HOURS NOTICE. ALL COSTS ASSOCIATED WITH GROUND TESTING WILL BE AT THE EXPENSE OF THE CONTRACTOR.

**GROUNDING NOTE:**  
GROUND HYBRID CABLE TOP & BOTTOM USING UNIVERSAL 1-5/8" GROUNDING STRAP, PART #252172



2623 S. PLAZA DR. #400, TEMPE, ARIZONA, 85282  
PHONE: (480) 636-2600 FAX: (480) 636-2652



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

**SCALE:**  
This drawing is copyrighted and the property of Young Design Corporation (YDC) & produced solely by YDC and offices. reproduction or use of this drawing and/or the information contained herein is forbidden without written permission by Young Design Corporation.



has not been certified as a Registered Professional Engineer in the State of Arizona and shall not be used as such without the written permission of the Engineer. To verify this document, call 487-4641

NO.	DATE	DESCRIPTION	REVIEW
1	8/16/12		
2	08/21/12	FINAL CD'S	
3	1/25/13	RE-SUBMITTAL	
4	11/6/13	RE-SUBMITTAL	

ARCHITECTS JOB NO.  
YDC - 4004

PROJECT INFORMATION  
**PH10233D**  
MONARCH PROPERTY  
400 N SCOTTSDALE RD  
SCOTTSDALE, ARIZONA

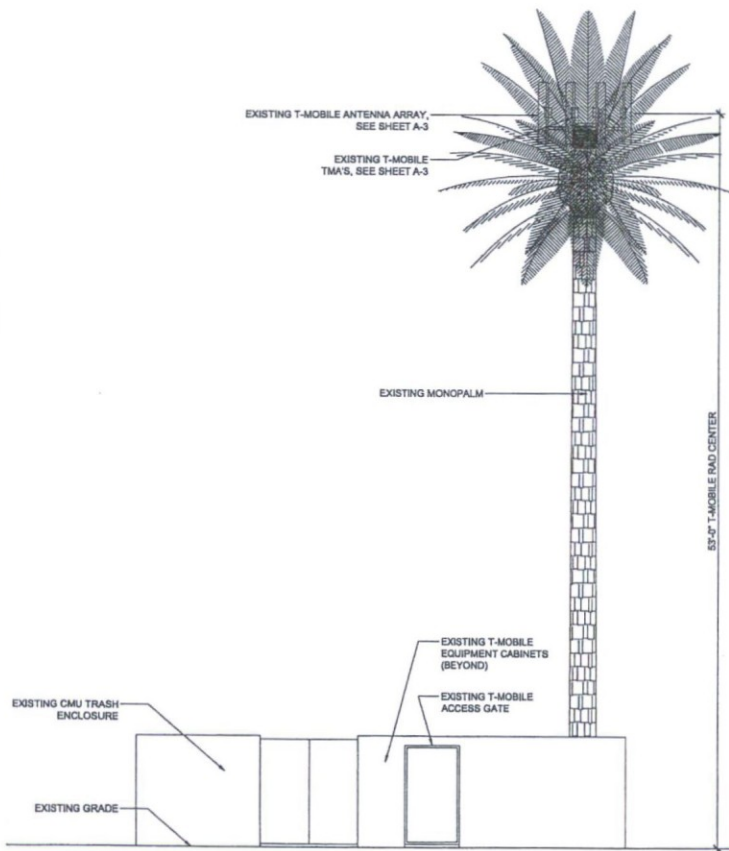
SHEET TITLE  
**ENLARGED SITE PLAN**

JURISDICTION APPROVAL

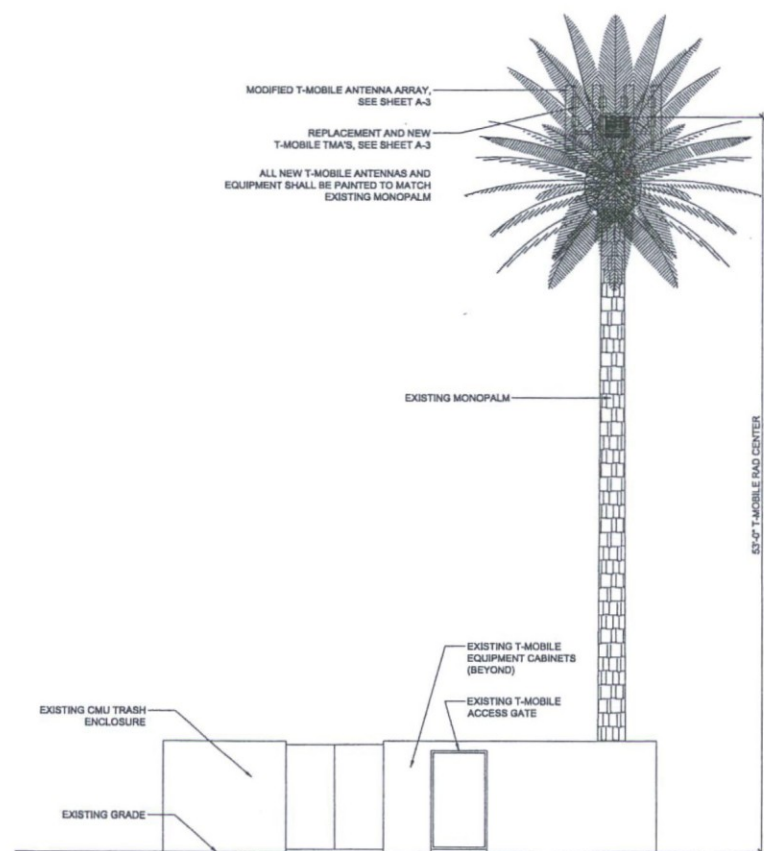
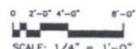
SHEET NUMBER  
**A-2**

1  
A-2  
**ENLARGED SITE PLAN**  
SCALE: 1/2" = 1'-0"

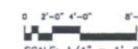
0 1'-0" 2'-0" 4'-0"  
SCALE: 1/2" = 1'-0"



2  
A4  
EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



1  
A4  
NEW SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



CLIENT

**T-Mobile**

2625 S. PLAZA DR. #400, TEMPE, ARIZONA, 85282  
PHONE: (480) 638-2800 FAX: (480) 638-3852

PLANS PREPARED BY

**young design corp**

architecture / project management  
10245 E. Via Linda, Scottsdale, AZ 85258  
ph: 480 451 9809 fax: 480 451 9808

SCALE

This drawing is prepared and the property of Young Design Corporation (YDC) & produced solely by YDC and affiliates. reproduction or use of this drawing and/or the information contained herein is forbidden without written permission by Young Design Corporation.

1888  
RICHARD C. YOUNG  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF ARIZONA  
EXP. 10/31/13

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE. PURSUANT TO A.S.I.C. 15A-202 AND 15A-203, THIS IS A VALID SIGNATURE OF THE SIGNER. TO VERIFY THIS SIGNATURE, SEE A.S.I.C. 15A-201.

PROFESSIONAL SEALING NUMBER

NO.	DATE	DESCRIPTION
1	8/16/12	REVIEW
2	08/21/12	FINAL CD'S
3	1/25/13	RE-SUBMITTAL
4	11/8/13	RE-SUBMITTAL

ARCHITECTS JOB NO.  
YDC - 4004

PROJECT INFORMATION

**PH10233D**  
MONARCH PROPERTY  
409 N SCOTTSDALE RD  
SCOTTSDALE, ARIZONA

SHEET TITLE  
**ELEVATIONS**

JURISDICTION APPROVAL

SHEET NUMBER  
**A-4**



Existing T-Mobile MonoPalm WCF  
PH10233 – Monarch MonoPalm  
409 N Scottsdale Road, Scottsdale AZ  
APN 131-16- 143

**Purpose of Request**

T-Mobile is committed to improving coverage areas and expanding network capacity to handle the growing number of wireless calls. The presence of the Existing MonoPalm WCF located 409 N Scottsdale Road provides residents, visitors and businesses with improved high quality reliable wireless service for both personal & business, and greatly enhances emergency services. This application is a request to allow this Existing WCF to continue providing reliable wireless service in the area.

**Existing Conditions**

The subject T-Mobile MonoPalm WCF has been at its current location serving the community since 2006. The existing WCF is not recognizable as a WCF, and is an example of how WCF's can be placed in unison with the surrounding vegetation.

