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Resolution 10827

Planning Commission Hearing 5/10/2017

City Council Hearing 6/27/2017

### **Case History**

840-PA-2016

**7-UP-2017**

**Crown Castle Days Inn and Suites**

# PLANNING COMMISSION REPORT



Meeting Date: May 10, 2017  
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

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### **Crown Castle Days Inn and Suites 7-UP-2017**

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

1. A recommendation to City Council regarding a request by owner for a Conditional Use Permit for a new Type 4, Alternative Concealment Wireless Communication Facility (WCF) in the design of a 62.5 foot tall artificial palm tree, located at 7330 N. Pima Road, with Multiple-family Residential, Planned Community District (R-5 PCD) zoning.

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

The applicant's request is to construct a new 62-foot, 6-inch tall artificial palm tree wireless communication facility (WCF) for the use of Verizon.

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

- The wireless communication facility Conditional Use Permit criteria.
- The proposed 62.5-foot tall artificial palm tree, alternative concealment wireless communication facility, is a Type 4 facility and is subject to a Conditional Use Permit because the proposed height exceeds the maximum allowable height of thirty-six (36) feet in the Multiple-Family Residential (R-5) zoning district.
- This proposed location intends to replace the location that was approved 13-UP-2015, but never constructed due a request by the owner to change the location. However, the WCF approved with 13-UP-2015 will remain entitled until that Conditional Use Permit is revoked, or the 5-year expiration on the WCF Conditional Use Permit is reached.

## OWNER

---

Hall Equities Group  
925-933-4150

## APPLICANT CONTACT

Mark Sawyer  
Smartlink LLC  
480-550-2088

## LOCATION

7330 N Pima Rd

## BACKGROUND

### General Plan

The General Plan Land Use Element designates the property as Urban Neighborhoods. This category includes areas of multifamily dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses.

### Zoning

The site is zoned Multiple-Family Residential with Planned Community District overlay (R-5 PCD). This district is intended to provide for development of multiple-family residential and allows a high density of population with a proportional increase in amenities as the density rises. The district is basically residential in character and promotes a high quality environment through aesthetically oriented property development standards. Wireless Communication Facilities are a permitted use in the R-5 district.

### Context

The subject property is located along the west side of N. Pima Road between E. Indian Bend Road and E. Via De Ventura. The proposed wireless communication facility will be located along the N. Pima Road frontage approximately forty eight (48) feet west of the east property boundary, approximately 450-feet north of Inner Circle Drive, and approximately 55-feet south of the City Water facility.

### Adjacent Uses and Zoning

- North: City Water Facility zoned R-5 PCD, and Townhouse Residential Planned Community District, zoned R-4 PCD; La Mariposa Villas III beyond.
- South: Townhouse Residential Planned Community District, zoned R-4 PCD; Sands Scottsdale Townhouse One
- East: Salt River Pima Maricopa Indian Community/Salt River Fields baseball complex
- West: Multiple-Family Residential Planned Community District, zoned R-5 PCD; Inner Circle



**Other Related Policies, References:**

Zoning Ordinance

4-Z-1972: Rezoned the subject property to Multiple-family Residential Planned Community District (R-5 PCD).

14-UP-1972: Approved Conditional Use Permit for the hotel.

30-UP-1999: Approved a Conditional Use Permit to install three (3) WCF flagpoles. (AT&T, Sprint and Nextel)

16-UP-2007: Amended previous Conditional Use Permit to allow the expansion of the hotel.

5-PP-2008#2: Re-platted a portion of the Inner Circle subdivision.

38-UP-2011: Approved a Conditional Use Permit for a Type 4 WCF artificial palm tree for use by AT&T. This existing wireless site is located on the south side of the hotel building, approximately 115-feet north of the south property line

13-UP-2015: Approved a Conditional Use Permit for a second Type 4 WCF artificial palm tree for use by Verizon, which was to be located near the existing flagpoles. This site was not constructed, and is intended to be replaced with this request.

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**APPLICANTS PROPOSAL**

**Goal/Purpose of the Request**

The applicant's request is to construct a new sixty-two (62) foot and six (6) inch tall, Type 4 Alternative Concealment Wireless Communication Facility (WCF) disguised as a palm tree. The WCF is a Type 4 WCF, requiring a Conditional Use Permit because the proposed height exceeds the maximum allowable height of thirty-six (36) feet in the Multiple-Family Residential zoning district (R-5).

Location and height requirements for WCF's are determined by the coverage objective for the area, existing topography, capacity requirements dictated by the permanent and transient population (passing traffic and time of day usage) and the distance of adjacent WCF's within the network. Verizon has stated they need the centerline of the antennas at fifty-two (52) feet six (6) inches in height. The top of the artificial palm tree is proposed at sixty-two (62) feet and six (6) inches to the top of the palm fronds.

The proposed WCF is being requested by Crown Castle on behalf of Verizon Wireless due to an existing coverage and capacity deficiency in the vicinity. The applicant states in their narrative that the Salt River Pima Maricopa Indian Community properties are unable to enter into lease agreements for new sites due to potential future new development. Staff checked with the Salt River Pima Maricopa Indian Community, and they mentioned that Verizon just finished building a distributed antennas system (DAS) that will cover the Salt River Fields stadium, another Verizon wireless communication facility is located within the Salt River Fields sign along the west side of Loop 101, near Indian Bend Road to cover the freeway. This location doesn't have any antennas that face west. Another site covering the freeway is located along the west side of Loop 101, south of Via De Ventura. Another soon to be constructed site will be located inside the Odysea 101 sign at the northeast corner of Via De Ventura and Loop 101.

Per the applicant, all of these sites along Loop 101 are too far east and cannot cover the desired area, especially the areas along and west of Pima Road.

The closest existing Scottsdale Verizon Wireless facilities to this location are on a signal pole located at the northeast corner of E. Indian Bend Road and N. Pima Road, approximately .4 of a mile to the south, and on a roof top located at 8502 E. Via De Ventura, approximately .75 miles to the northwest.

The proposed artificial palm tree antennas and mounting hardware and radio equipment will be painted green and camouflaged by palm fronds of varying sizes. The associated ground equipment cabinets and back-up power generator will be located within an existing equipment shelter adjacent to the hotel building. A photo simulation of this proposed WCF is attached to this report.

### **Development Information**

- Existing Use: Hotel site with existing wireless communication facilities
- Proposed Use: Hotel site with a second artificial palm tree WCF.
- Parcel Size: +/- 4.74 acres
- Height Allowed: 36-feet
- Height Proposed with CUP: 62-feet, 6-inches

### **IMPACT ANALYSIS**

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#### **Conditional Use Permit**

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - **The proposed WCF produces no damage or nuisance from noise, smoke, dust, vibration or illumination. The WCF will contain air conditioning units to cool the radio equipment, but the noise should be minimal and not have an impact on any adjacent properties.**
  2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - **The proposed WCF use will not create an unusual volume or character of traffic. Once constructed, 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.
  - **The proposed use is reasonably compatible with the area. The nearest residential**

property to the antenna is located approximately 75 feet to the west (Pima Inn Condominiums), 500 feet to the south (Sands Scottsdale), and 160 feet to the north from the proposed WCF.

- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for Wireless Communication Facility (WCF) Type 4 as identified in Zoning Ordinance Section 1.403.X., including:
1. All wireless communication facility use permits shall be granted for a maximum of five (5) years from the date of City Council approval. The applicant shall be responsible for initiating a review of the approved wireless communication facility and shall demonstrate that changes in technology, that are economically feasible, have not eliminated the need for the Use Permit.
    - **The applicant has been made aware of the requirement to renew this Conditional Use Permit in five (5) years.**
  2. To the degree a proposed WCF meets height requirements set forth in this Ordinance, no use permits shall be granted when heights are found to be intrusive, obtrusive or out of character with the area.
    - **The site is home to 2 existing WCF stealth flag poles, another existing artificial palm tree WCF, and several live palm trees of varying heights.**
  3. Antenna and pole diameters shall be harmonious with the existing context and not be intrusive or obtrusive on the landscape and views.
    - **Antennas will be painted to match the palm fronds and will be screened as much as possible by the fronds, and the pole will be painted to appear like the bark of a palm tree.**
  4. The WCF shall blend into its setting and, to the extent that it is visible, not be intrusive on the landscape or obtrusive on views.
    - **The site is home to 2 existing WCF stealth flag poles, another existing artificial palm tree WCF, and several live palm trees of varying heights.**

#### **Water/Sewer**

The proposed WCF will not have an impact on water and sewer infrastructure.

#### **Public Safety**

The proposed WCF will not have an impact on public safety.

#### **Open Space**

The proposed WCF will have a minimal impact on open space.

#### **Community Involvement**

February 27, 2017: Applicant mails out project notification letters and neighborhood meeting

notices to property owners within 750-feet.

March 3, 2017: Applicant posted the White Early Notification of a Project Under Consideration sign along Pima Road in front of the site. The sign explained the request and the neighborhood meeting date, time and location.

March 16, 2017: Applicant held a neighborhood meeting at the Courtyard Scottsdale Salt River at 7 PM. No residents attended the meeting. The applicant has received correspondence from a resident who resides directly south of the hotel property.

As of the drafting of this report, staff has received emails in opposition from one property owner, more so related to the existing palm WCF than the proposed one. Concerns revolve around privacy from WCF contractors, and radiofrequency emissions.

## **STAFF RECOMMENDATION**

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### **Recommended Approach:**

Staff recommends that the Planning Commission find that the Conditional Use Permit criteria have been met, and make a recommendation to the City Council for approval per the attached stipulations.

## **RESPONSIBLE DEPARTMENT**

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### **Planning and Development Services**

Current Planning Services

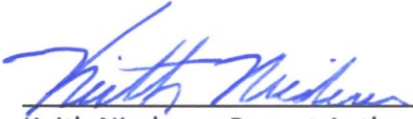
## **STAFF CONTACT**

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

**APPROVED BY**

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Keith Niederer, Report Author

4-18-2017

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Date



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

4/18/2017

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Date



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

4/25/17

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Date

**ATTACHMENTS**

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1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
  - Exhibit A to Attachment 1: Plans
3. Applicant's Narrative
4. Zoning Map
5. Photo Simulation
6. Citizen Involvement
7. City Notification Map



Crown Castle Days Inn and Suites

7-UP-2017



Crown Castle Days Inn and Suites

7-UP-2017

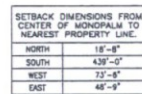
**Stipulations for the Conditional Use Permit  
For a Type 4 Wireless Communication Facility  
Crown Castle Days Inn and Suites  
Case Number: 7-UP-2017**

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

**SITE DESIGN**

1. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by BK Design and Crown Castle with the date of 4/12/2017, attached as Exhibit A to Attachment 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. **BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed 62.5 feet in height, measured from existing grade to top of fronds.
3. **MAINTENANCE.** The applicant shall perform periodic maintenance on the facility to keep it looking in its original form. Any damage to palm fronds as a result of inclement weather, including fading, shall be repaired as soon as possible.
4. **EXISTING LIVE PALM TREES.** Maintain existing live palm trees surrounding this WCF. In the event they are removed as a result of the property redevelopment, new palm trees shall be replanted surrounding the WCF, or the existing palm tree shall be transplanted closer to the WCF.
5. **NUMBER OF FRONDS.** The proposed artificial palm tree WCF shall contain a minimum of eighty-seven (87) fronds of varying sizes.
6. **EXPIRATION OF CONDITIONAL USE PERMIT AFTER FIVE (5) YEARS.** If the applicant wishes to continue this use, within ninety (90) days of the expiration of this Conditional Use Permit, the applicant shall file an application to review and extend this Conditional Use Permit. This review shall demonstrate that changes in technology, that are economically feasible, have not eliminated the need for this wireless communication facility. If a new Conditional Use Permit is not granted, the applicant shall be responsible for the removal of the entire facility.

  **OVERALL SITE PLAN** 1/3



SETBACK DIMENSIONS FROM CENTER OF MONOPALM TO NEAREST RESIDENTIAL PROPERTY LINE.	
NORTH	168'-8"
SOUTH	492'-7"
WEST	294'-2"
EAST	N/A

1220 AUGUSTA DR STE 600, HOUSTON, TX 77055

INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
FACILITIES/MICROWAVE SIGNATURE	DATE



3100 N 3rd AVE, #100, PHOENIX, AZ 85018  
PHONE: (480) 204-1412



ISE Incorporated  
Structural Engineers

P.O. BOX 50039  
Phoenix, Arizona 85076  
Phone: 602-423-0214  
www.iseinc.com

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REVISIONS		
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1	08.23.16	CLIENT COMMENTS
2	10.07.16	CLIENT COMMENTS
2	10.11.16	CLIENT COMMENTS
4	10.13.16	CLIENT COMMENTS
2	02.08.17	CITY COMMENTS
1	04.12.17	CITY COMMENTS



