



Application

Narrative

Cash Transmittal

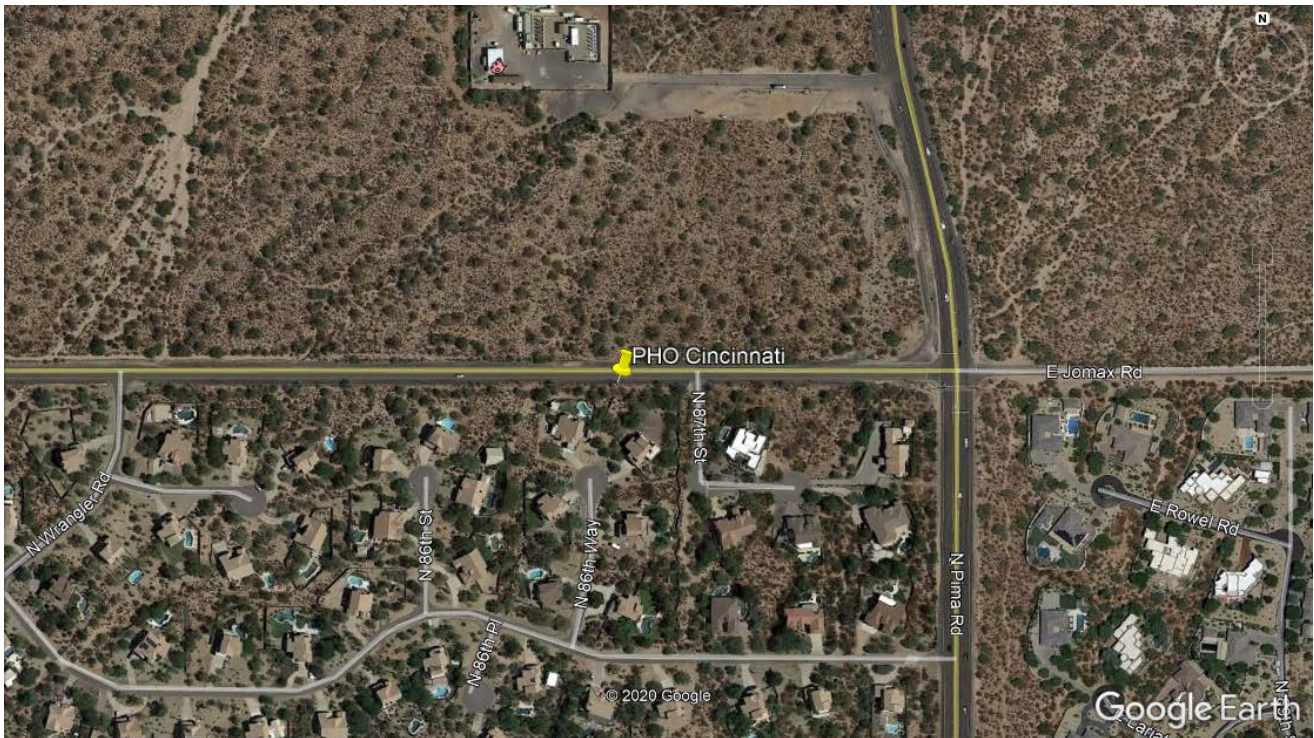
Development Standards

Project Narrative

FOR

Verizon PHO Cincinnati (Type III Wireless Communication Facility)

S. side of Jomax Road Right of Way, 175' West of 87th St
Scottsdale, AZ 85255
Jurisdiction: Scottsdale
Scottsdale Project Number: 292-PA-2020



Submitted by:

Reg Destree

Destree Development, LLC

22831 N. 21st St

Phoenix, AZ 85024

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April 29, 2020

Purpose of Application

Verizon Wireless is requesting approval from the City of Scottsdale Development Review Board for a new wireless communications facility located on a replacement APS utility pole on the south side of Jomax Road, within the public right of way, west of 87th St.

This area is currently served by antennas located on a City of Scottsdale water tank approximately 750' north of Jomax Road. Due to redevelopment being done to that facility, Verizon Wireless needs to relocate its antennas from that property.

Site History

In 2019 Verizon Wireless was informed that it would no longer be able to utilize antennas mounted on the tanks at the water facility north of Jomax Road due to system improvements to benefit residents in the area. At that time, exploration began of options for relocation. The initial idea was to build new verticality at the water facility and use the new verticality to relocate the antennas. After about one year it was determined that, due to the lack of space at the water facility, it would not be possible to place a new structure for this purpose.