The associated ground equipment is located within a masonry wall compound, completely out of sight from residents and road traffic. The existing WCF is not responsible for any increase in vehicular traffic in the area, does not require any water, wastewater, or solid waste services. In fact, there aren't any negatives to allowing this facility remain at its current location.

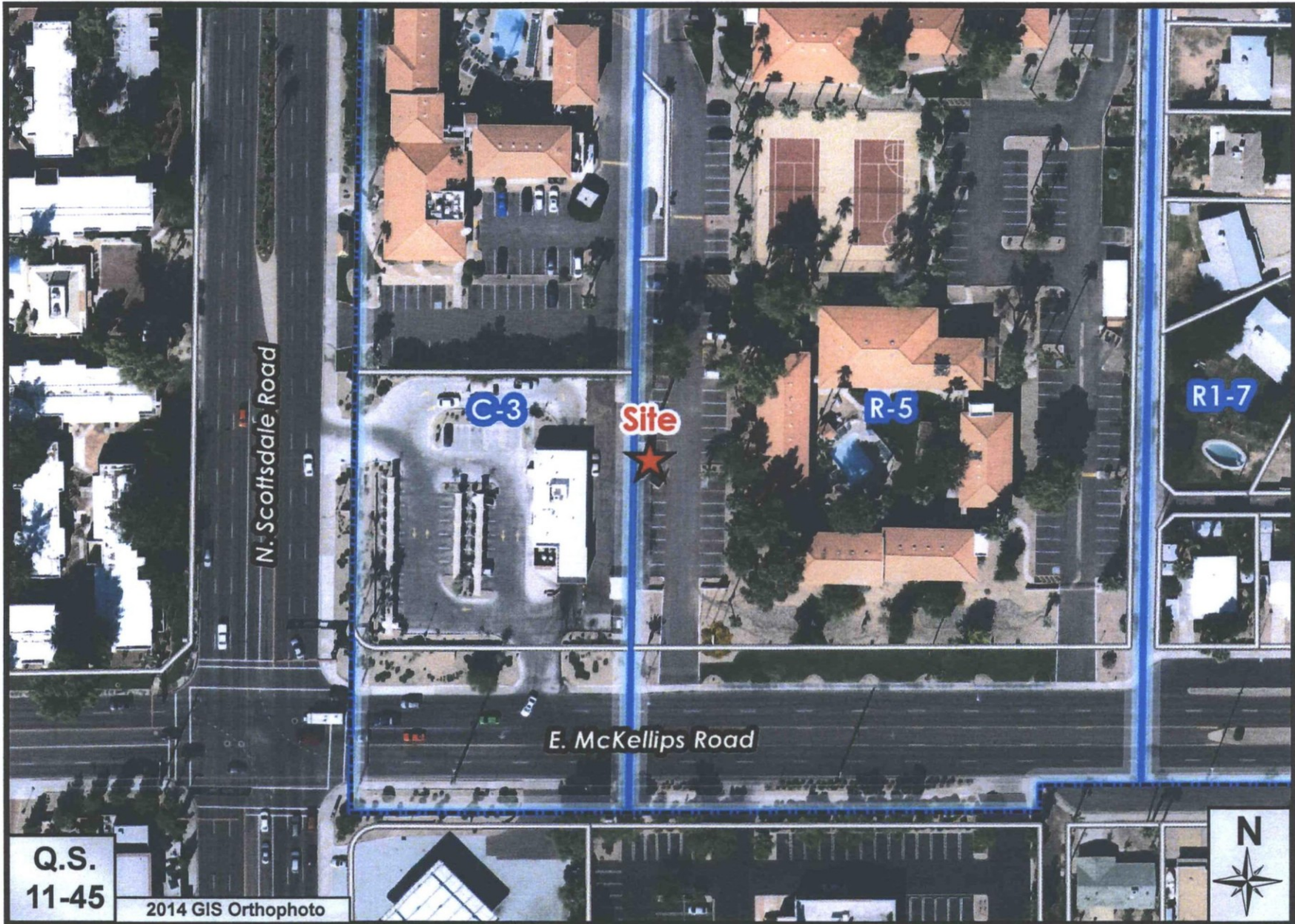
One vehicle may access the wireless communication facility approximately once or twice a month, or in the event of a technical breakdown. This vehicle will use the existing access and parking onsite.

Changes in Wireless Technology has not eliminated the need for the subject WCF. The technology has been upgraded over the years, and will continue to be a very important site in T-Mobile's network based on the location, and height of the existing antennas.

I look forward to discussing this proposal in more detail.

Sincerely,

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



T-Mobile Monarch Property Monopalm Type 4 Wireless Communication Facility

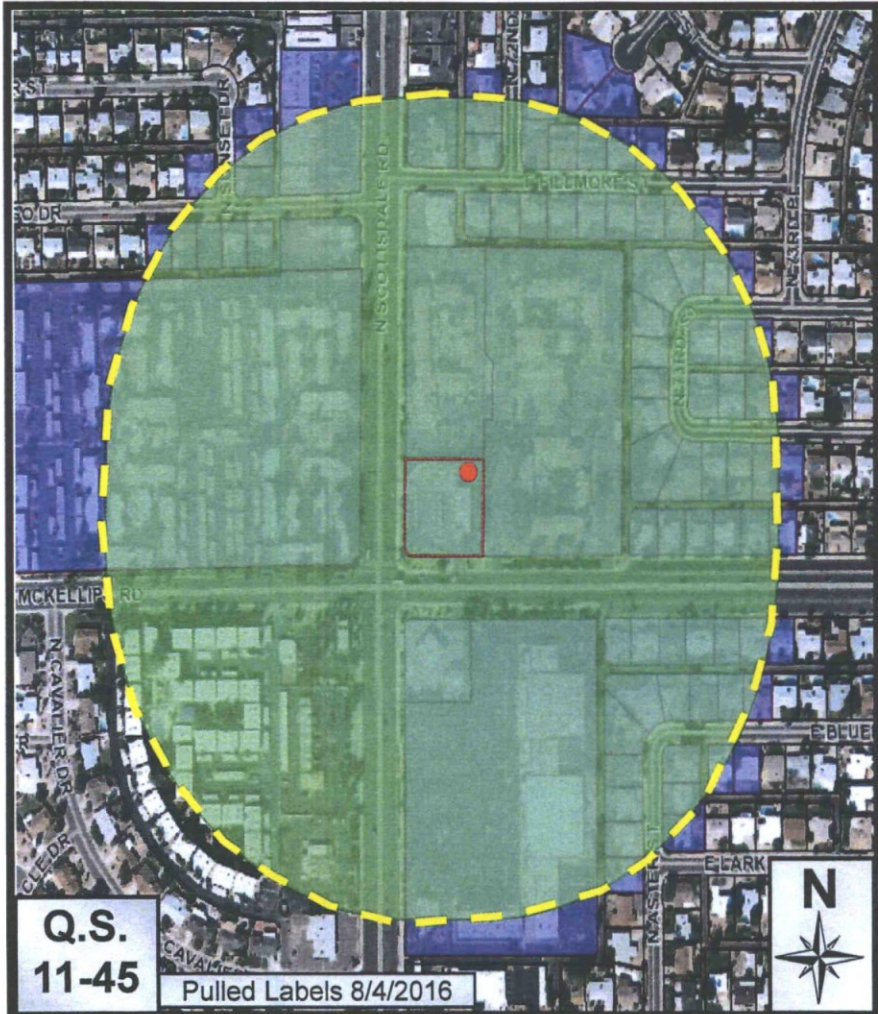
24-UP-2005#3





**ATTACHMENT #5**

# City Notifications – Mailing List Selection Map



## Map Legend:

- WCF Location
- Properties within 750-foot  
118 Postcards

## Additional Notifications:

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

ATTACHMENT #6

**T-Mobile Monarch Property Monopalm  
Type 4 Wireless Communication  
Facility**

**24-UP-2005#3**

ATTACHMENT #6

# CITY COUNCIL REPORT



Meeting Date: November 14, 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

### **T-Mobile Monarch Property Type 4 Wireless Communication Facility 24-UP-2005#3**

#### **Request to consider the following:**

Find that the conditional use permit criteria have been met and Adopt Resolution No. 10573 approving 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 7220 E. McKellips Road (a.k.a. 405 N. Scottsdale Road) with Multiple Family Residential District (R-5) zoning.