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SITE NAME

**PIMA ROAD  
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SUITES  
B.U.N.# 821516**

SITE ADDRESS  
7330 N PIMA RD  
SCOTTSDALE, AZ 85258

SHEET TITLE

### OVERALL SITE PLAN

SHEET NUMBER

Z-1

13-UP-2015 / PLAN CHECK #2236-16

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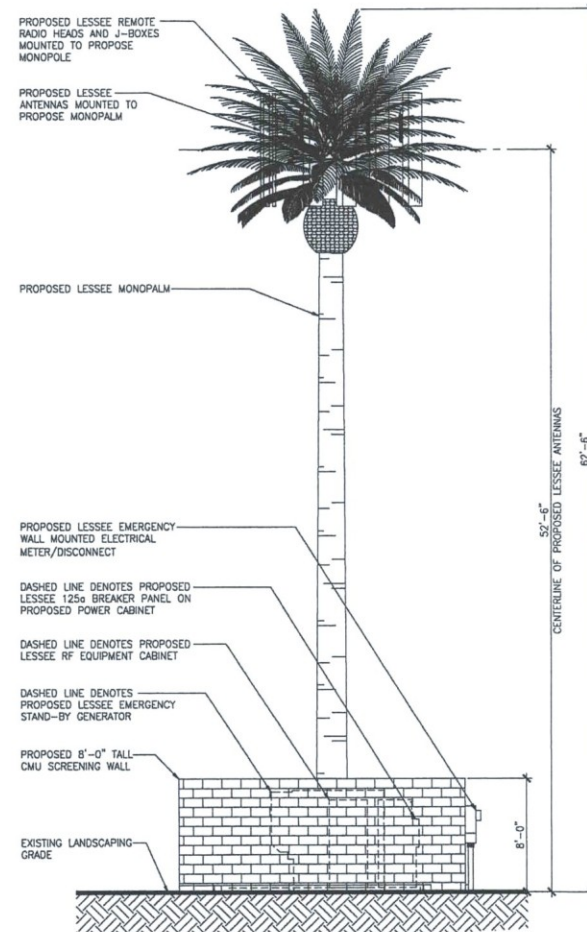
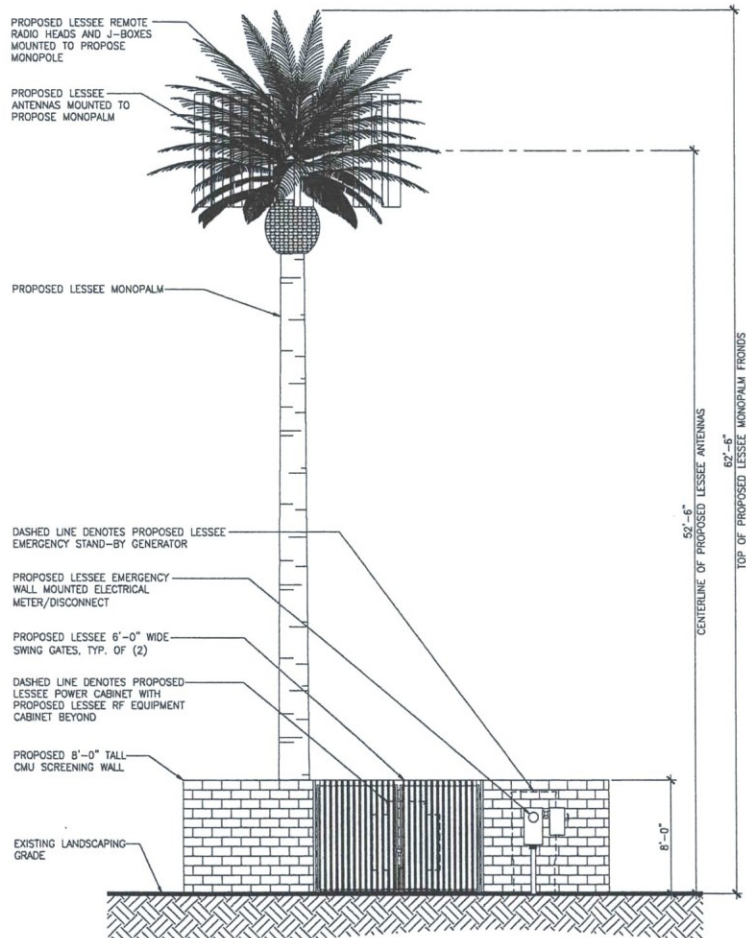
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NOTE:  
NEW STEALTH MONOPALM TO  
HAVE MINIMUM 87 PALM FRONDS.

NOTE:  
ANTENNAS, MOUNTING HARDWARE  
& ASSOCIATED RADIO EQUIPMENT  
SHALL BE PAINTED TO MATCH  
THE PALM FRONDS.



1225 AUGUSTA DR STE 800, HOUSTON, TX 77057

INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
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SITE NAME

**PIMA ROAD  
DAYS INN &  
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B.U.N.# 821516**

SITE ADDRESS  
7330 N PIMA RD  
SCOTTSDALE, AZ 85258

SHEET TITLE

**SITE PLAN AND  
ELEVATIONS**

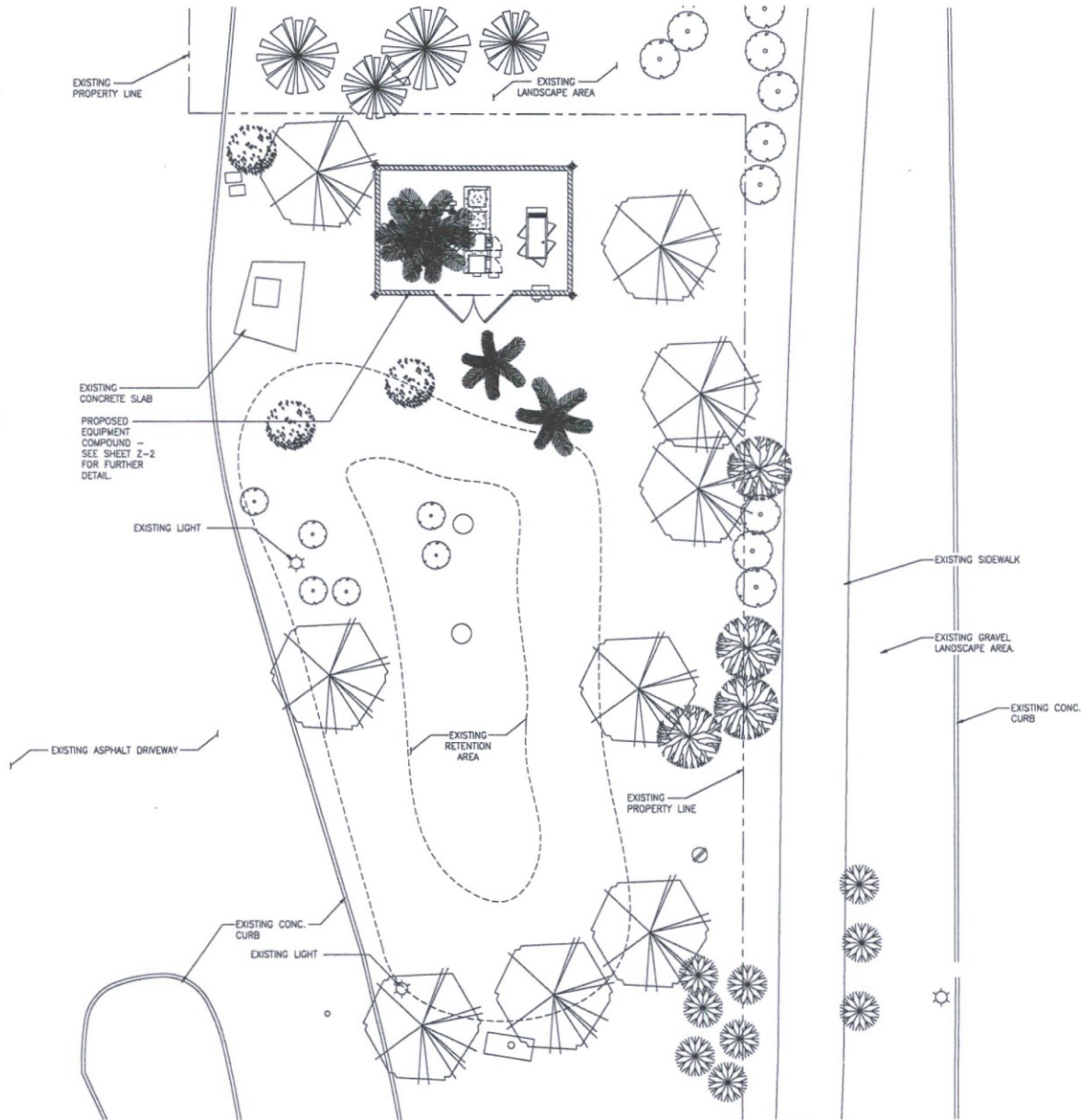
SHEET NUMBER

**Z-3**

13-UP-2015 / PLAN CHECK #2236-16

# EXISTING LANDSCAPE MATERIAL LEGEND

SYMBOL	BOTANICAL/ COMMON NAME	SIZE	QTY.
	TREES CERCIDIUM FLORIDUM/ BLUE PALO VERDE	6' TRUNK HEIGHT	9
	PHOENIX DACTYLIFERA/ DATE PALM TREE	25' TRUNK HEIGHT	2
	WASHINGTONIA ROBUSTA/ MEXICAN FAN PALM	30' / 35' TRUNK HEIGHT	4
	CARNEGIEA GIGANTEA/ SAGUARO CACTUS	12'	1
	SHRUBS AND GROUND COVER HESPERALOE PARVIFLORA/ RED YUCCA	5 GAL.	16
	LEUCOPHYLLUM FRUTESCENS/ TEXAS SAGE	15 GAL.	4
	NERIUM OLEANDER/ OLEANDER	5 GAL.	3
	SPHAERALCEA AMBIGUA/ DESERT GLOBEMALLOW	5 GAL.	9



1 ENLARGED LANDSCAPE PLAN  
L-1  
1/8" = 1'-0"



1200 AUGUSTA DR STE 600, HOUSTON, TX 77057  
INTERNAL REVIEW

CONSTRUCTION SIGNATURE DATE

RF SIGNATURE DATE

REAL ESTATE SIGNATURE DATE

FACILITIES/MICROWAVE SIGNATURE DATE



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PROJECT NUMBER 821516 DRAWN BY CHYO BY IS BK

REVISIONS	DATE	BY
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5. CLIENT COMMENTS	10.13.16	CHYO
6. CITY COMMENTS	02.09.17	CHYO
7. CITY COMMENTS	04.12.17	CHYO



THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 16, ARTICLE 10, SECTION 1-101. IT IS A VIOLATION FOR ANY PERSON, OTHER THAN THE DIRECT SUPERVISOR OF THE REGISTRE, TO MODIFY THIS DOCUMENT IN ANY MANNER.

SITE NAME

PIMA ROAD  
DAYS INN &  
SUITES  
B.U.N.# 821516

SITE ADDRESS

7330 N PIMA RD  
SCOTTSDALE, AZ 85258

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L-1

13-UP-2015 / PLAN CHECK #2236-16



**Crown Castle Wireless Communications Facility  
February 14th, 2017**

**RE: REQUEST FOR Conditional Use Permit/Development Review Crown Castle 62'-6" Artificial Palm Tree (WCF) NEW LOCATION ON PROPERTY SITE FROM PREVIOUSLY APPROVED USE PERMIT #13-UP-2015**

**Property Owner:**

Hall Equities Group (Days Inn Hotel)

**Applicant**

Crown Castle Inc.  
6909 W. Ray Road  
Suite 21  
Chandler, AZ 85226

**Applicant Representative**

Marck Sawyer  
Smartlink LLC  
8502 E. Via De Ventura Dr.  
Ste. 220  
Scottsdale, AZ 85258

**The subject property** is an approximate 5 acre parcel. This parcel is developed as a hotel and condominium residential. The parcel is situated west of Pima Road, north of Indian Bend Road across from Salt River Fields. This property was recently purchased by Hall Equities Group and is being redeveloped which precipitated the move from its original approved WCF location.

**The request herein by** Crown Castle is to propose a Type 4 Wireless Communications Facility (WCF) consistent with the City of Scottsdale, Zoning Ordinance, and Wireless Communication Facilities Section 1.403.

**Project Description:**

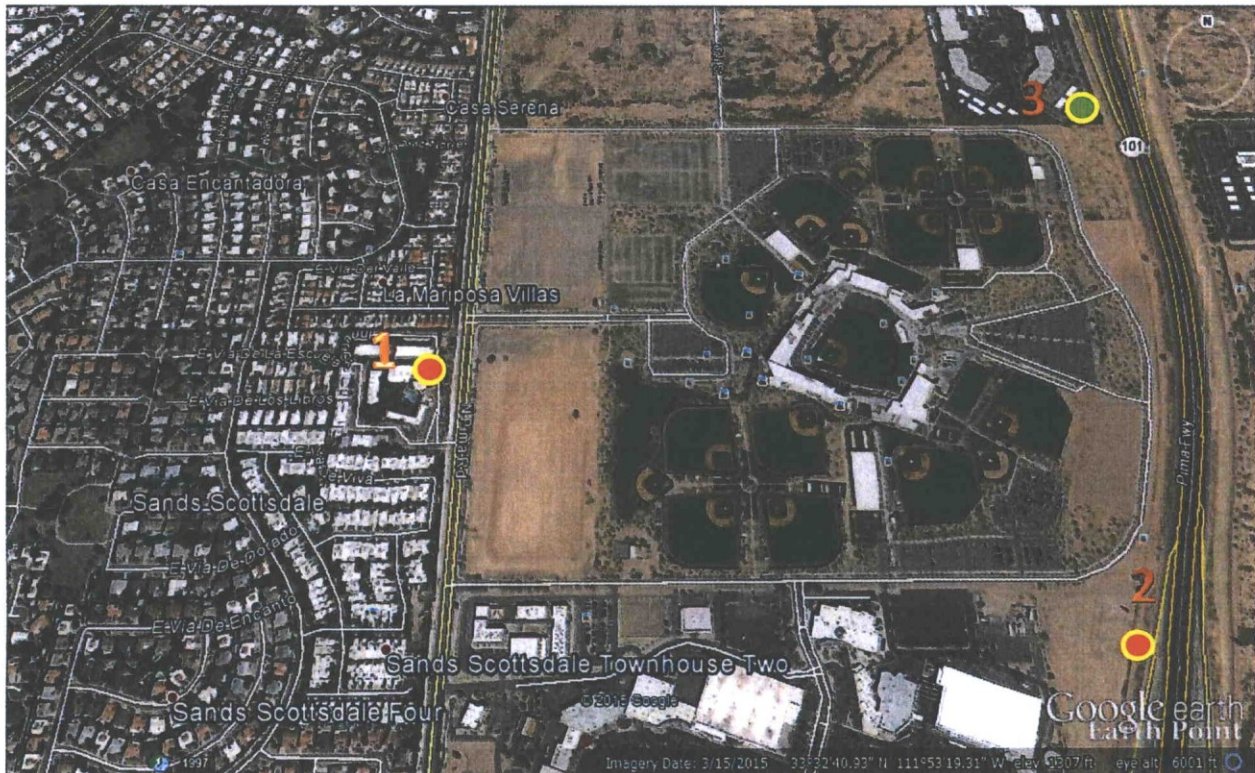
Crown Castle for Verizon Wireless will own and operate this facility for the purpose of providing coverage to an area identified by Verizon Wireless as having a significant gap in existing coverage. The proposed WCF will consist of a 62'-6" artificial palm tree (monopalm). Crown Castle will add the 87 palm fronds with the centerline of Verizon's antennas at 52'-6". The equipment will consist of two (2) outdoor equipment cabinet's size 2'x8' and a 3'x2' emergency generator inside the 20'x30' lease area. The objective is to provide wireless services to an area that currently has a gap in coverage.