We then began considering any other existing verticality in the area. There is a communications tower used solely by the City at the water facility but it is unavailable for private carriers such as Verizon. The largest structures in the area are the power transmission towers which are about 1 mile west of this location. Those would not work as Verizon has an existing site at Hayden just north of Jomax adjacent to those towers. Locating there would only duplicate coverage in that area and not fill in the gap that will exist when the current site at the water facility goes off air. After eliminating that option focus shifted to APS poles along the south side of Jomax Road. Consideration was given to poles both east and west of Pima Road within the ROW. The poles east of Pima are not viable due to existing zoning overlays. The pole at the southwest corner of Pima and Jomax is already used by Sprint for the same type of facility and the three poles between Pima and 87th are not available per APS as they are drop-down poles.

That brought our search to the proposed site consisting of antennas on a replacement APS power pole and equipment behind a screen wall enclosure in the right of way.

The design proposal has been coordinated with multiple departments including Water, Transportation and Planning to ensure this site will not interfere with existing uses in the right of way and complies with City of Scottsdale standards. Utilizing this pole will allow Verizon to avoid placing new verticality in this area to maintain coverage. It is actually expected to provide slightly better coverage to the neighborhood just south of Jomax Road due to its location and height. Coverage maps have been provided to demonstrate the current coverage with the site at the water tank, what coverage will be once that site goes away and then the coverage with this proposed site on air.

Site Description

The proposed site consists of an APS pole which will be replaced with a similarly sized pole approximately 6' west of the current pole. On top of that pole APS places a 40" spacer and then Verizon will place antennas in a low-profile pre-fabricated mount above that. The site is along Jomax Road with no development to the north of the road. There are several homes south of the road, beyond two block/stucco walls.

The pole will be a rusticated steel (core-ten) finish and the spacer and antenna array will be painted to match as required. Staff has already indicated the desired color. The replacement pole and antennas will not be substantially more visible than the existing 37' APS pole which is being replaced.

A ground enclosure with equipment will be located a few feet east of the replacement pole. The enclosure will conceal radio equipment needed to operate the site. The enclosure will be 23' 6" long by 5' wide. Equipment will not exceed 6' and the rusted steel exterior to match the pole will be 7' tall to ensure equipment is not visible above the wall. Conduits will be buried from the enclosure to the pole to allow cables to go from the equipment to the antennas. This cabling will not be visible from outside the facility.

The enclosure is designed to meet all standards for height and volumetric area required of this type of site in an ESL area. The exact location of this ground enclosure required input from several different departments at the City to ensure it did not interfere with either the water main running on this side of the road or traffic flow on Jomax Road. The enclosure will be 9' from the edge of asphalt for Jomax Road and 6' from the buried water line on the southern edge of the right of way.

Neighborhood Participation

Notice letters of this proposal were sent out to neighbors within 750' of the proposed facility on April 15th. There were a total of 30 notices sent. Two were returned undeliverable.

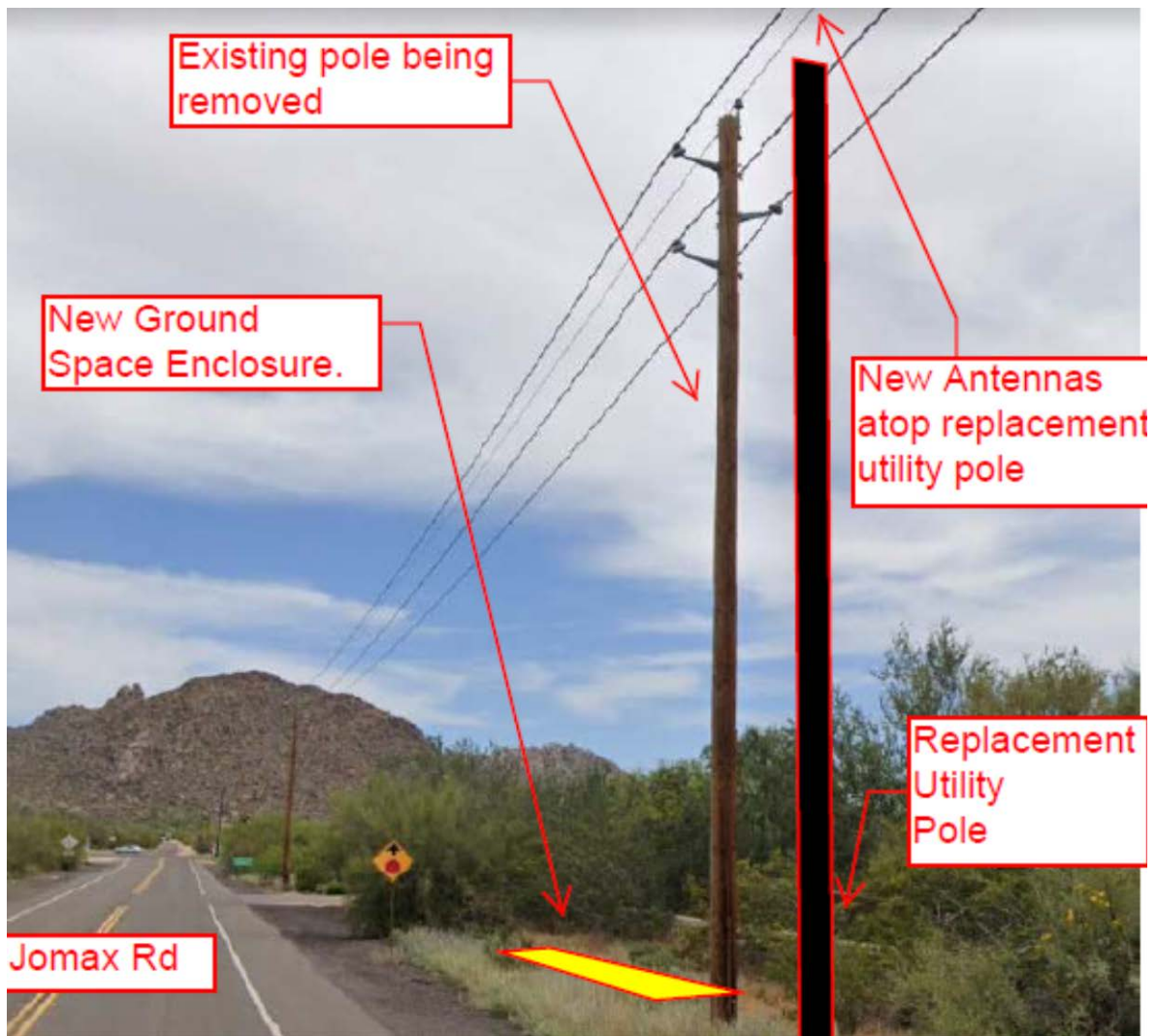
One neighbor did contact staff with questions about the site and concerns regarding providing input at a public meeting. Staff and I reached out to the concerned owner to offer that a photosimulation could be provided from his back yard. I also provided a picture of one of these sites which is located a few miles from his home and let him know the location if he wanted to see it in person. No additional feedback was received from the neighbor after I sent him the additional information.

