

CITY COUNCIL REPORT



Meeting Date: June 8, 2021
General Plan Element: *Public Services and Infrastructure*
General Plan Goal: *Encourage provision of power and communication systems that match the character of Scottsdale and provide reliable, efficient service for Scottsdale citizen, visitors and businesses.*

ACTION

T-Mobile PH30920 – Granite Reef Church 4-UP-2016#2

Request to consider the following:

Adopt Resolution No. 12162 approving a Conditional Use Permit for an existing Type 4, Alternative Concealment Wireless Communication Facility (WCF) concealed within a 45-foot tall church steeple, with associated ground mounted equipment located a 2.76+/- acre property at 4425 N. Granite Reef Road with Single-family Residential (R1-7) zoning.

Goal/Purpose of Request

The applicant's request is for the renewal of a Conditional Use Permit, that was issued in 2016, for an existing Type 4, Alternative Concealment Wireless Communication Facility (WCF) concealed within a 45-foot tall church steeple. The WCF requires a Conditional Use Permit because the proposed height of 45-feet exceeds the maximum allowable height of 30-feet in the Single-family (R1-7) zoning district.

Key Items for Consideration

- This existing Type 4 alternative concealment wireless communication facility is subject to a Conditional Use Permit because the WCF height exceeds the maximum allowable height of 30-feet in the Single-family residential (R1-7) zoning district.
- Staff has not received any calls or e-mails in support or opposition of this application from the public.
- Conditional Use Permit criteria
- Planning Commission heard this case on May 12th, 2021 and recommended approval with a 6-0 vote.

OWNER

Scottsdale Cong United Ch Christ
(602) 326-0111

APPLICANT CONTACT

Declan Murphy
Coal Creek LLC
(602) 326-0111

LOCATION

4425 N Granite Reef Rd

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Suburban Neighborhoods. This category includes medium to small lot single-family subdivisions with a density of more than one house per acre, but less than 8 homes per acre.

Character Area Plan

The property is located within the Southern Scottsdale Character Area Plan boundary. The plan incorporates community goals and policies consistent with the General Plan, as well as the goals and policies that speak specifically to the special attributes of Southern Scottsdale and how it functions.

Zoning

The site is zoned Single-family residential (R1-7). Type 1, 2 and 3 WCF's are permitted by right. A Type 4 WCF is allowed with a Conditional Use Permit.

Context

The subject property is located on the east side of N. Granite Reef Road, approximately 230 feet south of E. Camelback Road. The property is surrounded by single-family homes. Please refer to the context graphics attached.

Adjacent Uses and Zoning

- North: Single-family residential homes zoned R1-7
- South: Single-family residential homes zoned R1-7
- East: Single-family residential homes zoned R1-7
- West: (Across Granite Reef Road) Single-family residential homes zoned R1-7

Other Related Policies, References:

Zoning Ordinance
4-UP-2016

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 produces no damage or nuisance from noise, smoke, dust, vibration or illumination. The WCF contains air conditioning units to cool the radio equipment, but the noise should be blocked by the screen wall, 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 WCF use will not create an unusual volume or character of traffic on the adjacent streets.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - **The WCF is concealed within a church steeple. The nearest single-family residential properties are located approximately 115 feet to the west, 130 feet to the north, 180 feet to the south and 375 feet to the east of the 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.
 - **Changes in wireless technology have not eliminated the need for this wireless communication facility to operate. There is a need for additional wireless communication facilities in this area to serve the growing demand for wireless coverage and enhanced capacity or bandwidth. The facility is required to operate within the requirements set by the Federal Communications Commission.**
 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.

- **Although taller than the church, the steeple design is mid-century modern, which architecturally blends with the property. Section 7.102 of the Zoning Ordinance does allow church steeples to extend to a height of one hundred (100) feet.**
3. Antenna and pole diameters shall be harmonious with the existing context and not be intrusive or obtrusive on the landscape and views.
 - **Antennas, cables and associated radio equipment are completed concealed within the top of the steeple structure, and not visible to the public.**
 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.
 - **Although taller than the church, the architectural design is compatible with the church and it should not be considered intrusive on the landscape or obtrusive on views.**

Community Involvement

April 14, 2021: Applicant mails notification letters to property owners within 750 feet of the subject WCF letting residents know of their intent to request a renewal of the Conditional Use Permit. The applicant did not receive any calls or e-mails as a result of the notice. Staff received two calls asking for clarification on the request.

April 15, 2021: City Staff mails out post card notifications to property owners within 750 feet and the City's interested party's list, letting residents know that this Conditional Use Permit extension application had been filed.

April 27, 2021: City staff mails out Planning Commission hearing date and time notification postcards to property owners within 750 feet.

Community Impact

Approval of this Conditional Use Permit will allow Verizon to continue to provide wireless and data coverage to residents, businesses and people traveling through this busy portion of Scottsdale. Denial of this Conditional Use Permit would require T-Mobile to find another location in this general area to construct a new facility.

OTHER BOARDS & COMMISSIONS

Planning Commission:

Planning Commission heard this case on May 12th, 2021 and recommended approval with a 6-0 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 of case 4-UP-2016#2 per the attached stipulations.

RECOMMENDATION

Recommended Approach:

Adopt Resolution No. 12162 approving a Conditional Use Permit for an existing Type 4, Alternative Concealment Wireless Communication Facility (WCF) concealed within a 45-foot tall church steeple, with associated ground mounted equipment located a 2.76+/- acre property at 4425 N. Granite Reef Road with Single-family Residential (R1-7) zoning.