#### **Goal/Purpose of Request**

The applicant's request is to reapprove a Conditional Use Permit (CUP) for their existing artificial palm tree wireless communication facility.

#### **Key Items for Consideration**

- Conforms to Wireless Communication Facility Conditional Use Permit criteria.
- No modifications are proposed to this existing faux palm tree wireless communication facility at this time.
- The Zoning Ordinance requires Conditional Use Permits for wireless communication facilities to be renewed every 5 years. This WCF was initially approved by the City Council on March 7, 2006, and re-approved by the City Council on August 23, 2011.
- The 55-foot tall faux palm tree is a Type 4 facility and is subject to a Conditional Use Permit because the height exceeds the maximum allowable height of 36-feet in the R-5 zoning district.
- Planning Commission heard this case on September 28, 2016 and recommended approval with a 7-0 vote.

## OWNER

---

Revival Scottsdale/Tricia DeSouza

## APPLICANT CONTACT

---

Declan Murphy  
T-Mobile  
602-326-0111

## LOCATION

---

7220 E McKellips Rd

## BACKGROUND

---

### General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods.

### Character Area Plan

The subject wireless communication facility (WCF) is located within the Southern Scottsdale Character Area boundary, which is bounded by the City of Tempe on the south, Pima Road on the east, Indian Bend Road on the north, and the Cities of Tempe, Phoenix and Paradise Valley on the west.

### Zoning

The site is zoned Multiple Family Residential District, R-5, which allows for multi-family dwelling units, municipal uses, places of worship, hotels (with Conditional Use Permit) and wireless communication facilities.

### Context

The subject property is located east of N. Scottsdale Road, on the north side of E. McKellips Road. The wireless communication facility is located within a landscape planter, adjacent to a refuse enclosure, west of the multi-family development drive aisle. Please refer to context graphics attached.

### Adjacent Uses and Zoning

- North: Hospitality Suites hotel zoned R-5
- South: Retail center within City of Tempe.
- East: Multi-family residential development zoned R-5



- West: Car wash facility zoned C-3

**Other Related Policies, References:**

Zoning Ordinance

24-UP-2005: Application which granted the original approval for this Conditional Use Permit.

24-UP-2005#2: Application which granted the re-approval of this Conditional Use Permit.

**APPLICANTS PROPOSAL**

---

**Development Information**

This WCF was initially approved by the City Council March 7, 2006 by case 24-UP-2005. 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 owner of the WCF is responsible for initiating an application to renew the Conditional Use Permit. This Conditional Use Permit was renewed with case 24-UP-2005#2 on August 23, 2011, and is due to be renewed again at this time.

- Existing Use: 55-foot-tall faux palm tree wireless communication facility
- Proposed Use: No change
- Parcel Size: 16-foot by 16-foot lease area on a 3.18 ac. parcel.
- WCF Height Allowed by right: 36-feet
- WCF Height Allowed w/CUP: 55-feet

**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 WCF does not create damage or nuisance from noise, smoke, odor, dust, vibration or illuminations.**
  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 parking lot.**

- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- **This faux palm tree has been in existence since 2006. There are also existing live palm trees in the vicinity.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for wireless communication facility as identified in Zoning Ordinance Section 1.403.L., including:
1. All 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 Conditional Use Permit.
    - **Changes in wireless technology have not eliminated the need for wireless communication facilities. In recent years, there has been an increase in the amount of needed wireless communication facilities to handle the capacity and bandwidth needs of the wireless carriers.**
  2. To the degree a proposed WCF meets height requirements set forth in this Ordinance, no Conditional Use Permits shall be granted when the heights are found to be intrusive, obtrusive or out of character with the surrounding area.
    - **The height of the existing artificial palm tree WCF is 55-feet. The height does not appear to be intrusive, obtrusive or out of character with the area.**
  3. Antennas and pole diameters shall be harmonious with the existing context and not be intrusive or obtrusive on the landscape or views.
    - a. **The existing artificial palm tree WCF will not be increased in size. Antennas are screened by the palm fronds. No changes are being proposed from the initial CUP that was approved in 2006.**
  4. The shape of the WCF shall blend with other similar vertical objects and not be intrusive in its setting or obtrusive to views.
    - a. **Live palm trees exist in the vicinity of the artificial palm tree WCF, which help it blend in with the surrounding environment.**
  5. 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.
    - a. **This existing WCF is not considered to be intrusive on the landscape or obtrusive on views.**

### Community Involvement

Property owners within 750-feet of the existing WCF were notified by both the applicant and the City of Scottsdale Planning Department. As of the drafting of this report, staff has received one

phone call requesting additional information.

**Community Impact**

Extending the approval of this Wireless Communication Facility is not anticipated to have a negative community impact. The antennas are screened by the faux palm fronds and not easily visible to the public. Palm fronds to be replaced by the tower owner if they are damaged from inclement weather or fading. The site also blends in with existing palms in the area. T-Mobile is required by the Zoning Ordinance to submit documentation to the City every three (3) years demonstrating that this site is in compliance with the Federal Communication Commission (FCC) requirements.

**OTHER BOARDS & COMMISSIONS**

---

**Planning Commission**

Planning Commission heard this case on September 28, 2016 and recommended approval with a 7-0 vote.

**Staff's Recommendation to Planning Commission**

Staff recommended 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.

**RECOMMENDATION**

---

**Recommended Approach:**

Find that the conditional use permit criteria have been met and Adopt Resolution No. 10573 approving 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 7220 E. McKellips Road (a.k.a. 405 N. Scottsdale Road) with Multiple Family Residential District (R-5) zoning.

**RESPONSIBLE DEPARTMENT**

---

**Planning and Development Services**

Current Planning Services

**STAFF CONTACT**

---

Keith Niederer  
Senior Planner  
480-312-2953  
E-mail: [kniederer@ScottsdaleAZ.gov](mailto:kniederer@ScottsdaleAZ.gov)

**APPROVED BY**

---



Keith Niederer, Report Author

10-13-2016


Date



Tim Curtis, AICP, Current Planning Director  
480-312-0210, tcurtis@scottsdaleaz.gov

10/21/2016

Date



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

10/21/16

Date

**ATTACHMENTS**

---

1. Resolution No. 10573  
Exhibit 1. Zoning Map  
Exhibit 2. Stipulations  
Exhibit A to Exhibit 2. Plans
2. Context Aerial
- 2A. Aerial Close-up
3. Applicant's Narrative
4. Photograph of Existing WCF
5. City Notification Map
6. September 28, 2016 Planning Commission minutes



RESOLUTION NO. 10573

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, APPROVING OF A CONDITIONAL USE PERMIT FOR A TYPE 4 WIRELESS COMMUNICATION FACILITY (WCF) FOR AN EXISTING TYPE 4 ALTERNATIVE CONCEALMENT WIRELESS COMMUNICATION FACILITY CONCEALED WITHIN A 55-FOOT TALL ARTIFICIAL PALM TREE LOCATED AT 7220 E. MCKELLIPS ROAD (A.K.A. 409 N. SCOTTSDALE ROAD) WITH MULTIPLE FAMILY RESIDENTIAL DISTRICT (R-5) ZONING.

WHEREAS, the Planning Commission held a public hearing on September 28, 2016; and

WHEREAS, the City Council, held a public hearing on November 14, 2016.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that the granting of this conditional use permit per stipulations set forth on Exhibit 2 will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas and that this Wireless Communication Facility (WCF) meets the additional following criteria for a WCF:
  1. The use permit is granted for a maximum of 5 years and the Applicant is required to initiate any required further review as specifically set forth in the Zoning Ordinance and is responsible for removing the WCF once the use permit has ended or expired.
  2. The height of the WCF is found not to be intrusive, obtrusive or out of character with the surrounding area.
  3. The antennas and pole diameters of the WCF are found to be harmonious with the existing context and not intrusive or obtrusive on the landscape or views.
  4. The shape of the WCF is found to blend into its setting and, to the extent that it is visible, is not intrusive in its setting or obtrusive to views.
  5. The WCF is found to blend into its setting and, to the extent that it is visible, is not intrusive on the landscape or obtrusive on views.