As the 2001 General Plan refers to this area as having residential/suburban character. This application helps to support the regional context goals by helping sustain a viable economic base, expansion of mobility networks, also encourages live, work and play opportunities. The surrounding community will have reliable access to the nation's largest wireless provider's network. Its value can be measured at many levels some of the highlights are; increased public safety, increased economic development, and access to the most current wireless technology services available.

**Concealment and Screening Plan:** The monopalm area will be located just south of the existing WCF stealth flagpoles within a 10' x 10' lease area for the pole. The new equipment and generator lease area of 20'x30' will be placed inside a new painted to match fenced compound. The antennas are being concealed inside the artificial palm fronds. By using the monopalm design and locating the equipment inside the existing stucco lease area, the visual impact of this facility is very minimal.

**Blending the WCF with the surrounding area, design features:** By using a stealth monopalm with no new equipment lease area, Crown Castle/Verizon does not need to add another new pole or large structure in the area. The antennas will be painted to match the artificial tree, blending in as much as possible.

### Alternative Site Analysis –Crown Castle Days Inn



1. Days Inn and Suites-The purpose of locating here is to serve the residents west and south of the Days Inn and Suites Hotel. Please see paragraph below.
2. Salt River Pima Maricopa Indian Community-The reservation was not able to accommodate Crown Castle/Verizon here due to redevelopment plans and they were not contacted for relocating on tribal property. Tribal properties did not meet Verizon's specific current coverage



objectives which have been revised with additional demand. This location will not serve Verizon's intended residents to the west and would only cover the Pima Freeway which has sufficient coverage at this time.

3. Salt River Pima Maricopa Indian Community and Salt River Fields-The light standards at Salt River Fields will not meet Verizon's coverage objectives. Verizon viewed areas in and to the west of Salt River Fields. Upon review, coverage objectives would not be met. Verizon has other sites within the Salt River Maricopa Indian Community in close proximity to Salt River Fields, which would result in duplicate coverage. Thus the decision was made to not pursue another site in the Salt River Field area, as Verizon needs to be closer to the specific coverage area
4. The Days Inn is a superior site to the other choices due to coverage objectives and time to market. The Salt River Gila Pima Reservation, on the west side of Salt River Fields, will not work to fill in the specific coverage gaps between sites to the north, south and west. The verticality already exists at Days Inn due to 2 stealth flagpoles, live palm trees and another monopalm. Days Inn will satisfy the gap in coverage with one site versus multiple because of the existing height in place and the proximity to other Verizon Wireless sites already on air.

The existing Verizon site .4 miles south of the Days Inn on the northwest corner of Indian Bend Road and Pima Road does not meet the coverage objective fill in gaps for customers west of Pima Road at the Days Inn. The site is shorter with one antenna covering Indian Bend Road and the homes southwest of the intersection. The second antenna shoots directly east along Indian Bend Road into the Pavilions Shopping Center. The third antenna covers the homes directly northeast of the intersection but this antenna lacks the capacity to reach the homes west of the Days Inn. The Verizon site at 8502 E. Via De Ventura .75 miles north of the Days Inn (rooftop) lacks the capacity and antenna size/range to cover the Days Inn objectives. Also, the site primarily covers just the businesses around the building and would be blocked due to the building height south. The Days Inn site will fill in all of the coverage gaps to the west, south, north and east to the 101.

Efforts to minimize the mass of the antennas have been made by hiding them as much as possible behind the artificial fronds; the face of the antenna and pole extension does not extend beyond the fronds. **Verizon requires 12 antennas to maximize its coverage objectives and to eliminate the need to upgrade the site anytime in the distant future.** The diameter of the pole will be engineered to accommodate the weight and wind loads Verizon's equipment requires. There will be 87 fronds on the monopalm.

All equipment that will be ancillary to the antennas:

- (1) 18-pair fiber cable will supply the data from the equipment area to the Remote Radio Heads (RRH).
- (3) Power cables will run from the equipment area up the inside of the pole to power the RRH's and antennas.



(6) RRH's one for each of the antennas will be mounted behind the antennas and collar mounted to the pole. (12) Antennas, 4 per sector. (12) Coax jumper cables will transmit data to the antennas from the RRH's.

#### **LOCATION AND ACCESSIBILITY**

Ingress and egress to the wireless communication facility will be primarily by paved roads via the access easement to the Days Inn Hotel. Access will be off Pima Road. **Access for the new site lease area will be off of Pima Road on the north end of the Days Inn Hotel Property.**

#### **HOURS OF OPERATION**

The proposed site will operate 24 hours a day, 7 days a week, but is unmanned with no personnel onsite. The site will be connected to and monitored by a central switching center.

#### **DEVELOPMENT PHASING**

A typical site of this nature has a four to six week construction schedule.

#### **COMMUNITY FACILITIES/PUBLIC UTILITIES AND SERVICES**

The site is served by a single meter 200 amp service; APS will be the service provider. Century Link will be providing the coax/fiber. All necessary telephone and electrical services will be run underground in existing and proposed utility easements. The site does not require any potable water and does not generate any wastewater or solid waste.

#### **NOISE, LIGHT, NUISANCES, AND OTHER ENVIRONMENTAL CONSIDERATIONS**

The proposed wireless communication facility will not use any water or generate any wastewater or solid waste. Tech lighting, with full cut off fixtures on a 4 hour timer will be on site for maintenance and should only be used during periodic servicing. The proposed facility will not generate any noxious odors, and sounds and vibrations will be limited to small cooling fans within the equipment cabinets, within the equipment enclosure.

### RELATIONSHIP TO SURROUNDING PROPERTIES

The parent parcel is zoned R-5. APN: 174-08-939 and is currently used as a Hotel. The surrounding properties to the north, south, and west are residential zoning with Pima Road and the Salt River Gila Pima Reservation to the east.

### SETBACK DIMENSIONS FROM CENTER OF MONOPALM TO NEAREST PROPERTY LINE



Setback of center Monopalm to Nearest Residential Property Line: N: 188'-0" W: 98'-8" S: 473'-4" E: 22'-8"



Crown Castle Days Inn and Suites

7-UP-2017

## EXISTING VIEW

# DAYS INN & SUITES

## PROPOSED VIEW

ATTACHMENT #5



**BK DESIGN  
INCORPORATED**

3100 N. 3RD. AVE. PHOENIX, AZ. 85013  
P: (480) 204-1412



- VIEW LOOKING NORTH -

ATTACHMENT #5

## EXISTING VIEW



## DAYS INN & SUITES

## PROPOSED VIEW

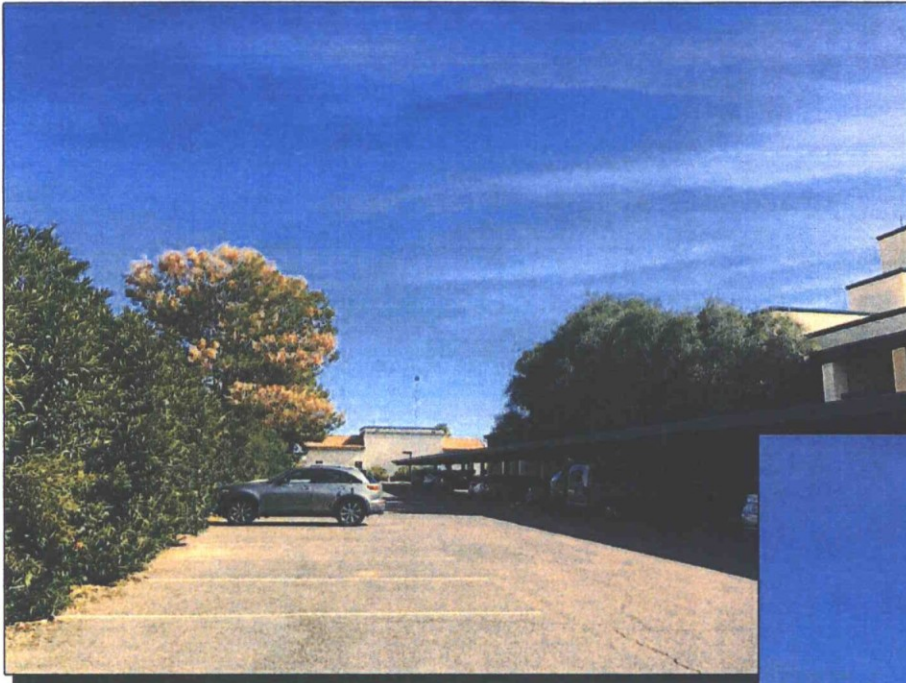


**BK DESIGN  
INCORPORATED**

3100 N. 3RD. AVE. PHOENIX, AZ. 85013  
P: (480) 204-1412

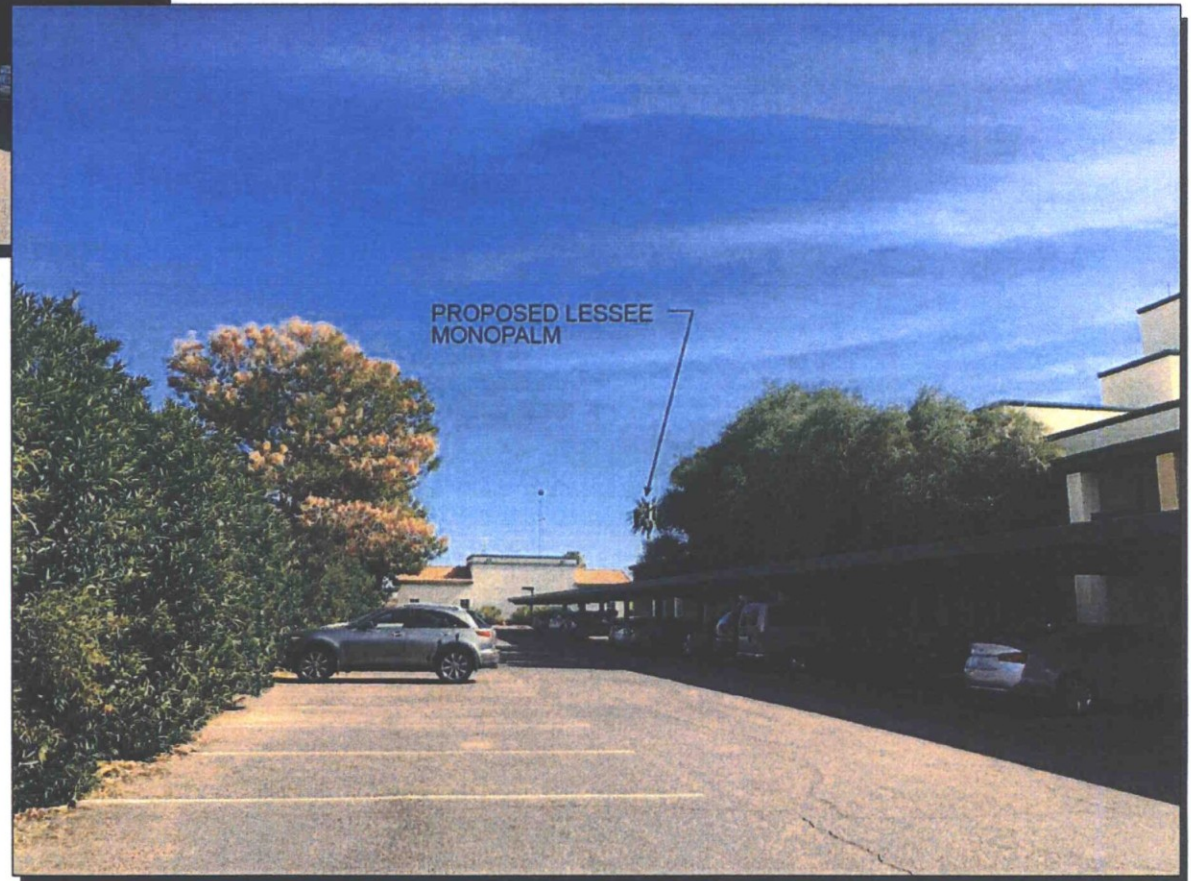
**- VIEW LOOKING SOUTH -**

## EXISTING VIEW



## DAYS INN & SUITES

## PROPOSED VIEW



**BK DESIGN  
INCORPORATED**

3100 N. 3RD. AVE. PHOENIX, AZ. 85013  
P: (480) 204-1412

**- VIEW LOOKING EAST -**

## EXISTING VIEW



# DAYS INN & SUITES

## PROPOSED VIEW



**BK DESIGN  
INCORPORATED**

3100 N. 3RD. AVE. PHOENIX, AZ. 85013  
P: (480) 204-1412

**- VIEW LOOKING WEST -**



February 27, 2017

**RE: New Relocated Crown Castle/Verizon Artificial Palm Tree Wireless  
Communication Facility and Notification of Neighborhood Meeting.**

Dear Resident:

This letter is to inform you of the Crown Castle neighborhood meeting concerning its pending Conditional Use Permit application with the City of Scottsdale (Project No: 840-PA-16) to be relocated at the Days Inn and Suites, 7330 N. Pima Road will be March 16<sup>th</sup> 2017 at 7:00 PM. Please see the new details below.

The proposed Crown Castle Wireless Communication Facility will consist of one new 62'-6" artificial palm tree to be placed in the front of the property among the existing palm trees.

**Notice of Neighborhood Meeting**

**Location: Thursday March 16<sup>th</sup> 2017 at 7:00 PM  
Courtyard Scottsdale Salt River  
Hohokam Room  
5201 North Pima Road  
Scottsdale, AZ 85250**

If you require more information or have questions, please contact Marck Sawyer at 480-550-2088 or email at [marck.sawyer@smartlinkllc.com](mailto:marck.sawyer@smartlinkllc.com). I will be happy to answer any questions or provide additional materials. In addition you can contact Keith Niederer Planner at the City of Scottsdale, 480-312-2953 or email at [KNiederer@Scottsdaleaz.gov](mailto:KNiederer@Scottsdaleaz.gov).