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

5-24-21
Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

5/20/2021
Date


Randy Grant, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

5/24/21
Date

ATTACHMENTS

1. Context Aerial
2. Resolution No. 12162
 - Exhibit 1: Aerial Close-Up
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Plans
 - Exhibit 3: Additional Conditions
3. Applicant's Narrative
4. Zoning Map
5. Site Photo
6. Community Involvement / Citizen Input
7. City Notification Map
8. May 12th, 2021 Planning Commission Meeting Minutes



Context Aerial

4-UP-2016#2

ATTACHMENT 1

RESOLUTION NO. 12162

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, APPROVING THE RENEWAL OF A CONDITIONAL USE PERMIT FOR AN EXISTING TYPE 4 ALTERNATIVE CONCEALMENT WIRELESS COMMUNICATION FACILITY CONCEALED WITHIN A 45-FT. TALL CHURCH STEEPLE, WITH ASSOCIATED GROUND MOUNTED EQUIPMENT LOCATED AT 4425 N. GRANITE REEF RD., WITH SINGLE FAMILY RESIDENTIAL (R1-7) ZONING.

WHEREAS, the Planning Commission held a public hearing on May 12, 2021;

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 granting a renewal 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 renewal 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.4-UP-2016#2. 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 and Exhibit 3. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County,
Arizona this _____ day of _____, 20____.

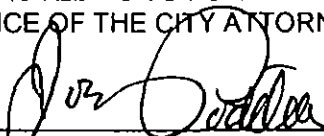
ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Ben Lane
City Clerk

By: _____
David D. Ortega
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney



Close-up Aerial

4-UP-2016#2

**Stipulations for the Conditional Use Permit
For a Type 4 Wireless Communication Facility
T-Mobile PH30920 – Granite Reef Church
Case Number: 4-UP-2016#2**

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 site plan submitted by ComEx and T-Mobile and with the city staff date of 4/14/2021, attached as Exhibit A to Exhibit 2. Any proposed significant change to the 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. **MAINTENANCE.** The applicant shall perform periodic maintenance on the facility to keep it looking in its original form.
3. **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.



T-MOBILE SITE ID: PH30920A
 T-MOBILE SITE NAME: GRANITE REEF CHURCH

SITE ADDRESS: 4425 N. GRANITE REEF RD.
 SCOTTSDALE, AZ 85251
 COUNTY: MARICOPA
 JURISDICTION: CITY OF SCOTTSDALE

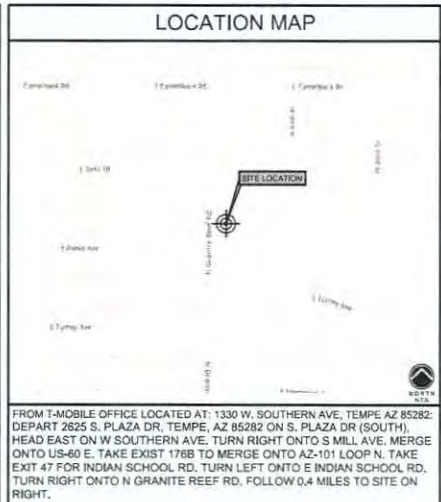
PROJECT ID: ANCHOR
 STRUCTURE TYPE: STEALTH MONUMENT STRUCTURE HEIGHT: 45 '-0"



SITE INFORMATION	
LATITUDE:	39.50100° N
LONGITUDE:	-111.90000°
LAT.LONG. TYPE:	NAD 83
GROUND ELEVATION:	1246.0' AMSL
APN #:	173-57-114D
AREA OF CONSTRUCTION:	EXISTING
ZONING/JURISDICTION:	CITY OF SCOTTSDALE
CURRENT ZONING:	R1-7
EXISTING USE:	UNMANNED TELECOMMUNICATIONS FACILITY
COUNTY:	MARICOPA COUNTY
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

ISSUED FOR: 100% SUBMITTAL	
SHEET INDEX	
SHEET	SHEET DESCRIPTION
T-1	TITLE SHEET
C-1	SITE PLAN
C-2	EXISTING & NEW GROUND EQUIPMENT LAYOUT
C-3	EXISTING & NEW ANTENNA LAYOUT
C-4	EXISTING & NEW ELEVATIONS
D-1	DETAILS
D-2	DETAILS
E-1	ELECTRICAL GENERAL NOTES
E-2	ONE-LINE / PANEL SCHEDULE
E-3	GROUNDING PLAN
E-4	GROUNDING DETAILS

PROJECT TEAM
APPLICANT/CLIENT T-MOBILE 1330 W. SOUTHERN AVE., STE. A-102 TEMPE, AZ 85282
T-MOBILE PROJECT MANAGER: CONTACT: KEVIN BRANTLEY PHONE: 602-570-0006 KEVIN.BRANTLEY@T-MOBILE.COM
CONSTRUCTION MANAGEMENT: SMARTLINK, LLC 8502 E. VIA DE VENTURA, SUITE 220 SCOTTSDALE, AZ 85258 CONTACT: SCOTT FARBER PHONE: (480) 280-3455 SCOTT.FARBER@SMARTLINKLLC.COM
ENGINEERING SERVICES: COM-EX CONSULTANTS 40 WEST BASELINE ROAD, SUITE 115 TEMPE, AZ 85283 CONTACT: KEVIN BARLAY PHONE: (480) 245-5988
PROPERTY OWNER: SCOTTSDALE CONG. UNITED CHURCH CHRIST 4425 N GRANITE REEF RD. SCOTTSDALE, AZ 85251