Section 2. That a description of the conditional use permit is set forth in Case No. 24-UP-2005#3. The property that is subject to the conditional use permit is shown on Exhibit 1 and

the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in Exhibit 2. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this \_\_\_\_ day of \_\_\_\_\_, 2016.


ATTEST:

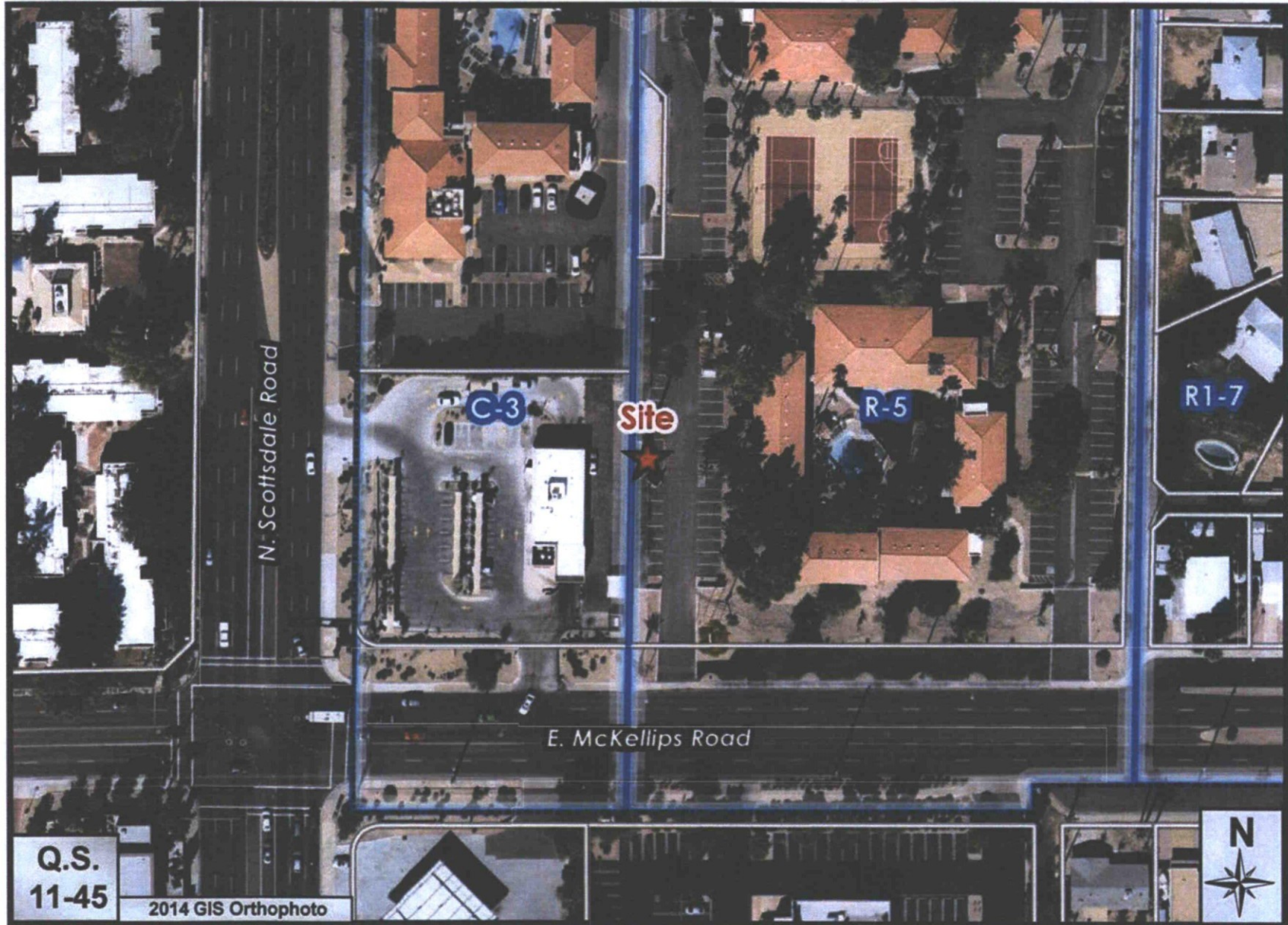
CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger  
City Clerk

By: \_\_\_\_\_  
W.J. "Jim" Lane  
Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:  \_\_\_\_\_  
Bruce Washburn, City Attorney  
By: Joe Padilla, Deputy City Attorney



Q.S.  
11-45

2014 GIS Orthophoto



**T-Mobile Monarch Property Monopalm Type 4 Wireless  
Communication Facility**

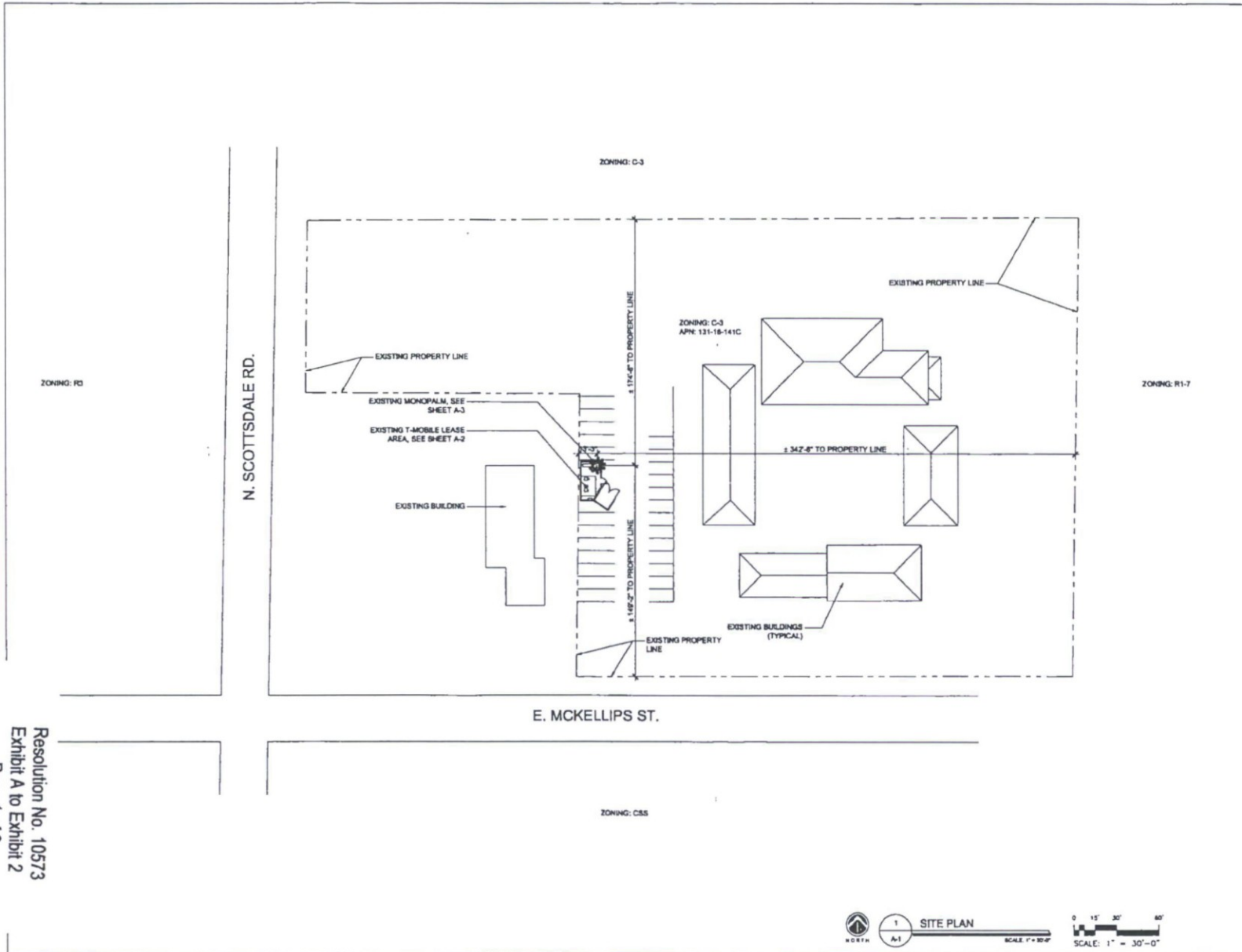
Resolution No. 10573  
Exhibit 1  
Page 1 of 1

**24-UP-2005#3**

**Stipulations for the Conditional Use Permit  
For a Wireless Communication Facility Type 4  
T-Mobile Monarch Property Type 4 Wireless  
Communication Facility  
Case Number: 24-UP-2005#3**

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

1. **CONFORMANCE TO SITE PLAN.** Development shall conform with the conceptual site plan submitted by T-Mobile and Young Design Corp. and with the date of 11/6/2013, attached as Exhibit A to Exhibit 2. 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. **APPLICABILITY.** All stipulations from case 24-UP-2005 continue to apply.
3. No modifications to this WCF are approved with this permit.
4. **EXPIRATION OF USE PERMIT AFTER FIVE (5) YEARS.** If the applicant wishes to continue this use, within one hundred twenty (120) days before the expiration of this Conditional Use Permit renewal, 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 Conditional Use Permit. If a new Conditional Use Permit is not granted, the applicant shall be responsible for the removal of the wireless communication facility.
5. **ARTIFICIAL PALM FRONDS.** Fronds on the artificial palm tree damaged from inclement weather conditions, include color fading from the sun, shall be replaced as needed.