Sincerely,

**Marck Sawyer**  
Smartlink, LLC for Crown Castle

8502 E. Via De Ventura . Suite 220 Scottsdale AZ 85258  
p 480.878.4881 [smartlinkllc.com](http://smartlinkllc.com)

**ATTACHMENT #6**



## **Neighborhood Involvement Report Crown Castle Days Inn 840-PA-2016**

**Date: 3/16/15**

**Time: 7: PM**

**Courtyard Scottsdale Salt River**

### **Meeting Roles**

*Host: Smartlink LLC for Crown Castle*

*Facilitator: Marck Sawyer*

*Note-taker: Eric Kaneshiro*

### **Attendees from Wireless Industry**

*Crown Castle: Richard Standard*

*Smartlink LLC: Eric Kaneshiro*

*Smartlink LLC: Marck Sawyer*

### **Attendee City of Scottsdale**

*City of Scottsdale Planning and Development: Tim Curtis*

### **Neighborhood Attendees:**

*0 (no neighbors showed up for the meeting. We waited 1 hour after 7 pm.*

### **Number of Residents Contacted for Meeting**

*310 (see enclosed resident name list). The letters regarding the neighborhood meeting went out on February 27<sup>th</sup> 2017.*

### **Notification Sign (White Neighborhood Meeting Sign)**

*The white notification sign regarding the neighborhood meeting was placed on property Friday March 3<sup>rd</sup>, 2017.*

### **General Meeting Objectives:**

1. No neighbors showed up. We did have maps, site plans and photo sim package handouts.
2. Plan was to explain project in detail emphasize stealth, aesthetics, distance from property lines, existing wireless facilities including ATT monopalm which is closer to property lines. The need for this Verizon monopalm due to previously site at Pavilion's (behind Home Depot) being removed and reasons for moving it north on property from previously approved location.

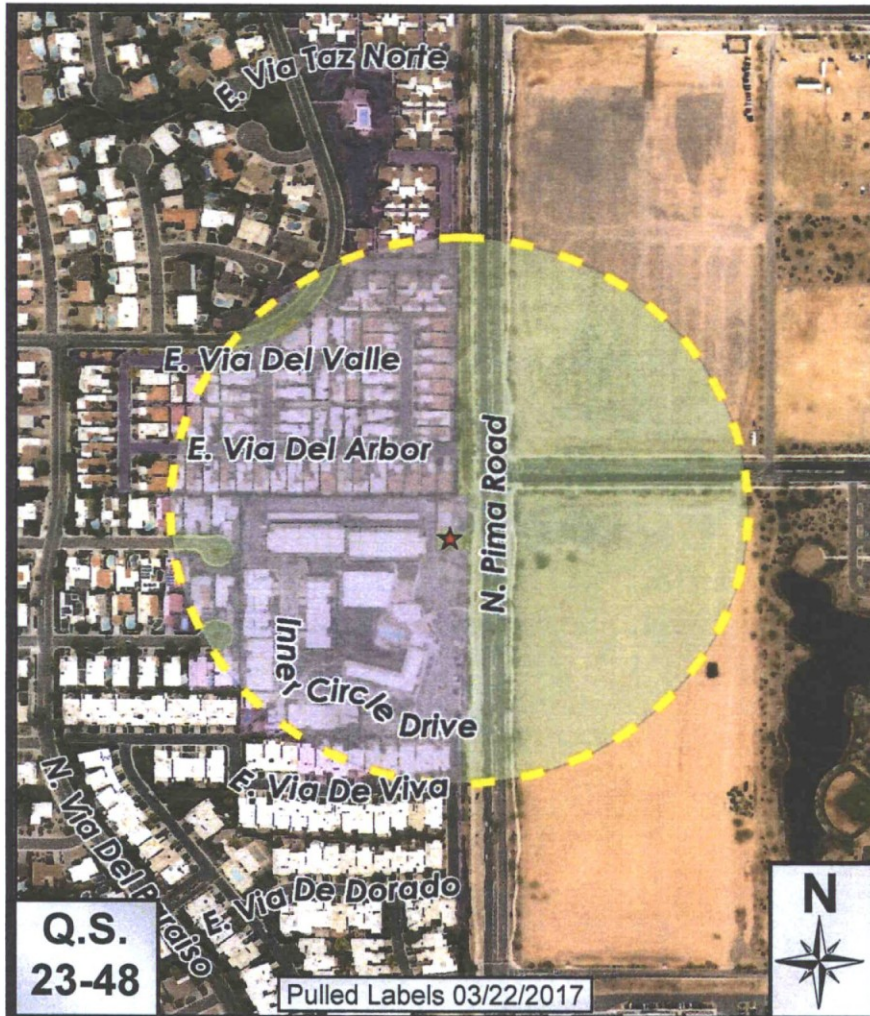
### **Number of Residents who Responded to Project Notification and Neighborhood Meeting Letter**

*1: Peggy De'Amato Peggy believed initially that Smartlink was representing the AT&T existing monopalm which is closest to her residence (approximately 140' to northwest). I had 3 phone*

conversations with Peggy lasting from 30-40 minutes on each call. Peggy's issues are with the AT&T monopalm not Verizon's 500 feet north of her home. We did not discuss the Verizon monopalm at all because she does not object to the tower. I did listen to a variety of complaints about the AT&T monopalm including: A) She should get paid for the air space above her property. B) RF emissions pertaining specifically to her house and her husband's health including existing "electrical buzzing noises emanating from the tower" and hopefully when the ATT tower is moved, she won't hear the buzzing. C) The tower being located on Inner Circle and it should be deemed illegal plus people watching fireworks and workers can look into her backyard. D) Peggy speaking at length that she desires the owners of Days Inn to buy her property so she can move to Prescott. In conclusion, Peggy was to only resident out of 307 property owners who contacted Smartlink on behalf of Crown Castle. Peggy informed me that she would not attend the neighborhood meeting because she had not issue with the Verizon monopalm. I could not make her understand that I am not representing the ATT tower at this time, however, I was patient and answered here questions when possible.

## City Notifications – Mailing List Selection Map

ATTACHMENT #7



### Map Legend:

- Site Boundary
- - - Properties within 750-feet
- 186 Postcards

### Additional Notifications:

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

**Crown Days Inn and Suites Monopalm**

**7-UP-2017**



# CITY COUNCIL REPORT

Meeting Date: June 27, 2017  
 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

### Crown Castle Days Inn and Suites 7-UP-2017

#### Request to consider the following:

Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 10827 approving of a Conditional Use Permit for a new Type 4, Alternative Concealment Wireless Communication Facility (WCF) in the design of a +/- 62-foot, 6-inch tall artificial palm tree, with Multiple-family Residential, Planned Community District (R-5 PCD) zoning located at 7330 N. Pima Road.

#### Goal/Purpose of Request

The applicant's request is to construct a new 62-foot, 6-inch tall artificial palm tree wireless communication facility (WCF) for the use of Verizon.

#### Key Items for Consideration

- The wireless communication facility Conditional Use Permit criteria.
- The proposed 62.5-foot tall artificial palm tree, alternative concealment wireless communication facility, is a Type 4 facility and is subject to a Conditional Use Permit because the proposed height exceeds the maximum allowable height of thirty-six (36) feet in the Multiple-Family Residential (R-5) zoning district.
- This proposed location intends to replace the location that was approved 13-UP-2015, but never constructed due a request by the owner to change the location. However, the WCF approved with 13-UP-2015 will remain entitled until that Conditional Use Permit is revoked, or the 5-year expiration on the WCF Conditional Use Permit is reached.
- Planning Commission heard this case on May 10, 2017 and recommended approval with a 6-0 vote.

## OWNER

Hall Equities Group  
925-933-4150

## APPLICANT CONTACT

Mark Sawyer  
Smartlink LLC  
480-550-2088

## LOCATION

7330 N Pima Rd

## BACKGROUND

### General Plan

The General Plan Land Use Element designates the property as Urban Neighborhoods. This category includes areas of multifamily dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses.

### Zoning

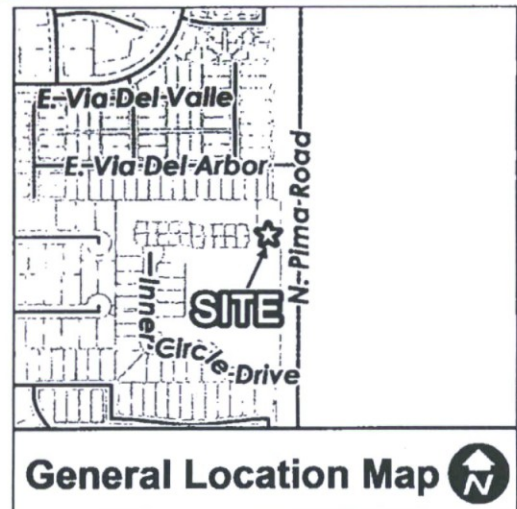
The site is zoned Multiple-Family Residential with Planned Community District overlay (R-5 PCD). This district is intended to provide for development of multiple-family residential and allows a high density of population with a proportional increase in amenities as the density rises. The district is basically residential in character and promotes a high quality environment through aesthetically oriented property development standards. Wireless Communication Facilities are a permitted use in the R-5 district.

### Context

The subject property is located along the west side of N. Pima Road between E. Indian Bend Road and E. Via De Ventura. The proposed wireless communication facility will be located along the N. Pima Road frontage approximately forty eight (48) feet west of the east property boundary, approximately 450-feet north of Inner Circle Drive, and approximately 55-feet south of the City Water facility.

### Adjacent Uses and Zoning

- North: City Water Facility zoned R-5 PCD, and Townhouse Residential Planned Community District, zoned R-4 PCD; La Mariposa Villas III beyond.
- South: Townhouse Residential Planned Community District, zoned R-4 PCD; Sands Scottsdale Townhouse One
- East: Salt River Pima Maricopa Indian Community/Salt River Fields baseball complex
- West: Multiple-Family Residential Planned Community District, zoned R-5 PCD; Inner Circle



**Other Related Policies, References:**

Zoning Ordinance

4-Z-1972: Rezoned the subject property to Multiple-family Residential Planned Community District (R-5 PCD).

14-UP-1972: Approved Conditional Use Permit for the hotel.

30-UP-1999: Approved a Conditional Use Permit to install three (3) WCF flagpoles. (AT&T, Sprint and Nextel)

16-UP-2007: Amended previous Conditional Use Permit to allow the expansion of the hotel.

5-PP-2008#2: Re-platted a portion of the Inner Circle subdivision.

38-UP-2011: Approved a Conditional Use Permit for a Type 4 WCF artificial palm tree for use by AT&T. This existing wireless site is located on the south side of the hotel building, approximately 115-feet north of the south property line

13-UP-2015: Approved a Conditional Use Permit for a second Type 4 WCF artificial palm tree for use by Verizon, which was to be located near the existing flagpoles. This site was not constructed, and is intended to be replaced with this request.

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**APPLICANTS PROPOSAL**

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**Goal/Purpose of the Request**

The applicant's request is to construct a new sixty-two (62) foot and six (6) inch tall, Type 4 Alternative Concealment Wireless Communication Facility (WCF) disguised as a palm tree. The WCF is a Type 4 WCF, requiring a Conditional Use Permit because the proposed height exceeds the maximum allowable height of thirty-six (36) feet in the Multiple-Family Residential zoning district (R-5).

Location and height requirements for WCF's are determined by the coverage objective for the area, existing topography, capacity requirements dictated by the permanent and transient population (passing traffic and time of day usage) and the distance of adjacent WCF's within the network. Verizon has stated they need the centerline of the antennas at fifty-two (52) feet six (6) inches in height. The top of the artificial palm tree is proposed at sixty-two (62) feet and six (6) inches to the top of the palm fronds.

The proposed WCF is being requested by Crown Castle on behalf of Verizon Wireless due to an existing coverage and capacity deficiency in the vicinity. The applicant states in their narrative that the Salt River Pima Maricopa Indian Community properties are unable to enter into lease agreements for new sites due to potential future new development. Staff checked with the Salt River Pima Maricopa Indian Community, and they mentioned that Verizon just finished building a distributed antennas system (DAS) that will cover the Salt River Fields stadium, another Verizon wireless communication facility is located within the Salt River Fields sign along the west side of Loop 101, near Indian Bend Road to cover the freeway. This location doesn't have any antennas that face west. Another site covering the freeway is located along the west side of Loop 101, south of Via De Ventura. Another soon to be constructed site will be located inside the Odysea 101 sign at the northeast corner of Via De Ventura and Loop 101.

Per the applicant, all of these sites along Loop 101 are too far east and cannot cover the desired area, especially the areas along and west of Pima Road.

The closest existing Scottsdale Verizon Wireless facilities to this location are on a signal pole located at the northeast corner of E. Indian Bend Road and N. Pima Road, approximately .4 of a mile to the south, and on a roof top located at 8502 E. Via De Ventura, approximately .75 miles to the northwest.

The proposed artificial palm tree antennas and mounting hardware and radio equipment will be painted green and camouflaged by palm fronds of varying sizes. The associated ground equipment cabinets and back-up power generator will be located within an existing equipment shelter adjacent to the hotel building. A photo simulation of this proposed WCF is attached to this report.

### Development Information

- Existing Use: Hotel site with existing wireless communication facilities
- Proposed Use: Hotel site with a second artificial palm tree WCF.
- Parcel Size: +/- 4.74 acres
- Height Allowed: 36-feet
- Height Proposed with CUP: 62-feet, 6-inches

## IMPACT ANALYSIS

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### Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - **The proposed WCF produces no damage or nuisance from noise, smoke, dust, vibration or illumination. The WCF will contain air conditioning units to cool the radio equipment, but the noise should be minimal and not have an impact on any adjacent properties.**
  2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - **The proposed WCF use will not create an unusual volume or character of traffic. Once constructed, 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.
  - **The proposed use is reasonably compatible with the area. The nearest residential**

**property to the antenna is located approximately 75 feet to the west (Pima Inn Condominiums), 500 feet to the south (Sands Scottsdale), and 160 feet to the north from the proposed WCF.**

- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for Wireless Communication Facility (WCF) Type 4 as identified in Zoning Ordinance Section 1.403.X., including:
1. All wireless communication facility use permits shall be granted for a maximum of five (5) years from the date of City Council approval. The applicant shall be responsible for initiating a review of the approved wireless communication facility and shall demonstrate that changes in technology, that are economically feasible, have not eliminated the need for the Use Permit.
    - **The applicant has been made aware of the requirement to renew this Conditional Use Permit in five (5) years.**
  2. To the degree a proposed WCF meets height requirements set forth in this Ordinance, no use permits shall be granted when heights are found to be intrusive, obtrusive or out of character with the area.
    - **The site is home to 2 existing WCF stealth flag poles, another existing artificial palm tree WCF, and several live palm trees of varying heights.**
  3. Antenna and pole diameters shall be harmonious with the existing context and not be intrusive or obtrusive on the landscape and views.
    - **Antennas will be painted to match the palm fronds and will be screened as much as possible by the fronds, and the pole will be painted to appear like the bark of a palm tree.**
  4. The WCF shall blend into its setting and, to the extent that it is visible, not be intrusive on the landscape or obtrusive on views.
    - **The site is home to 2 existing WCF stealth flag poles, another existing artificial palm tree WCF, and several live palm trees of varying heights.**

#### **Water/Sewer**

The proposed WCF will not have an impact on water and sewer infrastructure.