PROJECT DESCRIPTION
THE PURPOSE OF THIS PROJECT IS TO ENHANCE BROADBAND CONNECTIVITY AND CAPACITY TO THE EXISTING ELIGIBLE WIRELESS FACILITY.
PROJECT SCOPE OF WORK:
TOWER WORK:
<ul style="list-style-type: none"> INSTALL (3) ANTENNAS REMOVE (3) EXISTING ANTENNAS REMOVE (3) REMOTE RADIO UNITS (RRU'S) INSTALL (3) REMOTE RADIO UNITS (RRU'S) INSTALL (2) 15' HCS 2.0 TRUNK REMOVE (1) COMBINED OVER VOLTAGE PROTECTION UNIT (COVP)
GROUND WORK:
<ul style="list-style-type: none"> INSTALL (2) 15' HCS 2.0 TRUNK REMOVE (1) COMBINED OVER VOLTAGE PROTECTION UNIT (COVP) INSTALL HCS2.0 J-BOX SWAP EXISTING SSC WITH PURCELL HPL3 600A DC PLANT SWAP ALL EXISTING & AUXILIARY TO HPL3 AND BATTERY CAB

REFERENCE DOCUMENTS
DESIGN PACKAGE BASED ON THE RFDS, REVISION (2) DATED 06/10/2020

APPLICABLE CODES								
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:								
<table border="1"> <thead> <tr> <th>CODE TYPE</th> <th>CODE</th> </tr> </thead> <tbody> <tr> <td>BUILDING</td> <td>2018 IBC</td> </tr> <tr> <td>MECHANICAL</td> <td>2018 IMC</td> </tr> <tr> <td>ELECTRICAL</td> <td>2017 NEC</td> </tr> </tbody> </table>	CODE TYPE	CODE	BUILDING	2018 IBC	MECHANICAL	2018 IMC	ELECTRICAL	2017 NEC
CODE TYPE	CODE							
BUILDING	2018 IBC							
MECHANICAL	2018 IMC							
ELECTRICAL	2017 NEC							
ALL APPLICABLE LOCAL AMENDMENTS								
Resolution No. 12162 Exhibit A to Exhibit 2 Page 1 of 5								

APPROVALS		
APPROVAL	SIGNATURE	DATE
T-MOBILE MANAGER:	_____	_____
CONSULTING PROJ. MGR:	_____	_____
PROPERTY OWNER:	_____	_____
REAL ESTATE:	_____	_____

NO.	DATE	DESCRIPTION
A	07/16/20	ISSUE FOR REVIEW
B	07/23/20	CLIENT COMMENTS
D	08/02/20	SUBMITTAL

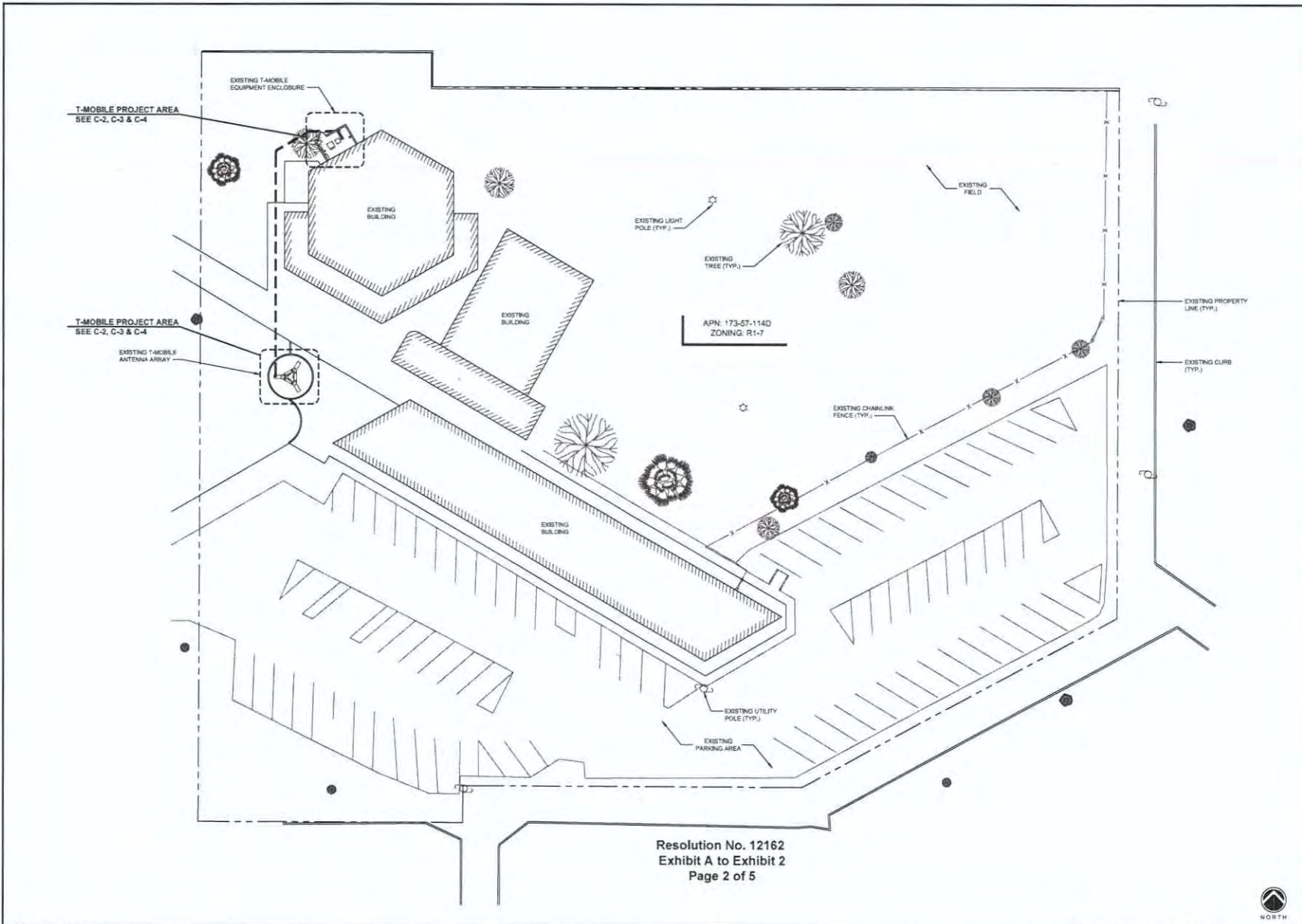
PROJECT INFORMATION
 PH30920A
 GRANITE REEF CHURCH
 4425 N. GRANITE REEF RD.
 SCOTTSDALE, AZ 85251