CLIENT  
**T-Mobile**  
 2825 S. PLAZA DR. #100, TEMPE, ARIZONA, 85283  
 PHONE: (480) 638-2800 FAX: (480) 638-2832

PLANS PREPARED BY  
**young design corp**  
 architecture / project management  
 10245 E. Via Linda, Scottsdale, AZ 85258  
 ph: 480 451 9809 fax: 480 451 9808

SEAL  
 This drawing is prepared and the property of Young Design Corporation (YDC) and produced solely by YDC and its affiliates. Reproduction or use of this drawing, plan or other information contained hereon is prohibited without written permission by Young Design Corporation.  
  
 THOMAS C. YOUNG  
 P.E.  
 12002  
 STATE OF ARIZONA  
 PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION
1	8/18/12	REVIEW
2	08/21/12	FINAL CD'S
3	1/23/13	RE-SUBMITTAL
4	11/26/13	RE-SUBMITTAL

ARCHITECTS JOB NO.  
 YDC - 4004

PROJECT INFORMATION  
**PH10233D**  
 MONARCH PROPERTY  
 408 W SCOTTSDALE RD  
 SCOTTSDALE, ARIZONA

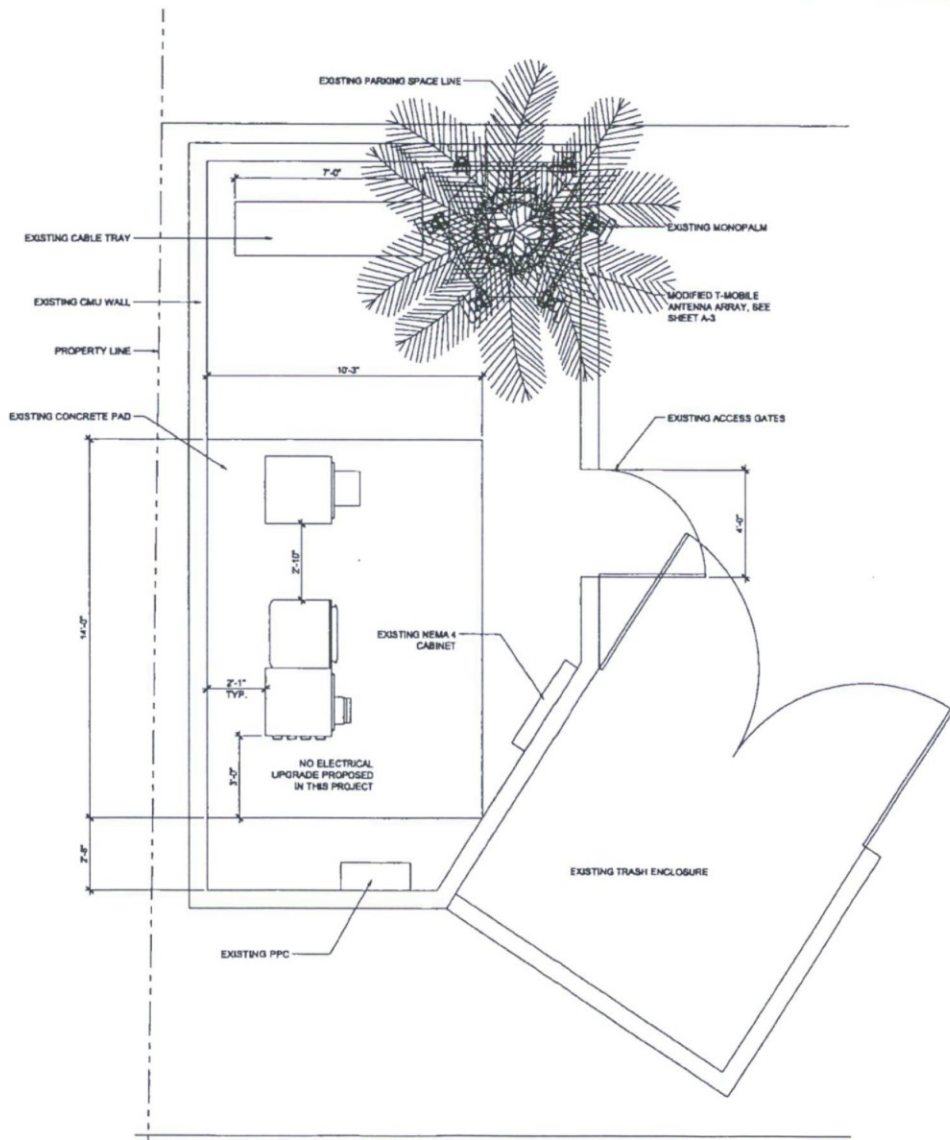
SHEET TITLE  
**SITE PLAN**

JURISDICTION APPROVAL

SHEET NUMBER  
**A-1**



CASE HISTORY CONDITIONAL USE PERMIT: 24-UP-2005 & 24-UP-2005#2 - DESIGN REVIEW 103-DR-2005



**GROUNDING NOTES:**

1. GROUNDING SHALL COMPLY WITH LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
2. MINIMUM BENDING RADIUS FOR GROUND CONDUCTOR IS 8".
3. NO SPICES PERMITTED IN GROUND CONDUCTORS.
4. ALL GROUNDING CONNECTORS TO BE CLEAN AND FREE OF PAINT AT THEIR MATING SURFACES AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. USE PHENOLIC OR EQUIVALENT HYDROPHOBIC GREASE.
5. ALL GROUND BAR CONNECTIONS ARE TO BE 2 HOLE ULC COMPRESSION TYPE. STACKED CONNECTIONS ARE NOT ACCEPTABLE. BACK TO BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BAR WILL BE PERMITTED.
6. ENSURE ALL MECHANICAL CONNECTORS ARE TORQUED TO THE MANUFACTURER'S SPECIFIED VALUES.
7. MULTIPLE BONDS ON GROUND RODS TO BE SEPARATED BY ATLEAST 8".
8. HAZARD RESISTANCE OF THE COMPLETED GROUND SYSTEM SHALL NOT EXCEED A RESISTANCE OF 5 OHMS TO EARTH.
9. GROUND WIRES SHALL NOT BE INSTALLED THROUGH HOLES IN ANY METAL OBJECTS OR SUPPORTS TO PRECLUDE ESTABLISHING A "TOUCH" POINT.
10. GROUND BARS SHALL NOT BE FIELD MODIFIED.
11. GROUND BARS BURIAL DEPTH SHALL BE 30".
12. A CERTIFIED CONTRACTOR WILL MAKE ALL MEASUREMENTS REQUIRED TO TEST THE GROUNDING SYSTEM USING A WEGGER OR EQUIVALENT. THE ACCEPTABLE RESISTANCE MEASURED FOR THE GROUNDING SYSTEM SHALL NOT EXCEED 5 OHMS RESISTANCE. THREE DISTANCES SHALL BE USED: 1 AT 100 FEET; 1 AT 75 FEET; AND 1 AT 25 FEET. THESE DISTANCES ARE SUBJECT TO A SITE BY SITE BASIS. T-MOBILE-WTS SHALL BE GIVEN 24 HOURS NOTICE. ALL COSTS ASSOCIATED WITH GROUND TESTING WILL BE AT THE EXPENSE OF THE CONTRACTOR.