#### **Public Safety**

The proposed WCF will not have an impact on public safety.

#### **Open Space**

The proposed WCF will have a minimal impact on open space.

#### **Community Involvement**

February 27, 2017: Applicant mails out project notification letters and neighborhood meeting

notices to property owners within 750-feet.

March 3, 2017: Applicant posted the White Early Notification of a Project Under Consideration sign along Pima Road in front of the site. The sign explained the request and the neighborhood meeting date, time and location.

March 16, 2017: Applicant held a neighborhood meeting at the Courtyard Scottsdale Salt River at 7 PM. No residents attended the meeting. The applicant has received correspondence from a resident who resides directly south of the hotel property.

As of the drafting of this report, staff has received emails in opposition from one property owner, more so related to the existing palm WCF than the proposed one. Concerns revolve around privacy from WCF contractors, and radiofrequency emissions.

## **OTHER BOARDS & COMMISSIONS**

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### **Planning Commission:**

Planning Commission heard this case on May 10, 2017 and recommended approval with a 6-0 vote.

### **Staff 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**

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### **Recommended Approach:**

Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 10827 approving of a Conditional Use Permit for a new Type 4, Alternative Concealment Wireless Communication Facility (WCF) in the design of a +/- 62-foot, 6-inch tall artificial palm tree, with Multiple-family Residential, Planned Community District (R-5 PCD) zoning located at 7330 N. Pima Road.

## **RESPONSIBLE DEPARTMENT**

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### **Planning and Development Services**

Current Planning Services

## **STAFF CONTACT**

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

**APPROVED BY**

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Keith Niederer, Report Author

5-30-2017

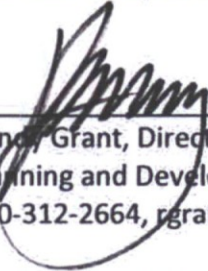
Date



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

6/5/2017

Date



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

6/7/17

Date

**ATTACHMENTS**

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1. Resolution No. 10827
  - Exhibit 1: Aerial Close-Up
  - Exhibit 2: Stipulations
  - Exhibit A to Exhibit 2: Plans
2. Applicant's Narrative
3. Context Aerial
4. Zoning Map
5. Photo Simulation
6. Citizen Involvement
7. City Notification Map
8. May 10, 2017 Planning Commission Minutes

RESOLUTION NO. 10827

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, APPROVING A CONDITIONAL USE PERMIT FOR A TYPE 4 WIRELESS COMMUNICATION FACILITY (WCF) IN THE DESIGN OF A +/- 62-FOOT, 6-INCH TALL ARTIFICIAL PALM TREE, WITH MULTIPLE-FAMILY RESIDENTIAL, PLANNED COMMUNITY DISTRICT (R-5 PCD) ZONING LOCATED AT 7330 N. PIMA ROAD

WHEREAS, the Planning Commission held a public hearing on May 10, 2017; and

WHEREAS, the City Council, held a public hearing on June 27, 2017.

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. 7-UP-2017. 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 \_\_\_\_\_.

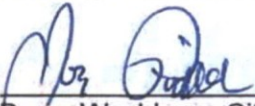
ATTEST:

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



**Crown Castle Days Inn and Suites**

Resolution No. 10827  
Exhibit 1  
Page 1 of 1

**7-UP-2017**

**Stipulations for the Conditional Use Permit  
For a Type 4 Wireless Communication Facility  
Crown Castle Days Inn and Suites  
Case Number: 7-UP-2017**

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

**SITE DESIGN**

1. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by BK Design and Crown Castle with the date of 4/12/2017, 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. **HEIGHT LIMITATIONS.** This subject Wireless Communication Facility shall not exceed 62.5 feet in height, measured from existing grade to top of fronds.
3. **MAINTENANCE.** The applicant shall perform periodic maintenance on the facility to keep it looking in its original form. Any damage to palm fronds as a result of inclement weather, including fading, shall be repaired as soon as possible.
4. **EXISTING LIVE PALM TREES.** Maintain existing live palm trees surrounding this WCF. In the event they are removed as a result of the property redevelopment, new palm trees shall be replanted surrounding the WCF, or the existing palm tree shall be transplanted closer to the WCF.
5. **NUMBER OF FRONDS.** The proposed artificial palm tree WCF shall contain a minimum of eighty-seven (87) fronds of varying sizes.
6. **EXPIRATION OF CONDITIONAL USE PERMIT AFTER FIVE (5) YEARS.** If the applicant wishes to continue this use, within ninety (90) days of the expiration of this Conditional Use Permit, the applicant shall file an application to review and extend this Conditional Use Permit. This review shall demonstrate that changes in technology, that are economically feasible, have not eliminated the need for this wireless communication facility. If a new Conditional Use Permit is not granted, the applicant shall be responsible for the removal of the entire facility.



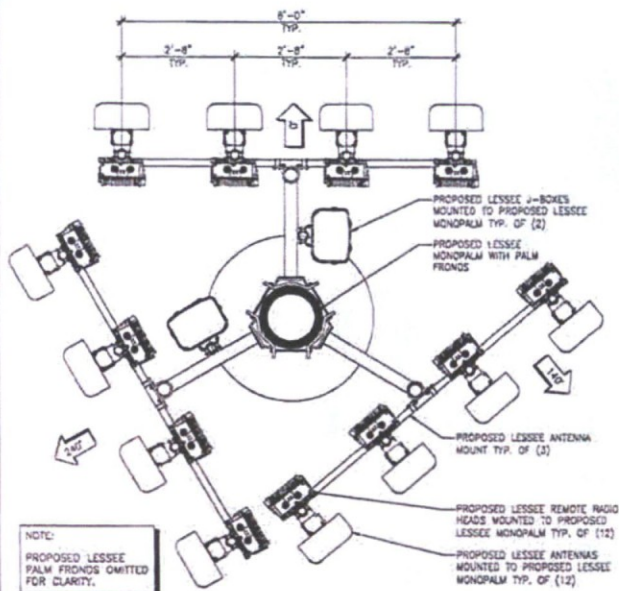
13-UP-2015 / PLAN CHECK #2236-16



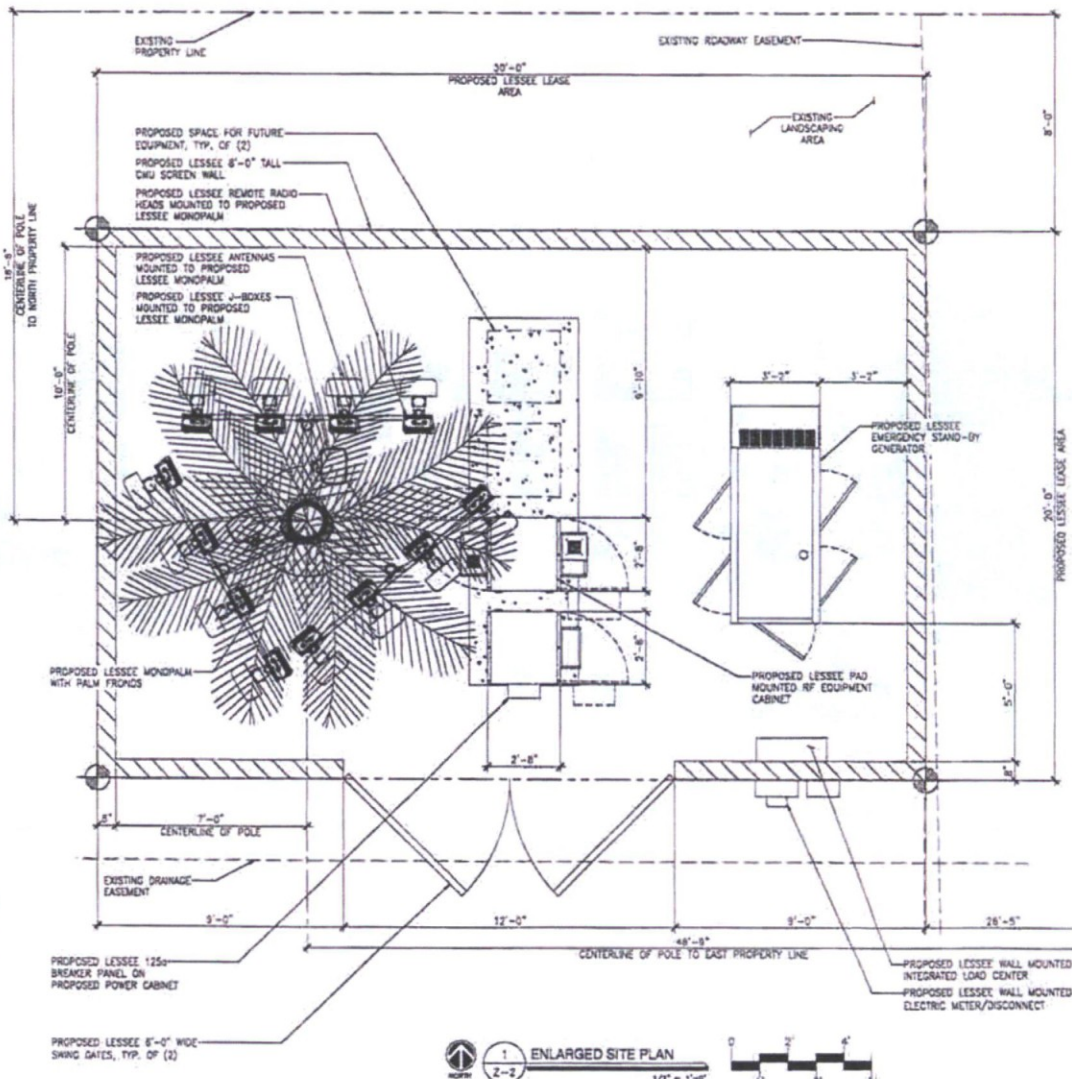
PROPOSED COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	LENGTH	NO.	SIZE	TYPE
ALPHA	0°	+/- 80'-0"	(8)	7/8"	AVMS-50
BETA	140°	+/- 80'-0"	(8)	7/8"	AVMS-50
GAMMA	240°	+/- 80'-0"	(8)	7/8"	AVMS-50

PROPOSED HYBRID COAXIAL CABLE TABLE		
SECTOR	LENGTH	NO.
HYBRIFLEX	+/- 80'-0"	(2)

NOTE:  
NEW STEALTH MONOPALM TO  
HIDE MINOR BY PALM FRONDS.



2 ENLARGED ANTENNA PLAN  
3/4" = 1'-0"



1 ENLARGED SITE PLAN  
1/2" = 1'-0"



1300 AUGUSTA DR STE 200, HOUSTON, TX 77057	
INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
FACILITIES/NETWORKS SIGNATURE	DATE



3100 N 5TH AVE, #100, PHOENIX, AZ 85013  
PHONE: (602) 954-1413



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PROJECT NUMBER	DESIGN BY	CHIEF BY
20118	IS	SK
REVISIONS		
06/18/16	ISSUE FOR SUBMITTAL	
06/20/16	CLIENT COMMENTS	
10/07/16	CLIENT COMMENTS	
10/11/16	CLIENT COMMENTS	
10/13/16	CLIENT COMMENTS	
10/20/16	CITY COMMENTS	
04/18/17	CITY COMMENTS	



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AND IS NOT A LEGAL E-SIGNATURE  
UNLESS THE E-SIGNATURE IS  
THE E-SIGNATURE OF THE  
PERSON WHOSE NAME IS  
PRINTED NEXT TO IT.