SHEET TITLE
 TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER
 T-1

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Resolution No. 12162
 Exhibit A to Exhibit 2
 Page 2 of 5

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CARRIER

1300 W. SOUTHWEST AVE., SUITE A-102
 TEMPE, AZ 85282

CLIENT

8502 E. VIA DE VENTURA
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 TEL: (480) 878-4875
 FAX: (410) 263-5470

PLANS PREPARED BY

40 W. BASELINE ROAD, SUITE 115
 TEMPE, AZ 85283

SEAL

EXPIRES: 12/31/2021

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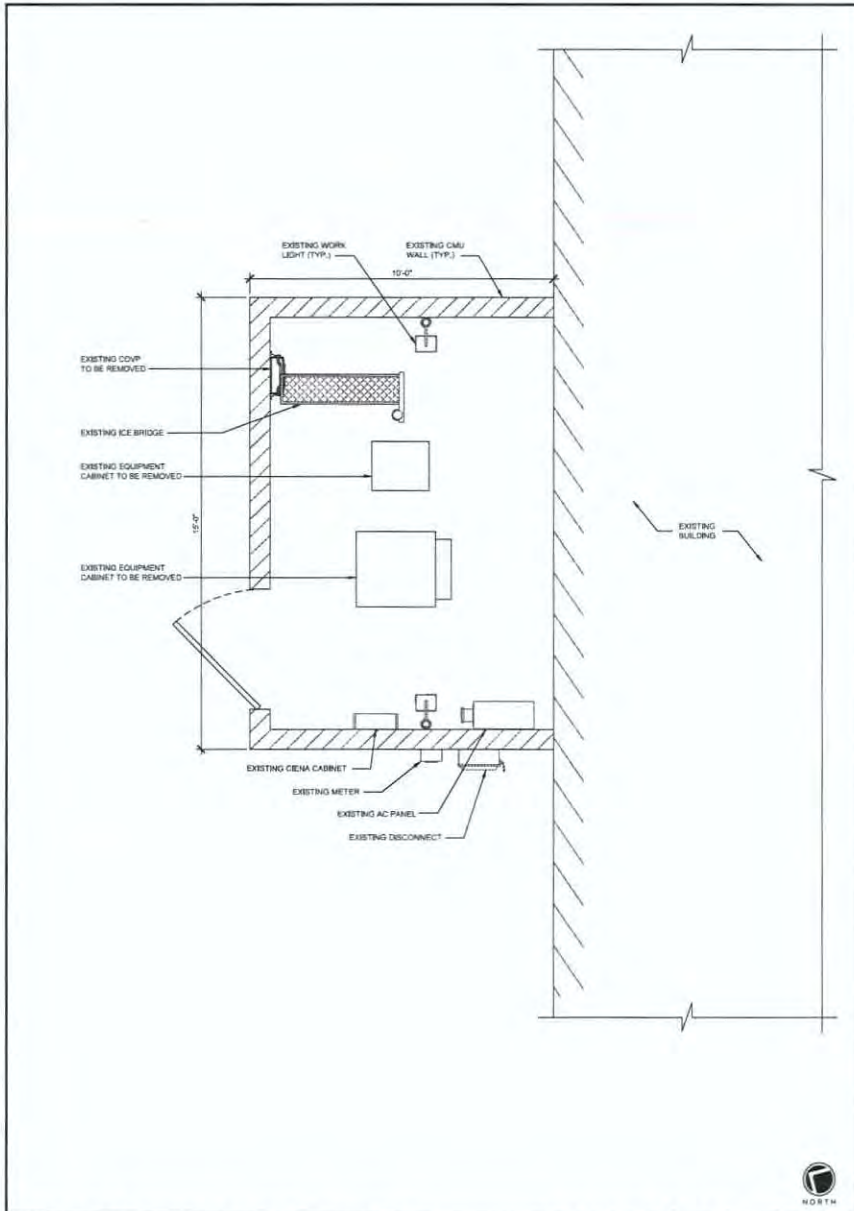
SHEET TITLE

SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

C-1



EXISTING GROUND EQUIPMENT LAYOUT

22'x34" SCALE: 1/2" = 1'-0"
11'x17" SCALE: 1/4" = 1'-0"



1

NEW GROUND EQUIPMENT LAYOUT

Resolution No. 12162
Exhibit A to Exhibit 2
Page 3 of 5



1

NEW GROUND EQUIPMENT LAYOUT

22'x34" SCALE: 1/2" = 1'-0"
11'x17" SCALE: 1/4" = 1'-0"



2

CARRIER

T-Mobile
1306 W. SOUTHHERN AVE., SUITE A-102
TEMPE, AZ 85282

CLIENT

smartlink
8502 E. VIA DE VENTURA
SUITE 220
SCOTTSDALE, AZ 85258
TEL: (480) 878-4875
FAX: (410) 253-5470

PLANS PREPARED BY

COM-EX Consultants
40 W. BASELINE ROAD, SUITE 115
TEMPE, AZ 85283

SEAL

Professional Engineer (PE)
CERTIFICATE NO. 51689
SAMUEL EDUARDO GONZALEZ
9/2/20
Date Signed
ARIZONA, U.S.A.