**GROUNDING NOTE:**  
GROUND HYBRID CABLE TOP & BOTTOM USING UNIVERSAL 1-1/2" GROUNDING STRAP, PART #131172

CLIENT  
**T-Mobile**  
7823 S PLAZA DR #400 TEMPE, ARIZONA 85282  
PHONE: (480) 838-2800 FAX: (480) 838-2852

PLANS PREPARED BY  
**Young design corp**  
architecture / project management  
10245 E. Via Linda, Scottsdale, AZ 85258  
ph: 480 451 9600 fax: 480 451 9608

SEAL  
The drawing is copyrighted and the property of Young Design Corporation (YDC) is produced solely by YDC and admission, reproduction or use of this drawing and/or the information contained herein is prohibited without written permission by Young Design Corporation.



NO.	DATE	DESCRIPTION
1	8/16/13	REVIEW
2	08/21/13	FINAL CD'S
3	1/29/13	RE-SUBMITTAL
4	11/29/13	RE-SUBMITTAL

ARCHITECTS JOB NO.  
YDC - 4004

PROJECT INFORMATION  
**PH10233D**  
MONARCH PROPERTY  
408 N SCOTTSDALE RD  
SCOTTSDALE, ARIZONA

SHEET TITLE  
**ENLARGED SITE PLAN**

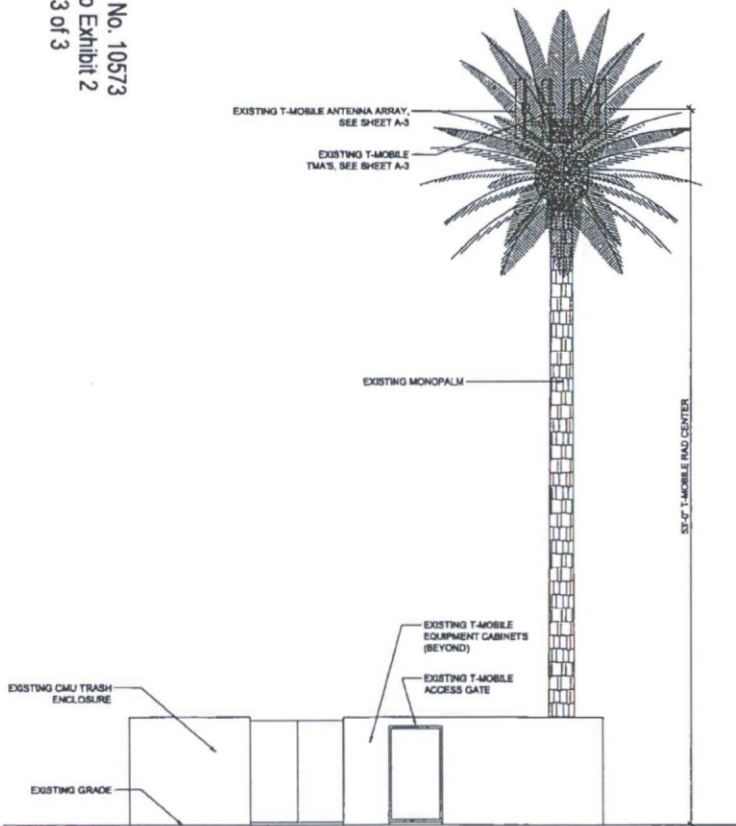
JURISDICTION APPROVAL

SHEET NUMBER  
**A-2**

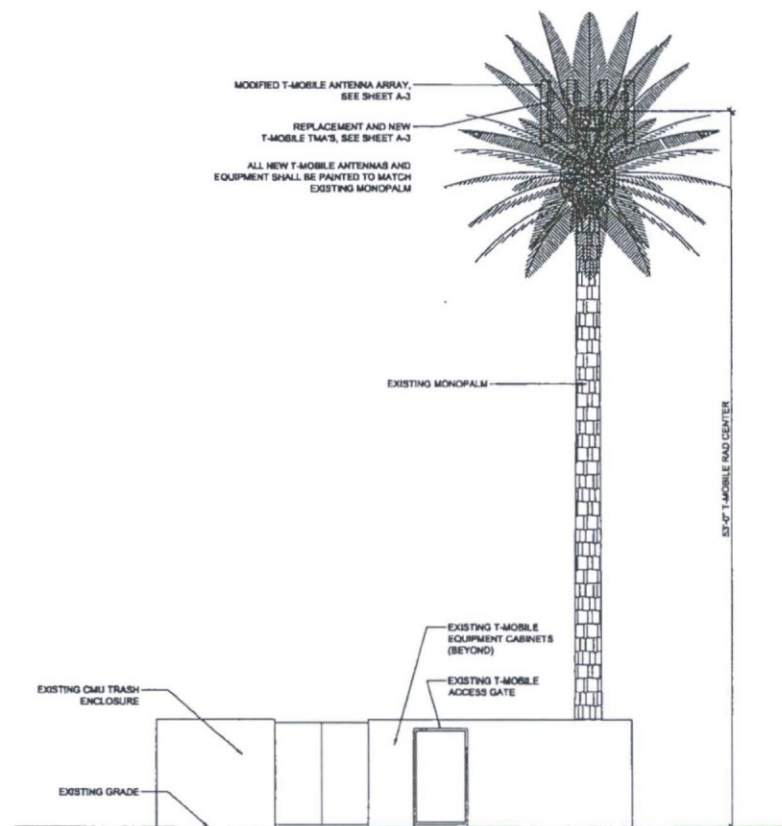
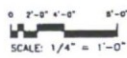
Resolution No. 10573  
Exhibit A to Exhibit 2  
Page 2 of 3

**ENLARGED SITE PLAN**  
SCALE: 1/2" = 1'-0"  
NORTH  
0 1'-0" 2'-0" 4'-0"  
SCALE: 1/2" = 1'-0"

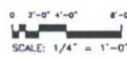
CASE HISTORY CONDITIONAL USE PERMIT: 24-UP-2005 & 24-UP-2005#2 - DESIGN REVIEW 103-DR-2005



2 EXISTING SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"



1 NEW SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"



CLIENT  
**T-Mobile**  
 2525 S. PLAZA DR. #400, TEMPE, ARIZONA, 85283  
 PHONE: (480) 638-2800 FAX: (480) 638-2852

PLANS PREPARED BY  
**Young design corp**  
 architecture / project management  
 10245 E. Via Liso, Scottsdale, AZ 85258  
 ph: 480 451 9609 fax: 480 451 9606

SCALE  
 This drawing is prepared and the property of Young Design Corporation (YDC) & produced solely by YDC and architect. Authorization to use of this drawing and for the information contained herein is forbidden without written permission by Young Design Corporation.  
  
 THE ENGINEER CERTAINS HE RECEIVED  
 COMPENSATION FOR HIS PROFESSIONAL SERVICES  
 AND THAT HE IS A LICENSED PROFESSIONAL ENGINEER  
 IN THE STATE OF ARIZONA.  
 HIS LICENSE NUMBER IS 10000  
 HIS LICENSE EXPIRES 06/30/13