SITE NAME

PIMA ROAD  
DAYS INN &  
SUITES  
B.U.N.# 821516

SITE ADDRESS

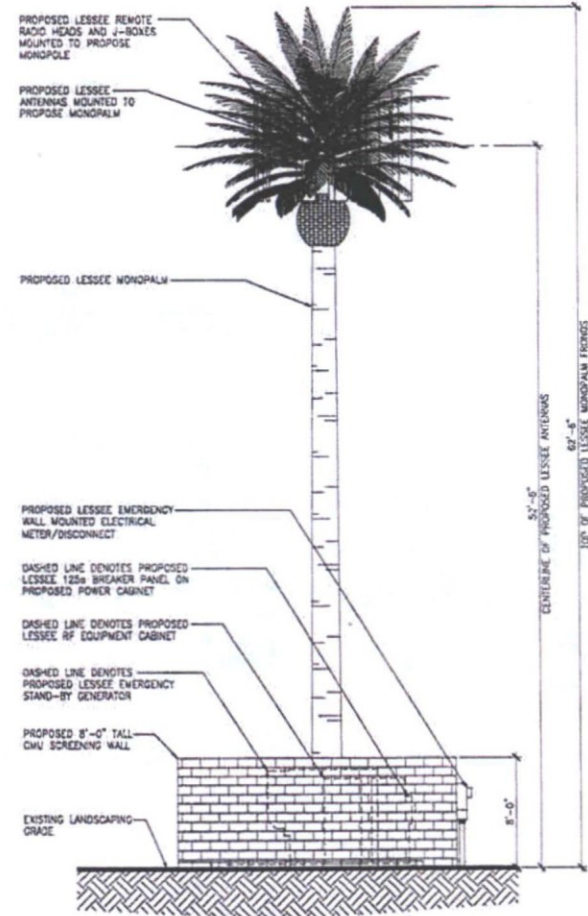
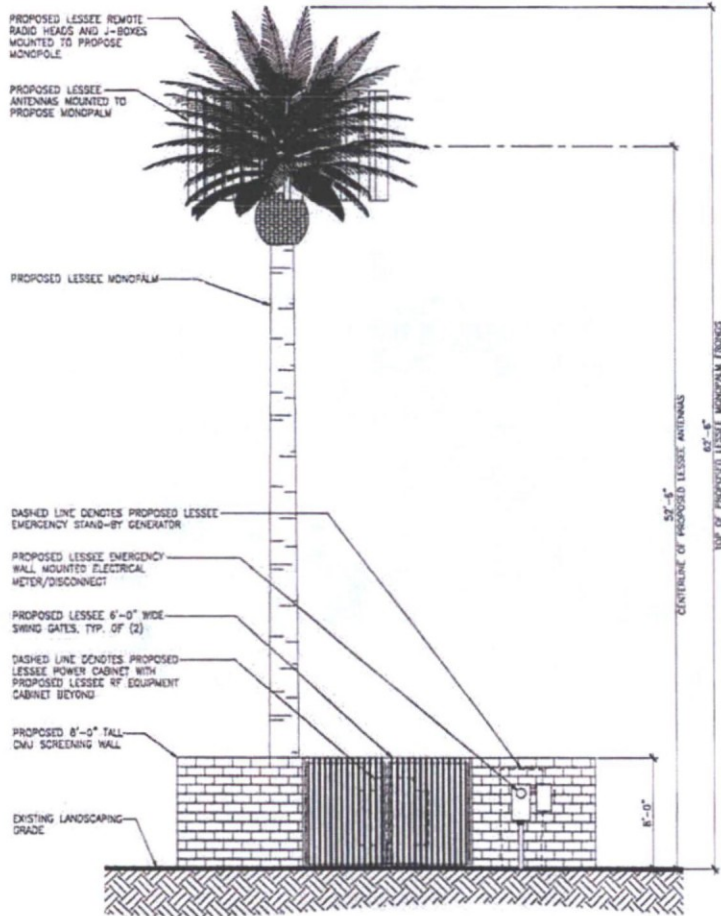
7300 N PIMA RD  
SCOTTSDALE, AZ 85258

SHEET TITLE

ENLARGED SITE  
PLAN & ANTENNA  
INFORMATION

SHEET NUMBER

Z-2



NOTE:  
NEW STEALTH MONOPOLE TO  
HAVE WINBLUM ST. PALM FINISH.

NOTE:  
ANTENNAS, MOUNTING HARDWARE  
& ASSOCIATED RADIO EQUIPMENT  
SHALL BE PAINTED TO MATCH  
THE PALM FINISH.

**CROWN CASTLE**

1300 ALBERTA DR STE 200, HOUSTON, TX 77057

INTERNAL REVIEW

CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
FACILITY/MONITORING SIGNATURE	DATE



3700 N 24th AVE, #100 PHOENIX, AZ 85013  
PHONE: 1800 554-7412



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PROJECT NUMBER	13-UP-2015	DRAWN BY	CHW/ST
SHEET	13	BY	
REVISIONS			
08.10.19	ISSUE FOR SUBMITTAL		
08.09.19	CLIENT COMMENTS		
10.07.19	CLIENT COMMENTS		
10.11.19	CLIENT COMMENTS		
10.16.19	CLIENT COMMENTS		
10.20.19	CITY COMMENTS		
06.10.17	CITY COMMENTS		



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SITE NAME  
**PIMA ROAD  
DAYS INN &  
SUITES  
B.U.N.# 821516**

SITE ADDRESS  
7330 N PIMA RD  
SCOTTSDALE, AZ 85258

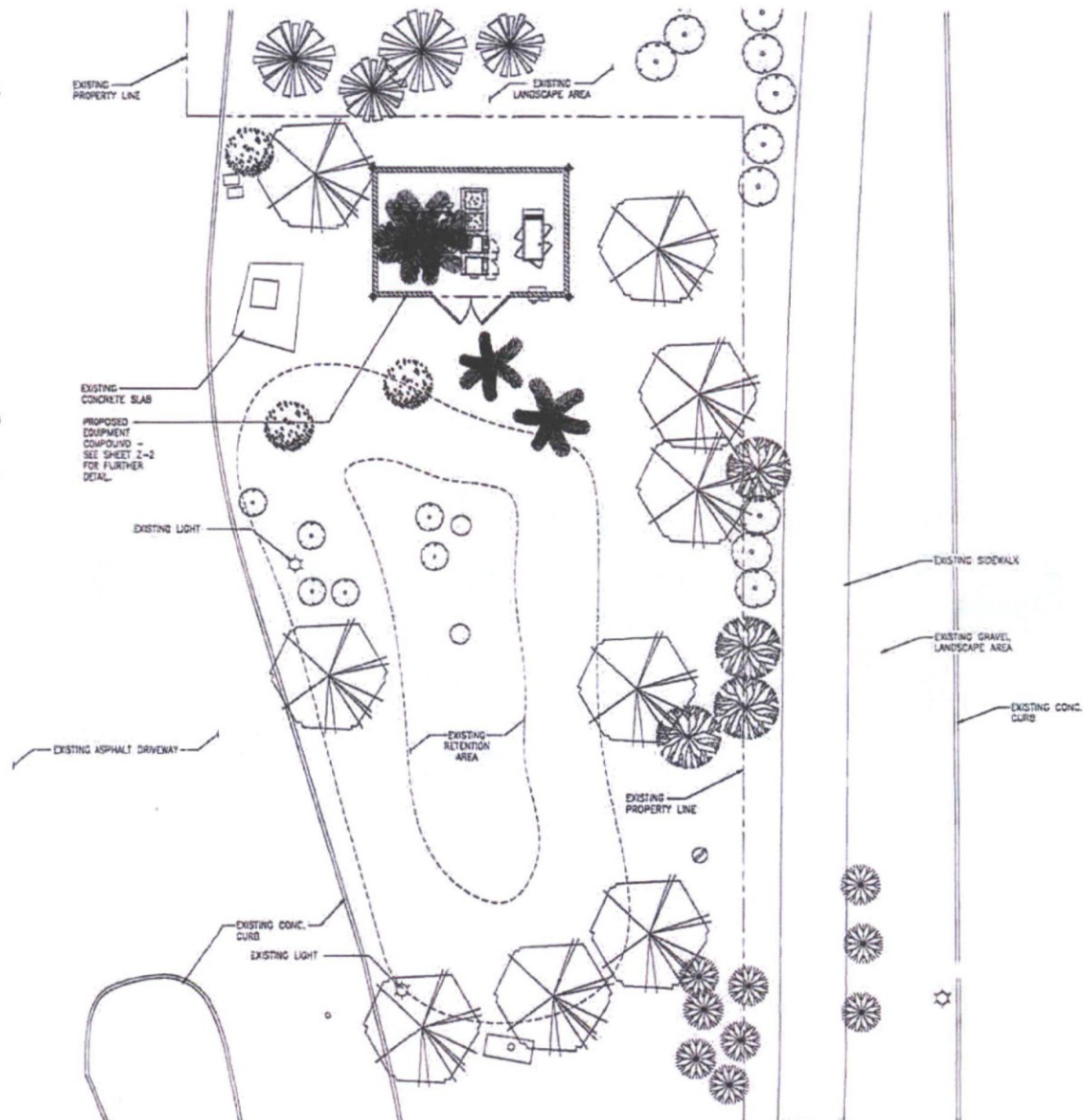
SHEET TITLE  
**SITE PLAN AND  
ELEVATIONS**

SHEET NUMBER  
**Z-3**

13-UP-2015 / PLAN CHECK #2236-16

# EXISTING LANDSCAPE MATERIAL LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY.
	TEXAS CEDRUM FLORIDUM/ BLUE PALM VERDE	8' TRUNK HEIGHT	8
	PHOENIX DACTYLIFERA/ DATE PALM TREE	25' TRUNK HEIGHT	2
	WASHINGTONIA ROBUSTA/ MEXICAN FAN PALM	30' / 35' TRUNK HEIGHT	4
	CHONILLA CACTUS/ SAGUARO CACTUS	12'	1
	YUCCA AND GROUND COVER YUCCA PARVIFLORA/ RED YUCCA	5 GAL.	16
	LEUCOPHYLLUM FRUTESCENS/ TEXAS SAGE	15 GAL.	4
	NERIUM OLEANDER/ OLEANDER	5 GAL.	3
	SPHAERALCEA AMBIGUA/ DESERT GLOBE MALLOW	3 GAL.	8



1001 AUGUSTA DR STE 200, HOUSTON, TX 77057  
INTERNAL REVIEW

CONSTRUCTION SIGNATURE	DATE
MP SIGNATURE	DATE
PRAL OFFICE SIGNATURE	DATE
PRAL OFFICE SIGNATURE	DATE



3100 N. 10th Ave, #100, Phoenix, AZ 85018  
PHONE (602) 258-1412



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PROJECT NUMBER	ISSUED BY	DATE
00118	0	0
REVISIONS	DATE	BY
00118-01	00/00/00	00/00/00
00118-02	00/00/00	00/00/00
00118-03	00/00/00	00/00/00
00118-04	00/00/00	00/00/00
00118-05	00/00/00	00/00/00
00118-06	00/00/00	00/00/00



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SITE NAME

PIMA ROAD  
DAYS INN &  
SUITES  
B.U.N.# 821516

SITE ADDRESS

7300 N PIMA RD  
SCOTTSDALE, AZ 85208

SHEET FILE

LANDSCAPE PLAN

SHEET NUMBER

L-1

13-UP-2015 / PLAN CHECK #2236-16



**Crown Castle Wireless Communications Facility  
February 14th, 2017**

**RE: REQUEST FOR Conditional Use Permit/Development Review Crown Castle 62'-6" Artificial Palm Tree (WCF) NEW LOCATION ON PROPERTY SITE FROM PREVIOUSLY APPROVED USE PERMIT #13-UP-2015**

**Property Owner:**  
Hall Equities Group (Days Inn Hotel)

<b>Applicant</b>	<b>Applicant Representative</b>
Crown Castle Inc.	Marck Sawyer
6909 W. Ray Road	Smartlink LLC
Suite 21	8502 E. Via De Ventura Dr.
Chandler, AZ 85226	Ste. 220
	Scottsdale, AZ 85258

The subject property is an approximate 5 acre parcel. This parcel is developed as a hotel and condominium residential. The parcel is situated west of Pima Road, north of Indian Bend Road across from Salt River Fields. This property was recently purchased by Hall Equities Group and is being redeveloped which precipitated the move from its original approved WCF location.

The request herein by Crown Castle is to propose a Type 4 Wireless Communications Facility (WCF) consistent with the City of Scottsdale, Zoning Ordinance, and Wireless Communication Facilities Section 1.403.

**Project Description:**

Crown Castle for Verizon Wireless will own and operate this facility for the purpose of providing coverage to an area identified by Verizon Wireless as having a significant gap in existing coverage. The proposed WCF will consist of a 62'-6" artificial palm tree (monopalm). Crown Castle will add the 87 palm fronds with the centerline of Verizon's antennas at 52'-6". The equipment will consist of two (2) outdoor equipment cabinet's size 2'x8' and a 3'x2' emergency generator inside the 20'x30' lease area. The objective is to provide wireless services to an area that currently has a gap in coverage.

As the 2001 General Plan refers to this area as having residential/suburban character. This application helps to support the regional context goals by helping sustain a viable economic base, expansion of mobility networks, also encourages live, work and play opportunities. The surrounding community will have reliable access to the nation's largest wireless provider's network. Its value can be measured at many levels some of the highlights are; increased public safety, increased economic development, and access to the most current wireless technology services available.



**Concealment and Screening Plan:** The monopalm area will be located just south of the existing WCF stealth flagpoles within a 10' x 10' lease area for the pole. The new equipment and generator lease area of 20'x30' will be placed inside a new painted to match fenced compound. The antennas are being concealed inside the artificial palm fronds. By using the monopalm design and locating the equipment inside the existing stucco lease area, the visual impact of this facility is very minimal.

**Blending the WCF with the surrounding area, design features:** By using a stealth monopalm with no new equipment lease area, Crown Castle/Verizon does not need to add another new pole or large structure in the area. The antennas will be painted to match the artificial tree, blending in as much as possible.

### **Alternative Site Analysis –Crown Castle Days Inn**



1. Days Inn and Suites-The purpose of locating here is to serve the residents west and south of the Days Inn and Suites Hotel. Please see paragraph below.
2. Salt River Pima Maricopa Indian Community-The reservation was not able to accommodate Crown Castle/Verizon here due to redevelopment plans and they were not contacted for relocating on tribal property. Tribal properties did not meet Verizon's specific current coverage



objectives which have been revised with additional demand. This location will not serve Verizon's intended residents to the west and would only cover the Pima Freeway which has sufficient coverage at this time.

3. Salt River Pima Maricopa Indian Community and Salt River Fields-The light standards at Salt River Fields will not meet Verizon's coverage objectives. Verizon viewed areas in and to the west of Salt River Fields. Upon review, coverage objectives would not be met. Verizon has other sites within the Salt River Maricopa Indian Community in close proximity to Salt River Fields, which would result in duplicate coverage. Thus the decision was made to not pursue another site in the Salt River Field area, as Verizon needs to be closer to the specific coverage area
4. The Days Inn is a superior site to the other choices due to coverage objectives and time to market. The Salt River Gila Pima Reservation, on the west side of Salt River Fields, will not work to fill in the specific coverage gaps between sites to the north, south and west. The verticality already exists at Days Inn due to 2 stealth flagpoles, live palm trees and another monopalm. Days Inn will satisfy the gap in coverage with one site versus multiple because of the existing height in place and the proximity to other Verizon Wireless sites already on air.

The existing Verizon site .4 miles south of the Days Inn on the northwest corner of Indian Bend Road and Pima Road does not meet the coverage objective fill in gaps for customers west of Pima Road at the Days Inn. The site is shorter with one antenna covering Indian Bend Road and the homes southwest of the intersection. The second antenna shoots directly east along Indian Bend Road into the Pavilions Shopping Center. The third antenna covers the homes directly northeast of the intersection but this antenna lacks the capacity to reach the homes west of the Days Inn. The Verizon site at 8502 E. Via De Ventura .75 miles north of the Days Inn (rooftop) lacks the capacity and antenna size/range to cover the Days Inn objectives. Also, the site primarily covers just the businesses around the building and would be blocked due to the building height south. The Days Inn site will fill in all of the coverage gaps to the west, south, north and east to the 101.

Efforts to minimize the mass of the antennas have been made by hiding them as much as possible behind the artificial fronds; the face of the antenna and pole extension does not extend beyond the fronds. **Verizon requires 12 antennas to maximize its coverage objectives and to eliminate the need to upgrade the site anytime in the distant future.** The diameter of the pole will be engineered to accommodate the weight and wind loads Verizon's equipment requires. There will be 87 fronds on the monopalm.

All equipment that will be ancillary to the antennas:

- (1) 18-pair fiber cable will supply the data from the equipment area to the Remote Radio Heads (RRH).
- (3) Power cables will run from the equipment area up the inside of the pole to power the RRH's and antennas.



(6) RRH's one for each of the antennas will be mounted behind the antennas and collar mounted to the pole. (12) Antennas, 4 per sector. (12) Coax jumper cables will transmit data to the antennas from the RRH's.

#### **LOCATION AND ACCESSIBILITY**

Ingress and egress to the wireless communication facility will be primarily by paved roads via the access easement to the Days Inn Hotel. Access will be off Pima Road. **Access for the new site lease area will be off of Pima Road on the north end of the Days Inn Hotel Property.**

#### **HOURS OF OPERATION**

The proposed site will operate 24 hours a day, 7 days a week, but is unmanned with no personnel onsite. The site will be connected to and monitored by a central switching center.

#### **DEVELOPMENT PHASING**

A typical site of this nature has a four to six week construction schedule.

#### **COMMUNITY FACILITIES/PUBLIC UTILITIES AND SERVICES**

The site is served by a single meter 200 amp service; APS will be the service provider. Century Link will be providing the coax/fiber. All necessary telephone and electrical services will be run underground in existing and proposed utility easements. The site does not require any potable water and does not generate any wastewater or solid waste.

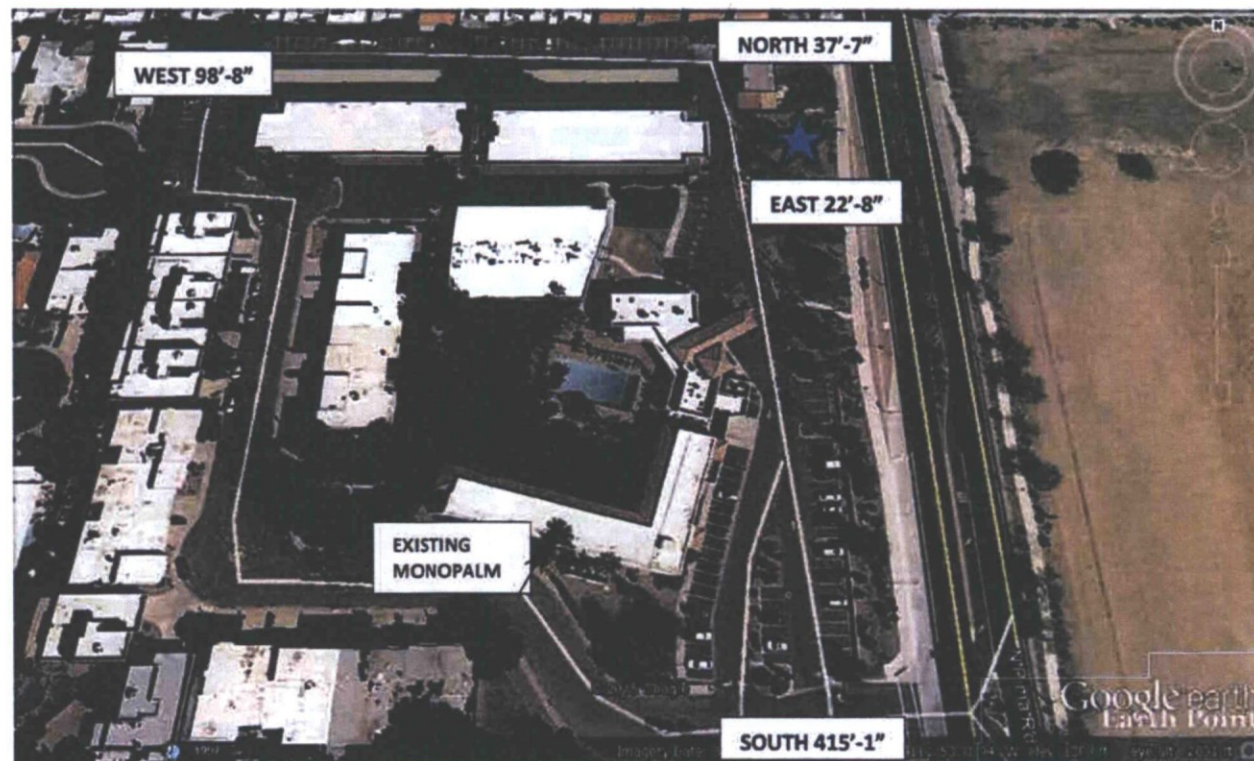
#### **NOISE, LIGHT, NUISANCES, AND OTHER ENVIRONMENTAL CONSIDERATIONS**

The proposed wireless communication facility will not use any water or generate any wastewater or solid waste. Tech lighting, with full cut off fixtures on a 4 hour timer will be on site for maintenance and should only be used during periodic servicing. The proposed facility will not generate any noxious odors, and sounds and vibrations will be limited to small cooling fans within the equipment cabinets, within the equipment enclosure.

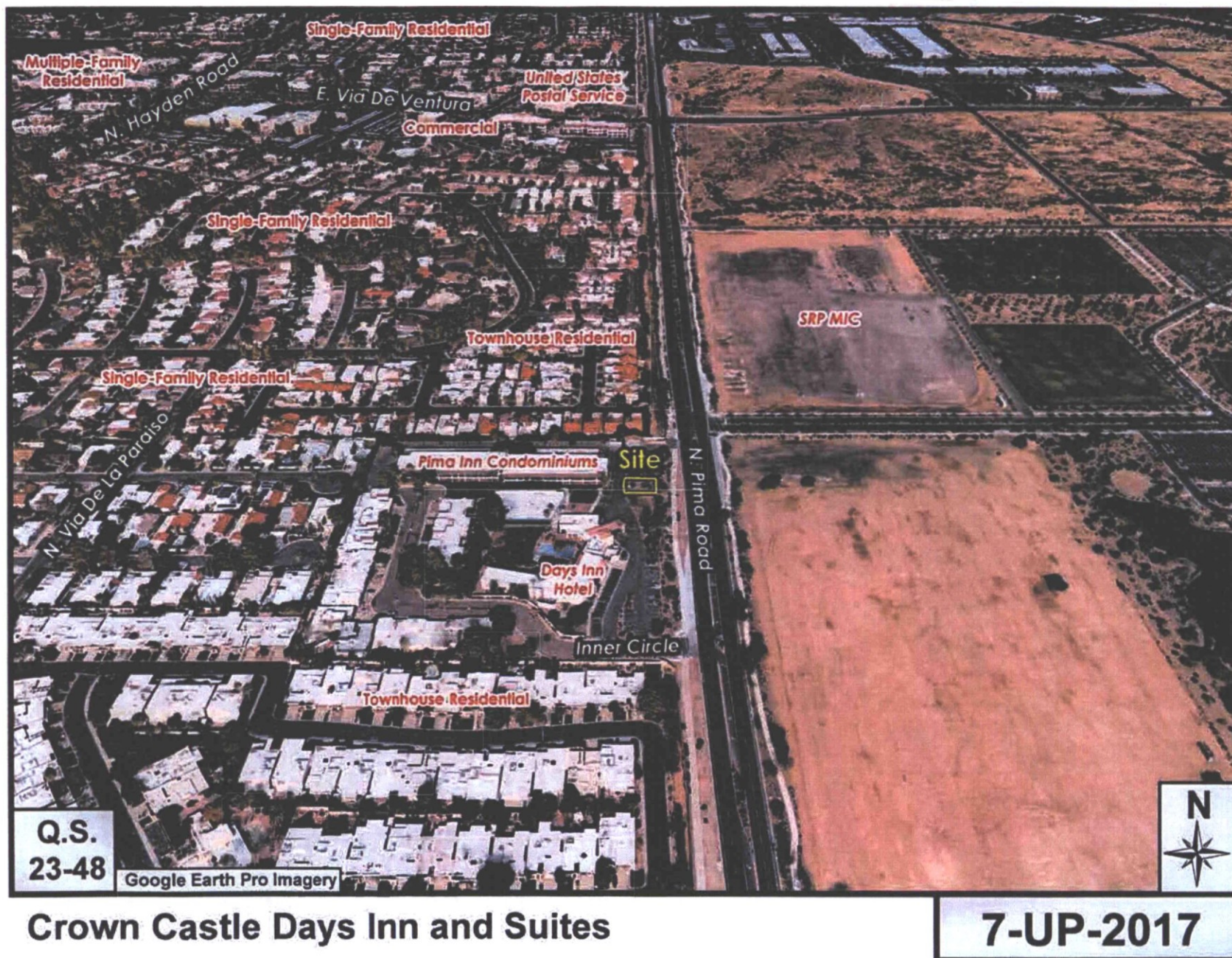
#### RELATIONSHIP TO SURROUNDING PROPERTIES

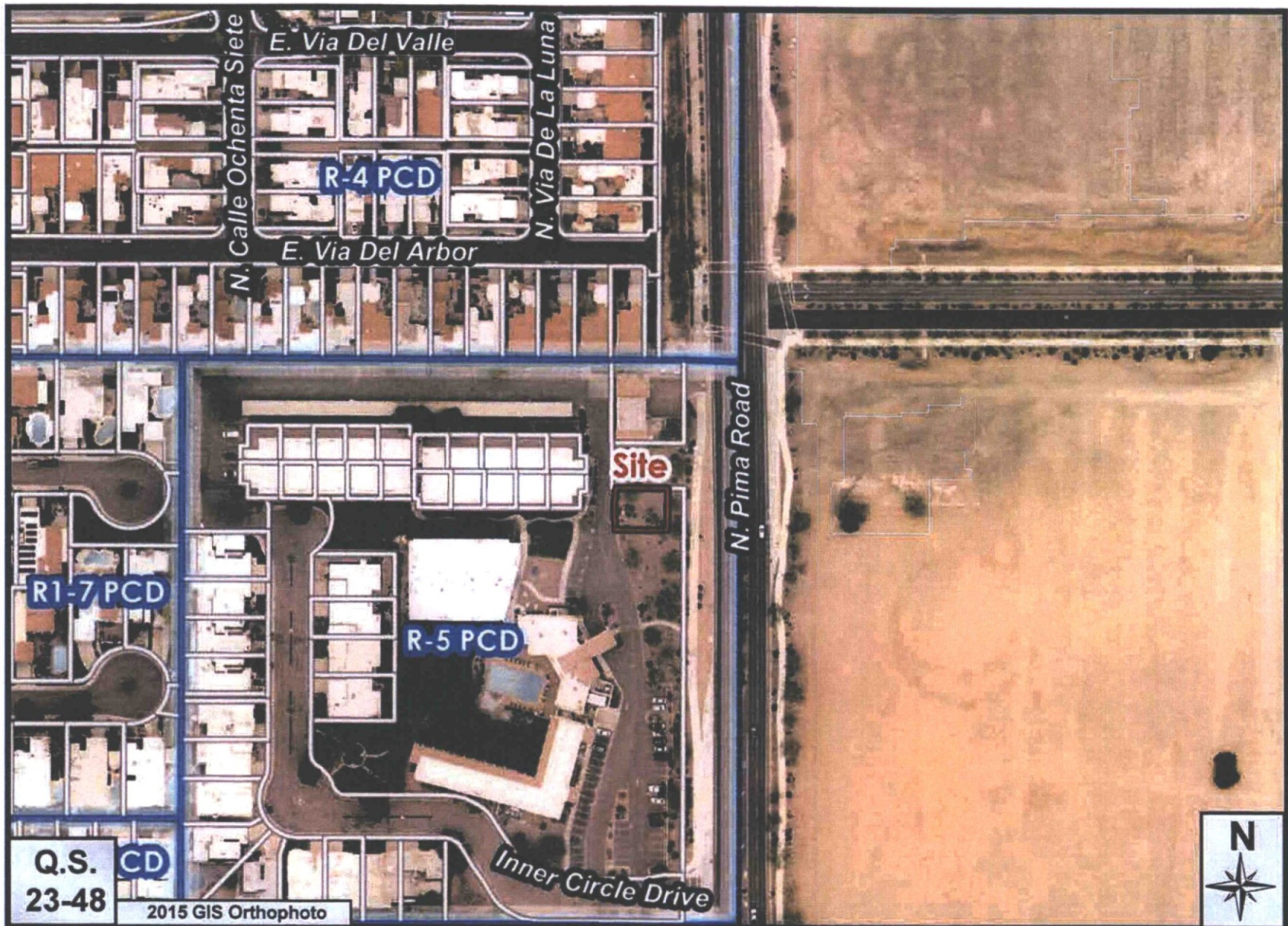
The parent parcel is zoned R-5. APN: 174-08-939 and is currently used as a Hotel. The surrounding properties to the north, south, and west are residential zoning with Pima Road and the Salt River Gila Pima Reservation to the east.

#### SETBACK DIMENSIONS FROM CENTER OF MONOPALM TO NEAREST PROPERTY LINE



Setback of center Monopalm to Nearest Residential Property Line: N: 188'-0" W: 98'-8" S: 473'-4" E: 22'-8"





Crown Castle Days Inn and Suites

7-UP-2017

EXISTING VIEW



## DAYS INN & SUITES

PROPOSED VIEW



 CROWN  
CASTLE

**BK DESIGN  
INCORPORATED**

3100 N. 3RD. AVE. PHOENIX, AZ. 85013  
P: (480) 204-1412

- VIEW LOOKING NORTH -

ATTACHMENT #5

**EXISTING VIEW**



## **DAYS INN & SUITES**

**PROPOSED VIEW**



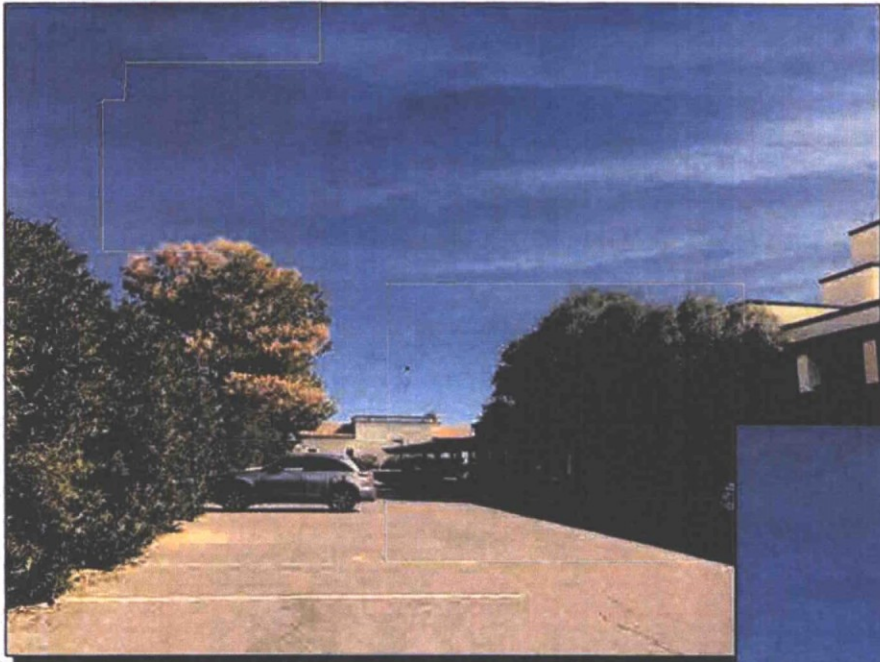
**CROWN  
CASTLE**

**BK DESIGN  
INCORPORATED**

3100 N. 3RD. AVE. PHOENIX, AZ. 85013  
P: (480) 204-1412

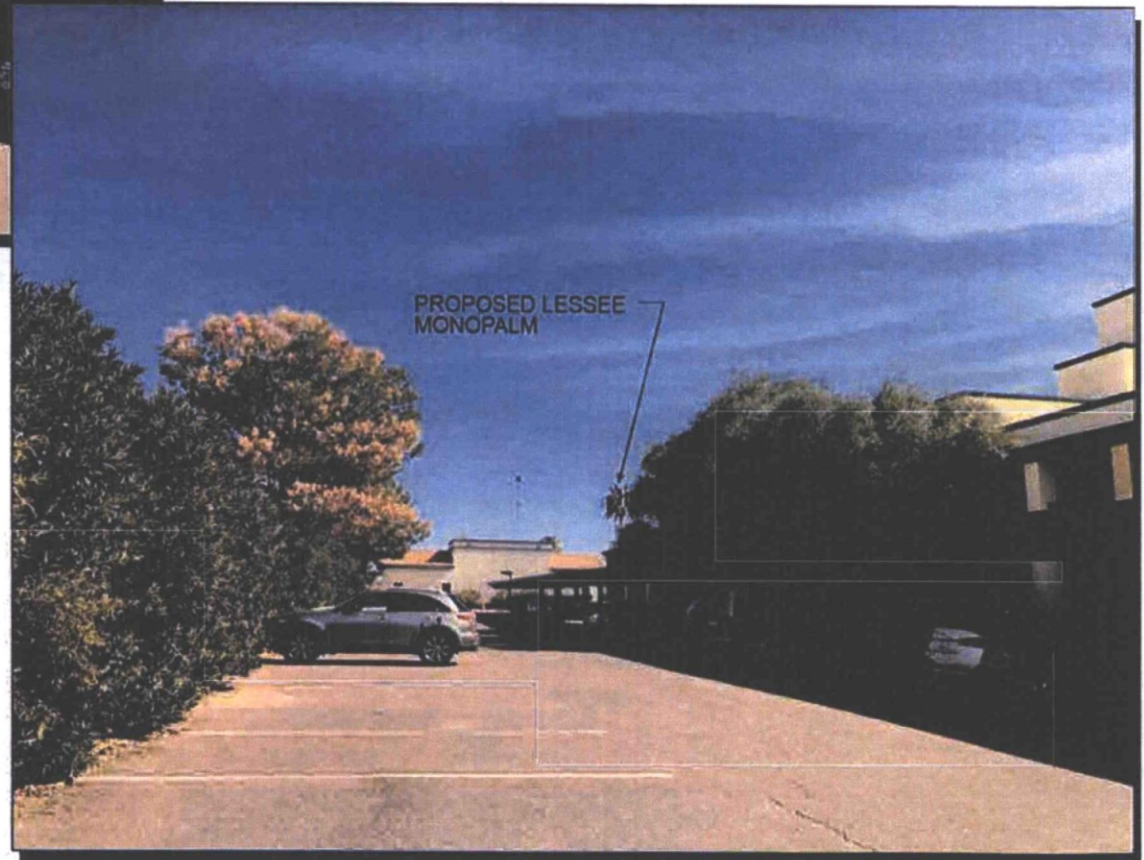
**- VIEW LOOKING SOUTH -**

**EXISTING VIEW**



## **DAYS INN & SUITES**

**PROPOSED VIEW**



**BK DESIGN  
INCORPORATED**

3100 N. 3RD. AVE. PHOENIX, AZ. 85013  
P: (480) 204-1412

**- VIEW LOOKING EAST -**

All renderings and drawings are proposed and are considered an artist's rendering for conceptual purposes only. The dimensions, specifications, and materials contained in this presentation are proposed only and merely representative in nature.

## EXISTING VIEW



## DAYS INN & SUITES

## PROPOSED VIEW



**BK DESIGN  
INCORPORATED**

3100 N. 3RD. AVE. PHOENIX, AZ. 85013  
P: (480) 294-1412

**- VIEW LOOKING WEST -**

All renderings and drawings are proposed and are considered an artist's rendering for conceptual purposes only. The dimensions, specifications, and materials contained in this presentation are proposed only and merely representative in nature.



February 27, 2017

**RE: New Relocated Crown Castle/Verizon Artificial Palm Tree Wireless  
Communication Facility and Notification of Neighborhood Meeting.**

Dear Resident:

This letter is to inform you of the Crown Castle neighborhood meeting concerning its pending Conditional Use Permit application with the City of Scottsdale (Project No: 840-PA-16) to be relocated at the Days Inn and Suites, 7330 N. Pima Road will be March 16<sup>th</sup> 2017 at 7:00 PM. Please see the new details below.

The proposed Crown Castle Wireless Communication Facility will consist of one new 62'-6" artificial palm tree to be placed in the front of the property among the existing palm trees.

**Notice of Neighborhood Meeting**

**Location: Thursday March 16<sup>th</sup> 2017 at 7:00 PM  
Courtyard Scottsdale Salt River  
Hohokam Room  
5201 North Pima Road  
Scottsdale, AZ 85250**

If you require more information or have questions, please contact Marck Sawyer at 480-550-2088 or email at [marck.sawyer@smartlinkllc.com](mailto:marck.sawyer@smartlinkllc.com). I will be happy to answer any questions or provide additional materials. In addition you can contact Keith Niederer Planner at the City of Scottsdale, 480-312-2953 or email at [KNiederer@Scottsdaleaz.gov](mailto:KNiederer@Scottsdaleaz.gov).

Sincerely,

**Marck Sawyer**  
Smartlink, LLC for Crown Castle

8502 E. Via De Ventura . Suite 220 Scottsdale AZ 85258  
p 480.878.4881 [smartlinkllc.com](http://smartlinkllc.com)

**ATTACHMENT #6**



## **Neighborhood Involvement Report Crown Castle Days Inn 840-PA-2016**

**Date: 3/16/15**

**Time: 7: PM**

**Courtyard Scottsdale Salt River**

### **Meeting Roles**

*Host: Smartlink LLC for Crown Castle*

*Facilitator: Marck Sawyer*

*Note-taker: Eric Kaneshiro*

### **Attendees from Wireless Industry**

*Crown Castle: Richard Standard*

*Smartlink LLC: Eric Kaneshiro*

*Smartlink LLC: Marck Sawyer*

### **Attendee City of Scottsdale**

*City of Scottsdale Planning and Development: Tim Curtis*

### **Neighborhood Attendees:**

*0 (no neighbors showed up for the meeting. We waited 1 hour after 7 pm.*

### **Number of Residents Contacted for Meeting**

*310 (see enclosed resident name list). The letters regarding the neighborhood meeting went out on February 27<sup>th</sup> 2017.*

### **Notification Sign (White Neighborhood Meeting Sign)**

*The white notification sign regarding the neighborhood meeting was placed on property Friday March 3<sup>rd</sup>, 2017.*

### **General Meeting Objectives:**

1. No neighbors showed up. We did have maps, site plans and photo sim package handouts.
2. Plan was to explain project in detail emphasize stealth, aesthetics, distance from property lines, existing wireless facilities including ATT monopalm which is closer to property lines. The need for this Verizon monopalm due to previously site at Pavilion's (behind Home Depot) being removed and reasons for moving it north on property from previously approved location.

### **Number of Residents who Responded to Project Notification and Neighborhood Meeting Letter**

*1: Peggy De'Amato Peggy believed initially that Smartlink was representing the AT&T existing monopalm which is closest to her residence (approximately 140' to northwest). I had 3 phone*

conversations with Peggy lasting from 30-40 minutes on each call. Peggy's issues are with the AT&T monopalm not Verizon's 500 feet north of her home. We did not discuss the Verizon monopalm at all because she does not object to the tower. I did listen to a variety of complaints about the AT&T monopalm including: A) She should get paid for the air space above her property. B) RF emissions pertaining specifically to her house and her husband's health including existing "electrical buzzing noises emanating from the tower" and hopefully when the ATT tower is moved, she won't hear the buzzing. C) The tower being located on Inner Circle and it should be deemed illegal plus people watching fireworks and workers can look into her backyard. D) Peggy speaking at length that she desires the owners of Days Inn to buy her property so she can move to Prescott. In conclusion, Peggy was to only resident out of 307 property owners who contacted Smartlink on behalf of Crown Castle. Peggy informed me that she would not attend the neighborhood meeting because she had not issue with the Verizon monopalm. I could not make her understand that I am not representing the ATT tower at this time, however, I was patient and answered here questions when possible.

## City Notifications – Mailing List Selection Map

ATTACHMENT #7



### Map Legend:

- Site Boundary
- - - Properties within 750-feet
- 186 Postcards

### Additional Notifications:

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

**Crown Days Inn and Suites Monopalm**

**7-UP-2017**



Approved 5/24/17 (CS)

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

**WEDNESDAY, MAY 10, 2017**

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

**PRESENT:** Paul Alessio, Chair  
David Brantner, Vice Chair  
Matt Cody, Commissioner  
Prescott Smith, Commissioner  
Ali Fakh, Commissioner  
Michael J. Minnaugh, Commissioner

**ABSENT:** Larry S. Kush, Commissioner

**STAFF:** Tim Curtis  
Joe Padilla  
Lorraine Castro  
Casey Steinke  
Brad Carr  
Bryan Cluff  
Keith Niederer

**CALL TO ORDER**

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

**ROLL CALL**

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

**MINUTES REVIEW AND APPROVAL**

1. Approval of April 26, 2017 Regular Meeting Minutes including Study Session.

**VICE CHAIR BRANTNER MOVED TO APPROVE THE APRIL 26, 2017  
REGULAR MEETING MINUTES, INCLUDING STUDY SESSION.**

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

**SECONDED BY COMMISSIONER SMITH, THE MOTION CARRIED  
UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).**

## **EXPEDITED AGENDA**

2. 10-UP-2016 (Circle K)

Request by owner for an amendment to a Conditional Use Permit for a Gas Station redevelopment and expansion on a +/-41,398-square foot site with Highway commercial (C-3) zoning located at 10200 N. Scottsdale Rd. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is William Scarbrough, 602-850-8141.**

3. 7-UP-2017 (Crown Castle Days Inn and Suites)

Request by owner for a Conditional Use Permit for a new Type 4, Alternative Concealment Wireless Communication Facility (WCF) in the design of a +/- 62-foot, 6-inch tall artificial palm tree, located at the Days Inn and Suites Hotel at 7330 N. Pima Road with Multiple-family Residential, Planned Community District (R-5 PCD) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Mark Sawyer, 480-550-2088.**

**Item No's. 2 & 3: Recommended City Council approve cases 10-UP-2016 and 7-UP-2017, by a vote of 6-0; Motion by Vice Chair Brantner, per the staff recommended stipulations as revised, based upon the finding that the Conditional Use Permit criteria have been met. 2<sup>nd</sup> by Commissioner Fakh.**

## **REGULAR AGENDA**

4. 2-AB-2017 (118th & Jomax)

Request by owner to abandon a 110-foot-wide Roadway and Public Utility Easement along the N. 120th Street alignment between E. Jomax road and E. Redbird Road, abandon 25-feet of Roadway and Public Utility Easement along the north side of E. Jomax Road between N. 118th Street and the N. 120th Street alignment, and abandon 15-feet of Roadway and Public Utility easement along the E. Redbird Road alignment, east of the dedicated but undeveloped cul-de-sac located east of the N. 121st Street alignment. **Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is John Berry, 480-385-2727.**

5. 25-ZN-2016 (118th & Jomax)

Request by owner for a Zoning District Map Amendment from Single-Family Residential, Environmentally Sensitive Lands (R1-190 ESL) and Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL) to Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL) (+/- 6.7 acres), (R1-70 ESL) (+/- 12.9 acres) and (R1-43 ESL) (+/- 47.7 acres) on +/- 68 acres of a +/- 80 acre site, located at

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the northeast corner of N. 118th Street and E. Jomax Road. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is John Berry, 480-385-2727.**

**Item No's. 4 & 5: Recommended City Council approve cases 2-AB-2017 and 25-ZN-2016, by a vote of 4-0; motion by Vice Chair Brantner, per the staff recommended stipulations, based upon the finding that the proposed Zoning District Map Amendment and Abandonment are consistent and conform with the adopted General Plan. 2<sup>nd</sup> by Commissioner Minnaugh. Commissioners Fakih and Smith recused themselves.**

Request to speak cards: Guy Conte, James Wichterman, Richard Bailey, David Eigel, Bellinda Blumenthal, Alan Schlossberg

Written comment cards: Mark & Wanda Borin, Lisa Whetstone

### **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:06 p.m.

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