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GROUND EQUIPMENT LAYOUT

JURISDICTION APPROVAL

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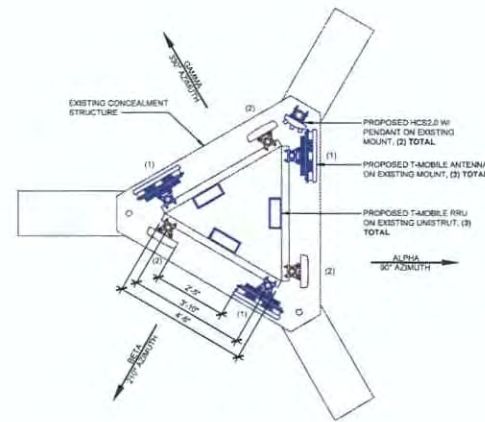
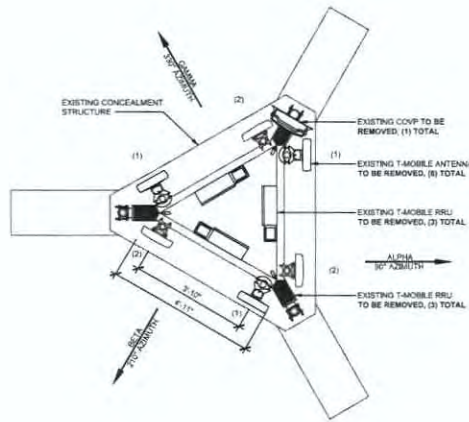
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- NOTES**
- CONTRACTOR TO REFERENCE T-MOBILE ISSUED RFDS AND GIVE PRECEDENCE TO INFORMATION PROVIDED IN RFDS OVER INFORMATION PROVIDED IN THIS TABLE
 - VERIFY LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION
 - IF STRUCTURAL ANALYSIS AND RFDS DO NOT MATCH, CONTRACTOR IS TO CONTACT T-MOBILE IMMEDIATELY

SECTOR	POSITION (VIEW FROM REAR)	ANTENNA				RADIO			DIPLEXER		TMA		SURGE PROTECTION		CABLES			
		TECH	STATUS	AZIMUTH	C.L. (A.G.L.)	QTY.	STATUS/ MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/ TYPE	SIZE	LENGTH	
ALPHA	1	L2500/N2500	(N)	90°	42'	1	-	-	-	-	-	-	1	(N)	1	IN	1-1/2"	220'
ALPHA	2	U1900/L2100/L1900/ G1900/LAWS3	(E)	90°	42'	1	(N)	TOWER	-	-	-	-	-	-	1	-	-	-
BETA	1	L2500/N2500	(N)	210°	42'	1	-	-	-	-	-	-	-	-	1	(N)	1-1/2"	220'
BETA	2	U1900/L2100/L1900/ G1900/LAWS3	(E)	210°	42'	1	(N)	TOWER	-	-	-	-	-	-	1	-	-	-
GAMMA	1	L2500/N2500	(N)	330°	42'	1	-	-	-	-	-	-	-	-	1	(N)	1-1/2"	220'
GAMMA	2	U1900/L2100/L1900/ G1900/LAWS3	(E)	330°	42'	1	(N)	TOWER	-	-	-	-	-	-	1	-	-	-

FINAL ANTENNA SCHEDULE



Resolution No. 12162
Exhibit A to Exhibit 2
Page 4 of 5

EXISTING EQUIPMENT LAYOUT

22"x34" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"



1

NEW ANTENNA LAYOUT

22"x34" SCALE: 1/2" = 1'-0"
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2