Copies of the Notice Letter, Mailing Labels and Notice Area Map have been included in the submittal package.

Conclusion

This site meets the requirements and Verizon Wireless is requesting approval of this Type III WCF. This site will ensure that a gap in coverage is not created by removal of existing antennas from the City of Scottsdale water facility tank.

Proposed Site Layout



Type 3 WCF Development Review

Administrative Staff Approval Development Application Checklist



OFFICIAL USE ONLY

City Staff Contact: Keith Niederer Phone: 480-312-2953 Email: kniederer@scottsdaleaz.gov

Project Name: PHO Cincinnati

Property's Address: S. side of Jomax ROW, W. of 87th St A.P.N.: N/A--ROW

Property's Zoning District Designation: ROW

Application Request: Place new antennas on top of replacement APS power pole. Place ground equipment in ROW adjacent to pole

Owner: City of Scottsdale

Applicant: Reg Destree

Company:

Company: Destree Development for Verizon Wireless

Address: 7447 E. Indian School Road, Scottsdale, AZ 85251

Address: 22831 N. 21st St, Phoenix, AZ 85024

Phone: 480-312-2953

Phone: (602) 349-6930

E-mail: kniederer@scottsdaleaz.gov

E-mail: destreedevdevelopment@gmail.com

Submittal Requirements: Please digitally submit materials requested below.

Project No.: 292 -PA- 2020 Key Code: 352Y2

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalMenu>

☒ Completed Application (this form) and Application Fee \$ 1700.00 (fee subject to change every July)

☐ Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below.

☒ Narrative – the WCF request. This shall include efforts made to minimize the visual impact of the antennas and equipment cabinets.

☒ Preliminary Drawings – Include site survey, site plan, existing and proposed elevations, detail sheet of antennas, radio equipment, and cabinets.

☐ Request for Site Visits and/or Inspections form

☐ Material Samples – branches, fronds, etc.

☒ Color photographs of site – include area of request

☒ Map of service area for proposed WCF

☒ Photo simulations of proposed WCF. In ESL areas, include photosim from nearest single family lots.

☒ Map showing other existing or planned WCF's that will be used by Provider making the application (describe height, mounting style & number of antennas on WCF).

☐ Property Owners Association Input

☒ RF - EME Study

☒ Community Notification Documentation. Notify all property owners within 750 feet of site. Submit names and addresses of all properties that were notified, submit a copy of the letter that was sent and the date that letter was mailed. Letters shall be mailed at least 15 days prior to submittal.

☐ Other: _____

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2):

☒ Enhanced Application Review:

I hereby authorize the city of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

☐ Standard Application Review:

I hereby authorize the city of Scottsdale to review this application utilizing the Standard Application Review methodology.

Planning and Development Services

7447 E. Indian School Road, Suite #105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov