

September 6, 2022

City of Scottsdale  
Planning & Development Services  
7447 E Indian School Rd., Suite 105  
Scottsdale AZ 85251

Re: Crown Castle  
Crown Castle Sunrise Sonoran View  
29505 N. Scottsdale Rd

**Early Notification of Project Under Consideration  
Community Involvement Summary  
Community Meeting of September 1, 2022**

**PROJECT**

Crown Castle proposes to develop a 70' tall multi-carrier bell tower, WCF, and equipment compound located at 29505 N Scottsdale Rd., at the Sonrise Covenant Baptist Church.

The belltower would be a redesign of the 31'3" belltower at the SonRise Covenant Church. The project includes renovating the existing belltower by removing the roof cap from the belltower and adding 30' in height and installing a new roof cap. The overall height would be 61'3".

The carrier equipment compound would be at the base of the belltower outside of the building. The equipment compound would be screened by a new cmu stucco finished wall, painting to match the existing color of the Church.

The belltower site will replace the existing TMobile cannister pole WCF located at 29499 N Scottsdale Rd., (west side of Scottsdale Rd at Morning Vista Lane). The existing cannister pole will be removed at the time the new WCF is fully operational for TMobile.



## PARCEL INFORMATION:

APN# 216-69-197

Zoning District: R1-70

Surrounding Zoning: North: R1-70, South: R1-70, East: R1-70, West: R1-35(Scottsdale Rd)

Adjacent land uses: N: developed; S: developed; W: developed; E: undeveloped

## NEIGHBORHOOD NOTIFICATION OUTREACH

Open House Meeting Invitations were sent August 16, 2022, to 72 neighbors and interested parties via USPS 1<sup>st</sup> class mail. See attached mailing lists and copy of the invitation letter.

## Signage per City requirement

- Proper Informational sign posted at the 29505 N Scottsdale Rd location by Dynamite Signs. Affidavits and sign photo completed and emailed to the city

## Details of Notification Invitations

- 7 Invitations were returned by the USPS for various USPS reasons.
- 2 recipients responded via email with questions/comments
  - Douglas Limbert-8/21/22, email inquiry about the structure height. Mr. Limbert's concern is height, per his email: *My initial reaction is rather negative as there are multiple height restrictions in this area, including those of the Environmentally Sensitive Land Ordinance.* Mr. Limbert was not available to attend the 9/1/22 meeting.  
Responded to Mr. Limbert's email 'that his position would be noted'. No further communication from Mr. Limbert.
  - Joanne Walton,-8/26/22, email inquiry about the proposed site, asked for a site plan. Per Ms. Walton's email: *We live very close. What exactly are you proposing? Please respond with plans. I will not be in town for the meeting and I am very concerned. A 61Ft tower! Joanne Walton, 29225 N. 74th St.*
  - Responded to Ms. Walton's email with a copy of the site plan and a comment that her property was approx 1/3 mile southeast of the proposed site. No further communication from Ms. Walton.
- No additional communications were received from the community.

## Details of September 1, 2022, Open House @ Appaloosa Library, 5:00-6:00pm.

- Proper Informational sign posted at the 29505 N Scottsdale Rd location
- Directional signage posted at the Open House location
- Sign In & Comment Sheet available at our entry table
- Sign In attendees 5 total.
  - 3 attendees from the public and 2 City of Scottsdale representatives
  - 1 attendee, Kathy Littlefield, Council Member
  - 1 attendee, Omar Smailbcjornic(sp), City Staff member
  - 3 attendees from the community
    - .Mr. & Mrs Gary Solomon, the commercialization of the Church was their hot-point, asking if this was a "financial endeavor" for the Church. They did not comment about the design of the site. They stated they represented the others that had also attended the March 23, 2022, meeting in opposition to the stealth tree concept.
    - Mary Muller, attended, asked questions about the site, no comment pro or con stated.
    - None of these attendees stated their position in writing on the sign-in provided.

## **CAMPBELL A&Z, LLC**

### **Summary**

No additional communications have been received in my office nor at the proposed Church location.

The consensus from our Open House is to move forward with the belltower design with City Staff to further discuss the details of the belltower concept that is proposed. The Church has asked about some architectural enhancements to the belltower, possibly a cross or a logo, but not a written name or signage.

The current trend in the wireless industry is the need for an expanded array that enables the carriers to install their required variety of antennas. The cannister designed WCFs are failing the carriers due to the limitations of array expansion.

Please contact me at 602-616-8396, or via email at [campbellaz1@earthlink.net](mailto:campbellaz1@earthlink.net) if you have any questions and/or need additional information.

Sincerely,

*Michael J Campbell*

Michael J Campbell  
Campbell A&Z, LLC  
602-616-8396

## Michael J Campbell

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**From:** Michael J Campbell <campbellaz1@earthlink.net>  
**Sent:** Monday, August 22, 2022 8:10 AM  
**To:** 'Doug Limbert'  
**Subject:** RE: Crown Castle Tower project

Mr. Limbert

Your position will be noted.

Thank you

*Michael J Campbell*

Campbell A&Z, llc  
602-616-8396

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**From:** Doug Limbert <dlimbert@cox.net>  
**Sent:** Sunday, August 21, 2022 4:21 PM  
**To:** campbellaz1@earthlink.net  
**Subject:** Crown Castle Tower project

Mr. Campbell,

Thank you for your recent letter regarding the "Project Under Consideration" by Crown Castle Tower at the Son Rise Church on north Scottsdale Road. I think you had contacted me earlier regarding an earlier version of this plan.

My initial reaction is rather negative as there are multiple height restrictions in this area, including those of the Environmentally Sensitive Land Ordinance.

However, as I will be out of town for your scheduled open house at the Appaloosa Library, I would like you to keep me updated on what appears to be your proposed project.

*Douglas A. Limbert, Sc.D.*

7095 E Carriage Trails Drive  
Scottsdale, AZ 85266  
480/502-8039



## Michael J Campbell

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**From:** Michael J Campbell <campbellaz1@earthlink.net>  
**Sent:** Monday, August 29, 2022 8:56 AM  
**To:** 'Joanne Walton'  
**Subject:** RE: WCF Open House  
**Attachments:** 831832 SUNRISE SONORAN VIEW REVIEW ZDS 7-12-22 8-9-22.pdf

Good Morning Joanne

Thank you for the email.

The proposed project is to construct an extension to the existing belltower at the SonRise Church at 29505 N Scottsdale Rd.

After our initial neighborhood meeting in March, the direction to revise the design was clear from the input we received from the community and the City of Scottsdale Planning Department.

The belltower is located on the western side of the Church and closest to Scottsdale Rd.

The conceptual design is to revise the belltower to 61', with the cell carrier antennas set inside the new belltower.

I have included a copy of the preliminary site plan, including the survey, per your request. From my estimations, your property is approximately 1/3 mile from the proposed belltower site.

The meeting on September 1st is the initial meeting, there will be a subsequent Neighborhood meeting if we proceed with the design. You are on the mailing list and will receive notification letters of such meeting(s).

I hope this helps.

Sincerely,

Michael J Campbell  
Campbell A&Z, llc  
602-616-8396

-----Original Message-----

From: Joanne Walton <jojomill@aol.com>  
Sent: Friday, August 26, 2022 11:30 PM  
To: campbellaz1@earthlink.net

Subject: WCF Open House

We live very close. What exactly are you proposing? Please respond with plans. I will not be in town for the meeting and I am very concerned. A 61Ft tower!

Joanne Walton

29225 N. 74th St.

Jojomill@aol.com

281-794-2314

Sent from my iPad

TROVIA COMMUNITY ASSOCIATION  
13951 N SCOTTSDALE RD #122  
SCOTTSDALE AZ 85254  
APN#216-66-750, 751,752

DESERT WHISPERS LLC  
3018 N 53<sup>RD</sup> PL  
PHX AZ 85018  
216-67-068

NIELSEN REVOCABLE TRUST  
7130 E CARRIAGE TRAILS DR  
SCOTTSDALE AZ 85266  
APN#216-68-118

D LIMBERT TRUST  
7095 E CARRIAGE TRAILS DR  
SCOTTSDALE AZ 85266  
APN#216-68-138

J & S BOOTZ  
29620 N 71<sup>ST</sup> PL  
SCOTTSDALE AZ 85266  
APN#216-68-139

R & J HUTTON  
29625 N 71<sup>ST</sup> PL  
SCOTTSDALE AZ 85266  
APN#216-68W & M Cats-140

E & A MILIA TRUST  
29655 N 71<sup>ST</sup> PL  
SCOTTSDALE AZ 85266  
APN#216-66-141

M & P LEPORE  
29685 N 71<sup>ST</sup> PL  
SCOTTSDALE AZ 85266  
APN#216-66-142

R KUHLMAN  
340 PARK AVE  
SOUTH HAVEN MI 49090-102  
APN#216-66-143

YU NIANBO/YE BOHAN  
7150 E MORNING VISTA LN  
SCOTTSDALE AZ 85266  
APN#216-66-144

F & K BOUDREAUX  
7120 E MORNING VISTA LN  
SCOTTSDALE AZ 85266  
APN#216-66-145

M & D LARABEE  
7090 E MORNING VISTA LN  
SCOTTSDALE AZ 85266  
APN#216-66-146

DJ SCHMIDT TRUST  
7185 E MORNING VISTA LN  
SCOTTSDALE AZ 85266  
APN#216-66-149

D CARLSON/A MCLAREN  
2702—33<sup>RD</sup> TRAIL NE  
OLYMPIA WA 98506  
APN#216-66-150

REJ TRUST  
7108 E THIRSTY CACTUS LN  
SCOTTSDALE AZ 85266  
APN#216-66-151

CARRIAGE TRAILS ASSOCIATION  
10514 E MORNING START DR  
SCOTTSDALE AZ 85255  
APN#216-68-179, 180, 181

HULSE LIVING TRUST  
29329 N 71<sup>ST</sup> WAY  
SCOTTSDALE AZ 85262  
APN#216-66-199

C & K MESSENGER  
29303 N 71<sup>ST</sup> WAY  
SCOTTSDALE AZ 85262  
APN#216-68-200

W & M CATES  
29277 N 71<sup>ST</sup> WAY  
SCOTTSDALE AZ 85262  
APN#216-68E-201

M HULTQUIST/K GRUNDIN  
29298 N 71<sup>ST</sup> WAY  
SCOTTSDALE AZ 85262  
APN#216-68-205

W & A HARRINGTON  
7077 E BOBWHITE WAY  
SCOTTSDALE AZ 85262  
APN#216-68-206

A & M RICHARDSON  
7108 E BOBWHITE WAY  
SCOTTSDALE AZ 85262  
APN#216-68-253

M & E ASPELUND  
7126 E BOBWHITE WAY  
SCOTTSDALE AZ 85262  
APN#216-68-254

P & P SWAEKAUSKI  
7144 E BOBWHITE WAY  
SCOTTSDALE AZ 85262  
APN#216-68-255

SCOTTSDALE VISTA DESERT ESTATES HOA  
3100 W RAY RD., #201  
CHANDLER AZ 85226  
APN#216-68-265, 268

D & B ROTHWELL TRUST  
9856 N 67<sup>TH</sup> ST  
SCOTTSDALE AZ 85253  
APN#216-69-003D, 003H

G & D RICHARDS  
87 BOULDER LANE  
BLOOMFIELD MI 48304  
APN#216-69-003J

J & L TICA TRUST  
5410 E JUNIPER CANYON DR  
CAREFREE AZ 85377  
APN#216-69-003K

D & P HAYWARD TRUST  
29551 N 74<sup>TH</sup> ST  
SCOTTSDALE AZ 85266  
APN#216-69-003Y



ZITT LIVING TRUST  
29575 N 74<sup>TH</sup> ST  
SCOTTSDALE AZ 85262  
APN#216-69-003Z

J & D STREE TRUST  
29450 N 74<sup>TH</sup> ST  
SCOTTSDALE AZ 85262  
APN#216-69-028B

A CHEZ/J NEWMAN  
18928 Walnut St  
Fountain Valley, CA 92708  
APN#216-69029A

AJF CUSTOM HOMES, LLC  
PO BOX 27705  
SCOTTSDALE AZ 85255  
APN#216-69-029B

J & D WEIGERS  
29294 N 74<sup>TH</sup> ST  
SCOTTSDALE AZ 85266  
APN#216-69-030A, 030B

A & M SCHOENING  
29229 N 74<sup>TH</sup> ST  
SCOTTSDALE AZ 85266  
APN#216-69-035

B CIAPALA  
27307 S E DUTHIE HILL RD  
ISSAQUAH, WA 98027  
APN#216-69-036A

E & L THOMPSON  
29397 N 74<sup>TH</sup> ST  
SCOTTSDALE AZ 85266  
APN#216-69-036B

C SOLOMON  
29451 N 74<sup>TH</sup> ST  
SCOTTSDALE AZ 85266  
APN#216-69-188

M & M LADENDORF  
7444 E MORNING VISTA LANE  
SCOTTSDALE AZ 85266  
APN#216-69189A

DESERT FOOTHILLS LUTHERAN CHURCH  
29305 N SCOTTSDALE RD  
SCOTTSDALE AZ 85262  
APN#216-69-190

DESERT MISSION UNITED METHODIST CHURCH  
7373 E DIXIE LA DR  
SCOTTSDALE AZ 85262  
APN#216-69-196

SONRISE COVENANT BAPTIST CHURCH  
29505 N SCOTTSDALE RD  
SCOTTSDALE AZ 85262  
APN#216-69-197

M Clinton  
31613 N 66<sup>TH</sup> ST  
SCOTTSDALE AZ 85262  
APN#216-69-198

M & B LEMBERG TRUST  
7550 E MORNING VISTA LANE  
SCOTTSDALE AZ 85266  
APN#216-69-201

CITY OF SCOTTSDALE PLANNING COMMISSION  
15192 N 104<sup>TH</sup> WAY  
SCOTTSDALE AZ 85255

City of Scottsdale Planning Commission  
7234 E Shoeman Lane, Ste #8  
Scottsdale AZ 85251

City of Scottsdale Planning Commission  
11725 N 129<sup>th</sup> Way  
Scottsdale AZ 85259

City of Scottsdale Planning Commission  
7842 E Monterosa St  
Scottsdale AZ 85251

City of Scottsdale Planning Commission  
6929 N Hayden Rd, Ste C4194  
Scottsdale AZ 85250

City of Scottsdale Planning Commission  
6349 N Cattletrack Rd  
Scottsdale AZ 85250

Burch & Cracchiola, PA  
1850 N Central Ave, Ste 1700  
PHX AZ 85007

COGS  
8507 E Highland Ave  
Scottsdale AZ 85251

COGS  
7657 E Mariposa Grande Dr  
Scottsdale AZ 85251

Withey Morris PLC  
2525 E Arizona Biltmore Circle, Ste A-2  
PHX AZ 85016

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Scottsdale AZ 852251

City of Scottsdale City Council  
3939 N Drinkwater Blvd  
Scottsdale AZ 85281

City of Scottsdale City Council  
PO Box 426  
Cave Creek AZ 85331

City of Scottsdale City Council  
4041 N Central Ave, Ste 1200  
PHX AZ 85012

Town of Carefree  
8 Sundial Circle  
PO Box 740  
Carefree AZ 85331

Town of Cave Creek  
37622 N Cave Creek Rd  
Cave Creek AZ 85331

Scottsdale Unified School Dist  
8500 E Jackrabbit Rd  
Scottsdale AZ 85255

Scottsdale Unified School Dist  
8074 E Theresa Dr  
Scottsdale AZ 85251

City of Scottsdale City Council  
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Scottsdale AZ 85259

City of Scottsdale City Council  
4614 E Running Deer Trail  
Cave Creek AZ 85331

Vice Chair Community Council  
of Scottsdale  
2119 N 69<sup>th</sup> Pl  
Scottsdale AZ 85257

Chair Community Council of Scottsdale  
3408 N Paiute Way #5  
Scottsdale AZ 85251

Gammage & Burnham  
40 N Central Ave  
PHX AZ 85004

Technical Solutions  
5111 N Scottsdale Rd, #260  
Scottsdale AZ 85260

Keith Niederer  
City of Scottsdale  
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Tiffany & Bosco P.A.  
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PHX AZ 85016