CARRIER



CLIENT



PLANS PREPARED BY



SEAL



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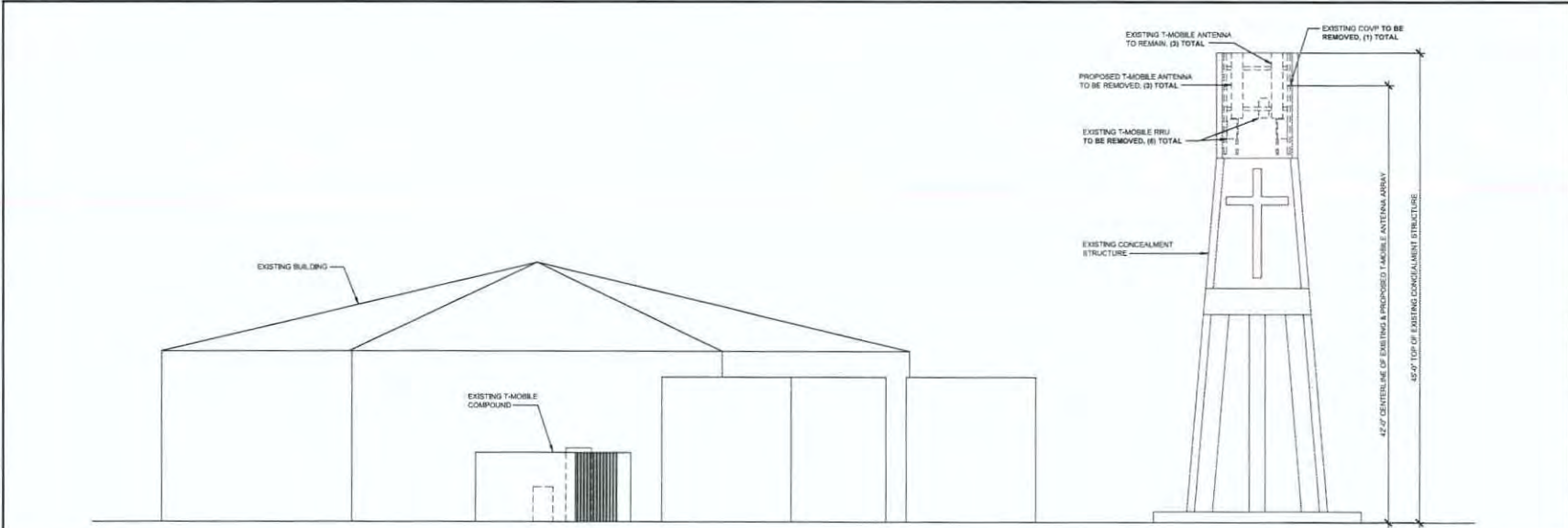
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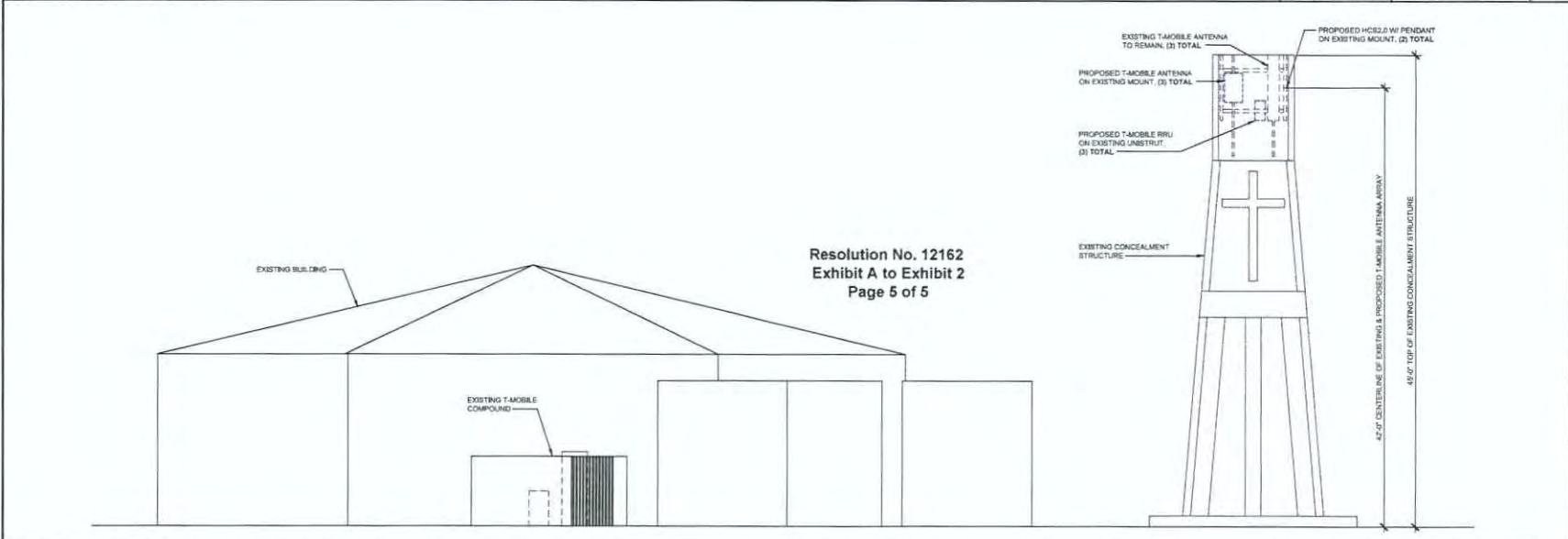
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EXISTING ELEVATION

22'x34" SCALE: 3/16" = 1'-0"
11'x17" SCALE: 3/32" = 1'-0" 1




NEW ELEVATION

22'x34" SCALE: 3/16" = 1'-0"
11'x17" SCALE: 3/32" = 1'-0" 2


Resolution No. 12162
Exhibit A to Exhibit 2
Page 5 of 5

CARRIER



1300 W. SOUTHERN AVE., SUITE A-102
TEMPE, AZ 85282

CLIENT




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COM-EX
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GRANITE REEF CHURCH
4425 N. GRANITE REEF RD.,
SCOTTSDALE, AZ 85251

SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

C-4

OWNERSHIP OF DOCUMENT: THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF COM-EX CONSULTANTS AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR OTHER PROJECTS WITHOUT THE WRITTEN AUTHORIZATION OF COM-EX CONSULTANTS. IT IS UNLAWFUL FOR ANY PERSON TO AMEND ANY ASPECT OF THESE DRAWINGS UNLESS THEY HAVE THE APPROVAL OF THE LICENSED PROFESSIONAL IN WRITING.

Scottsdale Revised Code Section 1.403

L. *Wireless communications facility (WCF) type 4.*

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 facility and shall demonstrate that changes in technology, that are economically feasible, have not eliminated the need for the use permit. If a new use permit is not granted, the applicant shall be responsible for the removal of the facility. When a use permit is granted for a co-location on a facility with an existing use permit, the action of granting the new use permit shall extend the existing use permit so that they will expire simultaneously.
2. To the degree a proposed WCF meets height requirements set forth in this ordinance, no use permit shall be granted when heights are found to be intrusive, obtrusive or out of character with the surrounding area.
3. Antennas and pole diameters shall be harmonious with the existing context and not be intrusive or obtrusive on the landscape or views.
4. The shape of the WCF shall blend with other similar vertical objects and not be intrusive in its setting or obtrusive to views.
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.



T-Mobile PH30920 – Granite Reef Church
4425 N Granite Reef Road, Scottsdale AZ 85251
APN 173-57-114D

Purpose of Request

T-Mobile is committed to maintaining existing coverage and expanding network capacity to meet customer demand throughout the City of Scottsdale. T-Mobile has an existing Wireless Communication Facility (WCF) located in the Church Steeple at 4425 N Granite Reef Road, that provides residents, visitors and businesses with improved high quality reliable wireless service for both personal & business, in addition to enhancing emergency services.

Details of Request

The existing WCF was originally permitted with City of Scottsdale (CUP) Conditional Use Permit (4-UP-2016), which is coming up for renewal. The existing WCF is not recognizable as a WCF, and one of the more aesthetically pleasing WCF's located in the City of Scottsdale.