NO.	DATE	DESCRIPTION
1	8/18/12	REVIEW
2	08/21/12	FINAL CD'S
3	1/29/13	RE-SUBMITTAL
4	11/8/13	RE-SUBMITTAL

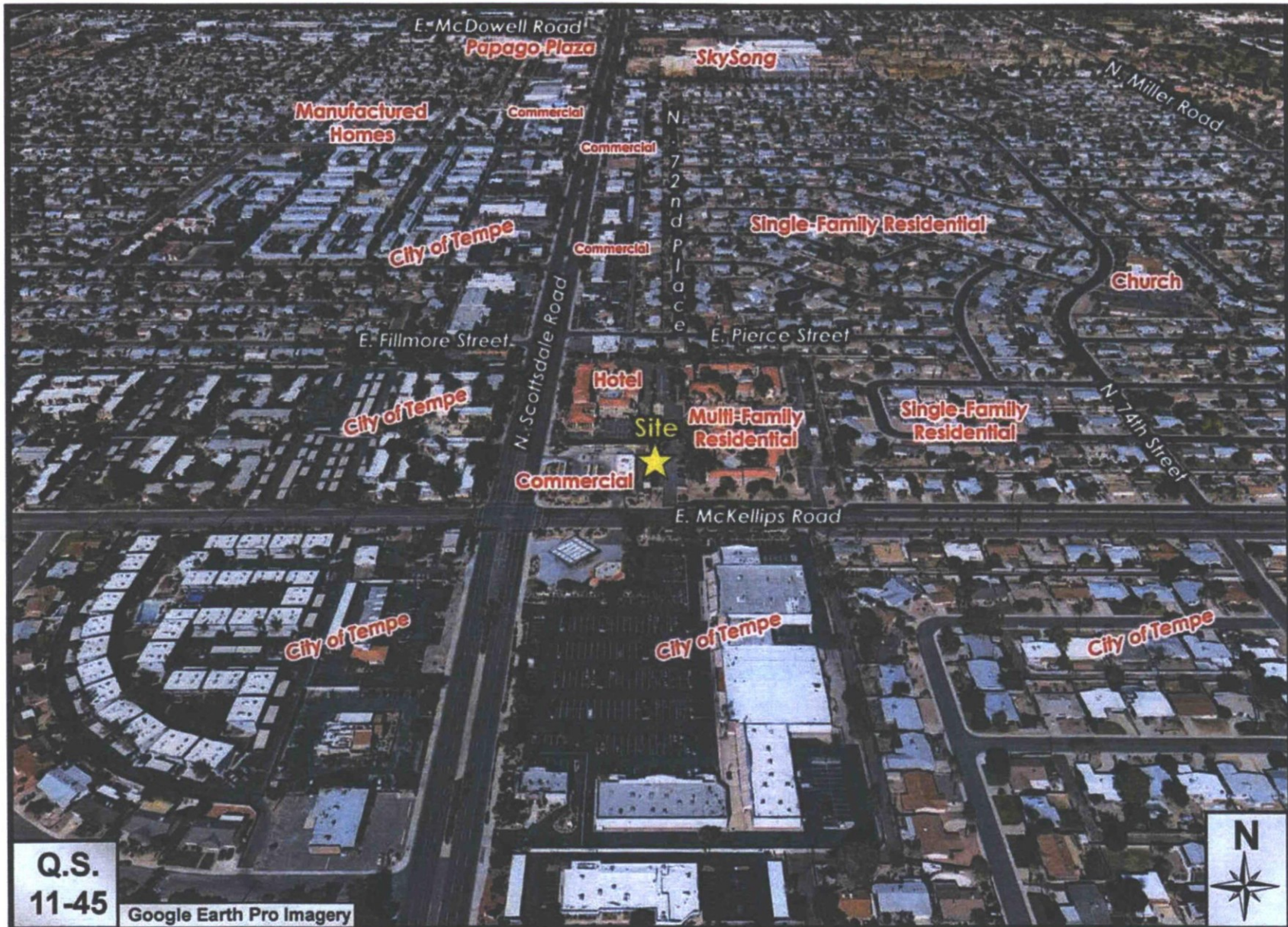
ARCHITECTS JOB NO.  
 YDC - 4004

PROJECT INFORMATION  
**PH10233D**  
 MONARCH PROPERTY  
 400 W. SCOTTSDALE RD  
 SCOTTSDALE, ARIZONA

SHEET TITLE  
**ELEVATIONS**

JURISDICTION APPROVAL

SHEET NUMBER  
**A-4**



Q.S.  
11-45

Google Earth Pro Imagery



T-Mobile Monarch Property Monopalm Type 4 Wireless Communication Facility

24-UP-2005#3





Q.S.  
11-45

Google Earth Pro Imagery

T-Mobile Monarch Property Monopalm Type 4 Wireless Communication Facility

24-UP-2005#3

ATTACHMENT #2A



Existing T-Mobile MonoPalm WCF  
PH10233 – Monarch MonoPalm  
~~409~~ N Scottsdale Road, Scottsdale AZ  
APN 131-16- 143

**Purpose of Request**

T-Mobile is committed to improving coverage areas and expanding network capacity to handle the growing number of wireless calls. The presence of the Existing MonoPalm WCF located 409 N Scottsdale Road provides residents, visitors and businesses with improved high quality reliable wireless service for both personal & business, and greatly enhances emergency services. This application is a request to allow this Existing WCF to continue providing reliable wireless service in the area.

**Existing Conditions**

The subject T-Mobile MonoPalm WCF has been at its current location serving the community since 2006. The existing WCF is not recognizable as a WCF, and is an example of how WCF's can be placed in unison with the surrounding vegetation.

The associated ground equipment is located within a masonry wall compound, completely out of sight from residents and road traffic. The existing WCF is not responsible for any increase in vehicular traffic in the area, does not require any water, wastewater, or solid waste services. In fact, there aren't any negatives to allowing this facility remain at its current location.

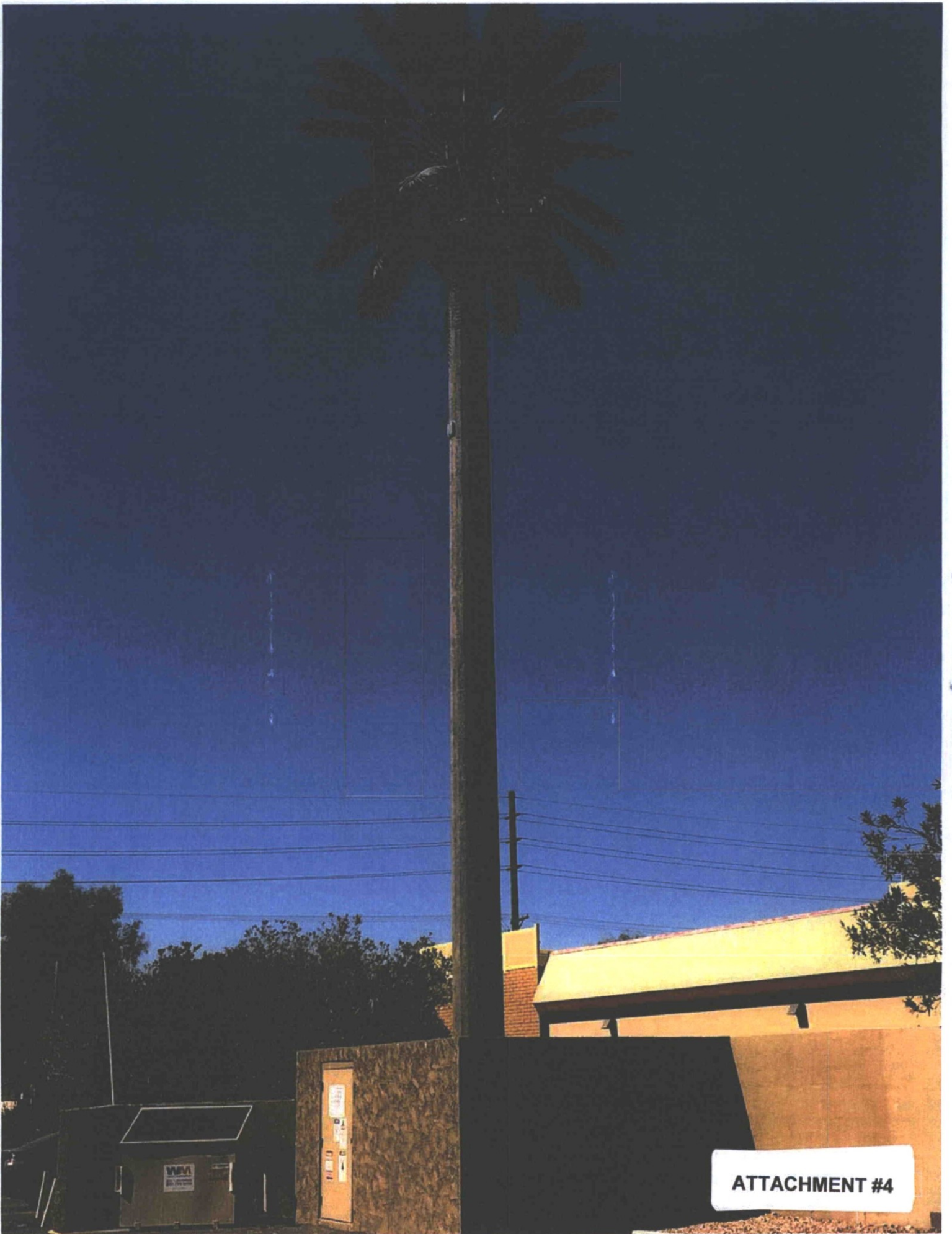
One vehicle may access the wireless communication facility approximately once or twice a month, or in the event of a technical breakdown. This vehicle will use the existing access and parking onsite.

Changes in Wireless Technology has not eliminated the need for the subject WCF. The technology has been upgraded over the years, and will continue to be a very important site in T-Mobile's network based on the location, and height of the existing antennas.

I look forward to discussing this proposal in more detail.

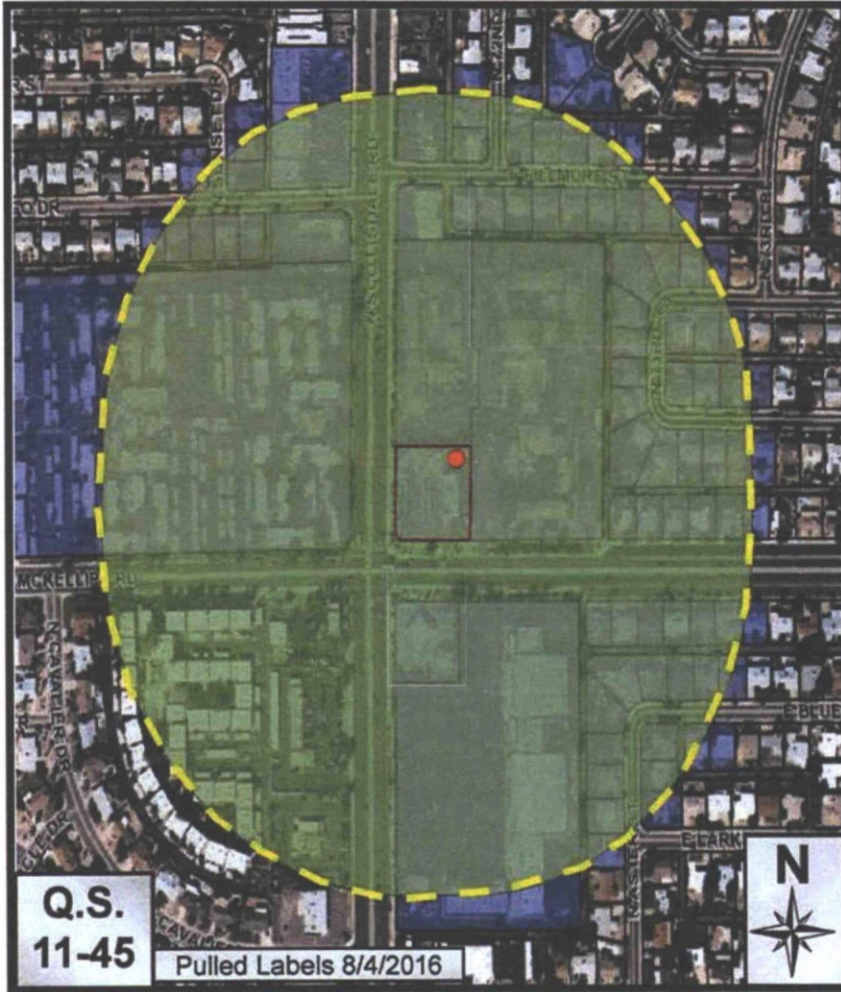
Sincerely,

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



**ATTACHMENT #4**

# City Notifications – Mailing List Selection Map



## Map Legend:

- WCF Location
- Properties within 750-feet  
118 Postcards

## Additional Notifications:

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

ATTACHMENT #5

**T-Mobile Monarch Property Monopalm  
Type 4 Wireless Communication  
Facility**

**24-UP-2005#3**

ATTACHMENT #5



**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, SEPTEMBER 28, 2016**

**\*DRAFT SUMMARIZED MEETING MINUTES\***

**PRESENT:** Michael Edwards, Chair  
Larry S. Kush, Commissioner  
David Brantner, Commissioner - telephonically  
Paul Alessio, Commissioner  
Matthew Cody, Vice Chair  
Ali Fasih, Commissioner  
Michael J. Minnaugh, Commissioner

**STAFF:** Tim Curtis  
Joe Padilla  
Greg Bloemberg  
Keith Niederer  
Jesus Murillo  
Brad Carr

**CALL TO ORDER**

Chair Edwards called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

### MINUTES REVIEW AND APPROVAL

1. Approval of September 14, 2016 Regular Meeting Minutes including the Study Session.

**COMMISSIONER BRANTNER MOVED TO APPROVE THE SEPTEMBER 14, 2016 REGULAR MEETING MINUTES INCLUDING THE STUDY SESSION, SECONDED BY COMMISSIONER KUSH, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

### **CONTINUANCES**

2. 6-ZN-2016 (South Scottsdale Mixed-Use)

**Request to Continue to October 19, 2016**

Request by owner for a Zoning District Map Amendment from Highway Commercial District (C-3) to Planned Unit Development District (PUD), including a Development Plan and amended development standards, on a +/- 3.3-acre site located at 2040 and 2042 N. Scottsdale Road. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Lance Baker, 480-948-9766.**

**Item No. 2: Moved to continue to 6-ZN-2016 to October 19, 2016 by 7-0 vote; Motion by Commissioner Alessio, 2<sup>nd</sup> by Commissioner Fakh.**

### **EXPEDITED AGENDA**

3. 24-UP-2005#3 (T-Mobile Monarch Property Type 4 Wireless Communication Facility)

Request by applicant for a Conditional Use Permit for an existing Type 4 alternative concealment wireless communication facility concealed within a 55-foot tall artificial palm tree located at 7220 E. McKellips Road (a.k.a. 409 N. Scottsdale Road) with Multiple Family Residential District (R-5) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Declan Murphy, 602-326-0111.**

4. 7-AB-2016 (Arnold Residence)

This is to inform you of a request by owner to abandon the western 33-foot half-street, located along N. 71st Street, adjacent to eastern boundary of 7070 E. Lowden (parcel number 216-67-252), with Single-Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning designation. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Cameron Carter, 480-240-5639.**

**Item No's 3 and 4: Recommended to City Council for approval of cases 24-UP-**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

**2005#3 and 7-AB-2016, by a vote of 7-0; Motion by Commissioner Brantner, per staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met and after determining that the proposed Abandonment is consistent and conforms with the adopted General Plan, 2<sup>nd</sup> by Commissioner Kush.**

## **REGULAR AGENDA**

5. 12-ZN-2016 (Alta Osborn)

Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) zoning to Downtown/Downtown Multiple Use - Type 2, Planned Block Development Overlay, Downtown Overlay (D/DMU-2 PBD DO) zoning, including approval of a Development Plan with specific property development standards, for a +/- 4.2-acre site located at 3220 N. Scottsdale Road. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Michele Hammond, 480-463-4081.**

**Item No. 5: Recommended to City Council for approval of case 12-ZN-2016 by a vote of 5-0; Motion by Commissioner Kush, per the staff recommended stipulations after determining that the proposed Zoning District Map Amendment, including approval of a Development Plan with specific development standards, is consistent and conforms with the adopted General Plan, 2<sup>nd</sup> by Commissioner Alessio, Chair Edwards and Commissioner Fakih recused themselves.**

6. 5-ZN-2016 (Scottsdale Entrada)

Request by owner for a Zoning District Map Amendment from approximately 23 acres of General Commercial (C-4) zoning and approximately 0.06 acres of Open Space (OS) zoning to Planned Unit Development (PUD) zoning, including approval of a Development Plan with amended development standards, for a +/- 23-acre site located at the northeast corner of E. McDowell Road and N. 64th Street at 6520 E. McDowell Road. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Ed Bull, 602-234-9913.**

**Item No. 6: Recommended to City Council for approval of case 5-ZN-2016 by a vote of 7-0; Motion by Commissioner Brantner, per the staff recommended stipulations after determining that the proposed Zoning District Map Amendment, including approval of a Development Plan with amended development standards, is consistent and conforms with the adopted General Plan and exclude PUD shared perimeter development standards for PSD, 2<sup>nd</sup> by Commissioner Kush.**

## **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:21 p.m.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"