There are no negatives to allowing the subject WCF to continue serving the community as is. No changes are being proposed from what was originally permitted.

Section 1.403.V Wireless communications facility (WCF) Type 4

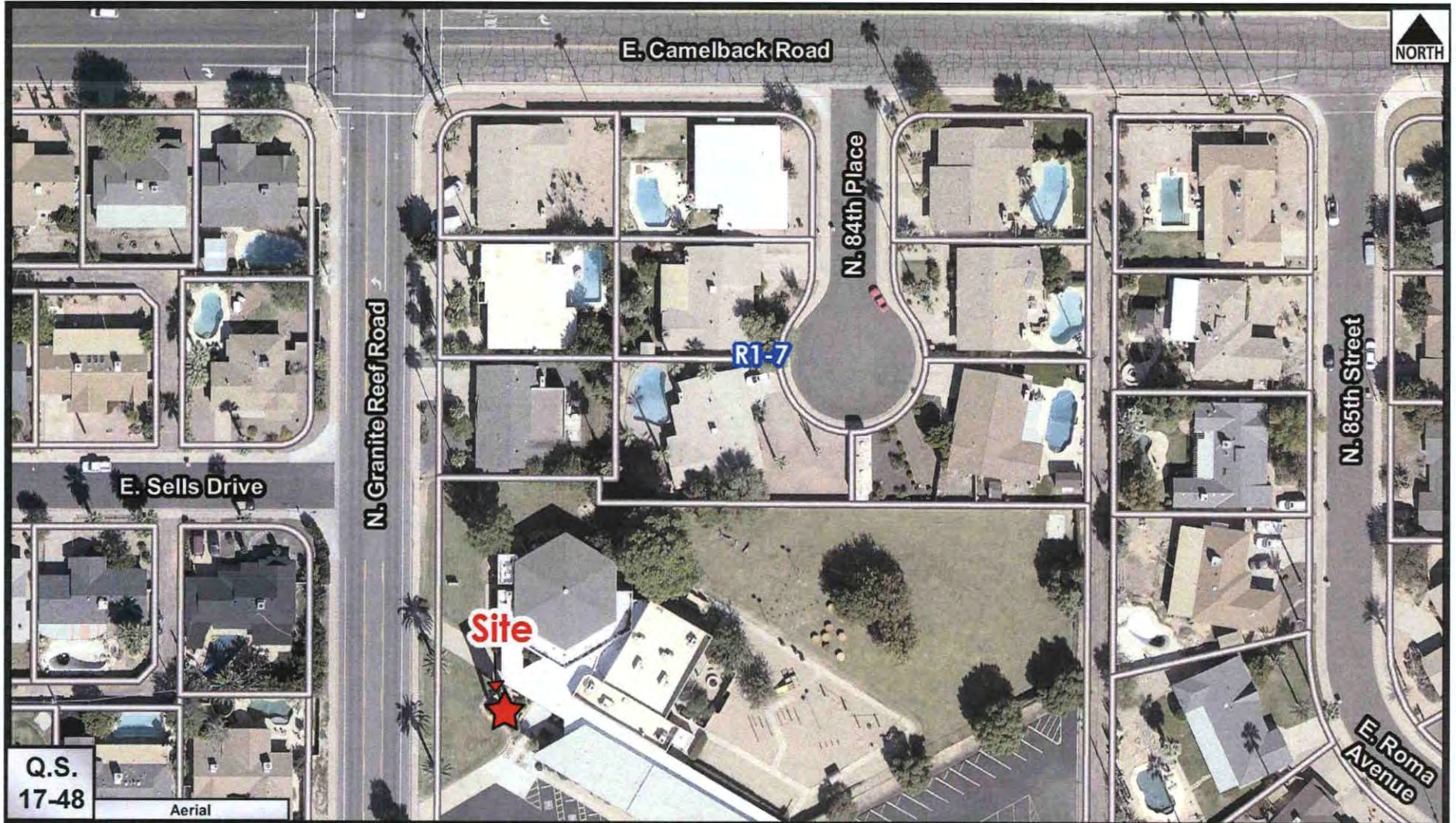
The existing WCF height/type of site is consistent with other similar WCF's that exist throughout the City of Scottsdale that were permitted through the Type 4 Use Permit process.

The existing WCF is not recognizable as a WCF, blends well with the subject property, and not intrusive in its setting or obtrusive to views.

Please find the attached CUP renewal doc's, and do not hesitate to contact me for any additional information.

Sincerely,

Declan Murphy
Coal Creek Consulting for T-Mobile
2166 E. University Dr. #201
Tempe, AZ 85281
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com



Zoning Aerial

4-UP-2016#2

ATTACHMENT 4



ATTACHMENT 5



Neighborhood Outreach Report

(4-UP-2016#2)

T-Mobile PH30920 – Granite Reef Church
4425 N Granite Reef Road, Scottsdale AZ 85251
APN 173-57-114D

Please find the attached notification mailed to all Property Owners & HOA's within 750' of the Existing T-Mobile PH30920 – Granite Reef Church WCF, which is located 4425 N Granite Reef Road, Scottsdale AZ 85251.

I will respond to any neighbor concerns that arise from the neighborhood outreach, and will provide planning with copies of any such communication.

Sincerely,

A handwritten signature in black ink that reads 'Declan Murphy'.

Declan Murphy
Coal Creek Consulting for T-Mobile
2166 E. University Dr. #201
Tempe, AZ 85281
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com

Community Notification



Dear Neighbor:

T-Mobile is committed to maintaining existing coverage and expanding network capacity to meet customer demand throughout the City of Scottsdale. T-Mobile has an existing Wireless Communication Facility (WCF) located in the Church Steeple at 4425 N Granite Reef Road, that provides residents, visitors and businesses with improved high quality reliable wireless service for both personal & business, in addition to enhancing emergency services in the area.

The existing WCF was originally permitted with City of Scottsdale (CUP) Conditional Use Permit (4-UP-2016), which is coming up for renewal. The existing WCF is not recognizable as a WCF, and one of the more aesthetically pleasing WCF's located in the City of Scottsdale. T-Mobile intends to submit an application to the City of Scottsdale to renew the CUP to allow the site to continue serving the community as is. No changes are being proposed.

In the meantime, please do not hesitate to contact me at (602) 326 0111 anytime with questions or concerns regarding this project, or email me at dmurphy@coal-creek.com

Alternatively, please contact Keith Niederer at the City of Scottsdale (480) 312-2953 or KNiederer@Scottsdaleaz.gov

Sincerely,

A handwritten signature in black ink that reads "Declan Murphy". The signature is written in a cursive, flowing style.

Declan Murphy
T-Mobile Project
2166 E. University Dr. #201
Tempe, AZ 85281
(602) 326 0111
dmurphy@coal-creek.com

City Notifications – Mailing List Selection Map T-Mobile PH30920 – Granite Reef Church



Additional Notifications:

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

Pulled Labels
April 14, 2020

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 215

4-UP-2016#2



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

WEDNESDAY, MAY 12, 2021

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
Joe Young, Vice Chair
William Scarbrough, Commissioner
Barry Graham, Commissioner
George Ertel, Commissioner
Renee Higgs, Commissioner

ABSENT:

STAFF: Tim Curtis
Margaret Wilson
Bronte Ibsen
Doris McClay
Keith Niederer
Greg Bloemberg
Adam Yaron
Taylor Reynolds
Erin Perreault
Lorraine Castro
Nicole Garcia

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 28, 2021 Regular Meeting Minutes.

* 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"

Commissioner Higgs moved to approve the April 28, 2021 regular meeting minutes. Seconded by Commissioner Ertel, the motion carried unanimously with a vote of six (6) to zero (0).

CONSENT AGENDA

2. 21-UP-2004#2 (Wild West Storage)
Request by owner to amend a conditional use permit to amend the site plan and stipulations for a vehicle storage facility on a 1.5 +/- acres property located at 11420 E Shea Blvd. with Highway Commercial Planned Community District (C-3 PCD) zoning. Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Kevin Evernham, 480-570-7651.**
3. 4-UP-2016#2 (T-Mobile PH30920 – Granite Reef Church)
Request by owner for renewal of a Conditional Use Permit for an existing Type 4, Alternative Concealment Wireless Communication Facility (WCF) concealed within a 45-foot tall church steeple, with associated ground mounted equipment located a 2.76 +/- acre property at 4425 N. Granite Reef Road with Single-family Residential (R1-7) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Declan Murphy, (602) 326-0111.**
4. 12-UP-2020 (Winfield's)
Request by owner for approval of a Conditional Use Permit for a bar located at 4440 E Saddlebag Trail on a +/- 2,790 square foot building with Central Business District, Parking District, Downtown Overlay and Parking District, Downtown Overlay (C-2/P-3 DO and P-2 DO) zoning. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Rhonda Rodriguez, (480) 730-2675.**

Items No. 2, 3 & 4; Recommended City Council approve cases 21-UP-2004#2, 4-UP-2016#2, and 12-UP-2020 by a vote of 6-0 per the staff recommended stipulations based upon the finding that the Conditional Use Permit criteria have been met. Motion by Vice Chair young, 2nd by Commissioner Scarbrough.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Young, Commissioner Scarbrough, Commissioner Graham, Commissioner Ertel, and Commissioner Higgs.

5. 6-TA-2020 (Marijuana Text Amendment (Prop. 207))
Request by the City of Scottsdale to amend the Zoning Ordinance (Ord. No. 455), Section 1.403 (Additional conditions for specific conditional uses), Section 3.100 (Definitions), Section 6.803 (Use Regulations of the Special Campus (SC) District) and Article XI (Land Use Tables), and any other affected sections, in response to recent Arizona voter-approved legislation (Prop. 207) legalizing recreational marijuana. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Greg Bloemberg, 480-312-4306.**

Item No. 5; Motion to continue case 6-TA-2020 to a date to be determined failed after a vote of 2-4. Motion by Commissioner Ertel, 2nd by Commissioner Graham.

* 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"

The motion failed with a vote of two (2) to four (4); with Commissioner Ertel and Commissioner Graham voting in favor, and Chair Alessio, Vice Chair Young, Commissioner Scarbrough, and Commissioner Higgs dissenting.

Recommended City council approve case 6-TA-2020 by a vote of 6-0, after determining that the proposed Text Amendment is consistent and conforms with the adopted General Plan. Motion by Vice Chair Young, 2nd by Commissioner Higgs.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Young, Commissioner Scarbrough, Commissioner Graham, Commissioner Ertel, and Commissioner Higgs.

REGULAR AGENDA

6. [1-GP-2021 \(Scottsdale General Plan 2035\)](#)

Request for the adoption of a new General Plan for the City of Scottsdale (General Plan 2035), in order to revisit and revise the community's long-term objectives and land development policies for future growth, development and redevelopment and to amend existing General Plan elements. General Plan 2035 is intended to comply with State law requiring cities to adopt new, or readopt a General Plan every ten (10) years. **Staff contact person is Adam Yaron, 480-312-2761.**

Item No. 6; Recommended City Council approve case 1-GP-2021 by a vote of 6-0. Motion by Commissioner Higgs, 2nd by Commissioner Ertel.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Young, Commissioner Scarbrough, Commissioner Graham, Commissioner Ertel, and Commissioner Higgs.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:25 p.m.