

# CITY COUNCIL REPORT



Meeting Date: January 27, 2026  
General Plan Element: *Public Services and Facilities*  
General Plan Goal: *Provide and maintain utility and infrastructure systems*

## ACTION

### **Crown Castle Pima Inn AT&T AZL00217 38-UP-2011#3**

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

1. Adopt Resolution No. 13564 for a Conditional Use Permit, including modifying an existing Type 4, Alternative Concealment, Wireless Communication Facility (WCF) located on an existing 63-foot-tall artificial palm tree, with associated ground-mounted equipment located at 7330 N. Pima Road with Multi-Family Residential District, Planned Community District (R-5 PCD) zoning.

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

The applicant's request is for approval of a Conditional Use Permit (CUP) to modify an existing Crown Castle artificial palm tree WCF, initially approved by the City Council on September 11, 2012 with case 38-UP-2011, and reapproved on August 28, 2019 with case 38-UP-2011#2. Conditional Use Permits for WCFs are valid for a period of five (5) years from the date of City Council approval. Crown Castle, who operates this existing WCF, is requesting approval of a Conditional Use Permit to allow the use to continue for an additional five years, and to modify the AT&T antennas and tower mounted antennas. There have not been changes in technology that eliminate the need for this or other existing wireless communication facilities.

The gap in time between the first and second CUP approvals was due to the property owner at the time letting the existing Conditional Use permit approval expire because the WCF was planned to be relocated to accommodate the redevelopment of the property. That redevelopment never occurred, and the palm tree WCF remains in the original location today.

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

- Conditional Use Permit Criteria
- Number of AT&T antennas will be increased from 6 to 12 to provide both 4G and 5G coverage
- This existing 63-foot-tall artificial palm tree is a Type 4 Wireless Communication Facility and is subject to a Conditional Use Permit because the proposed height exceeds the maximum allowable height of 36-feet in the underlying R-5 zoning district.

- Planning Commission heard this case 12/10/2025 and recommended approval with a vote of 7-0.

**OWNER**

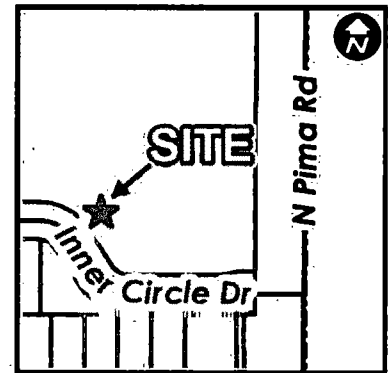
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Be Property 5 LLC  
602-509-4960

**APPLICANT CONTACT**

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Todd Daoust  
Commscapes, LLC for Crown Castle  
(602) 549-9054.



**LOCATION**

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7330 N Pima Rd

**BACKGROUND**

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**Zoning**

The site is zoned Multiple-family Residential District, Planned Community District (R-5 PCD), which allows multiple family and single-family dwellings, schools, and wireless communication facilities.

**Context**

The subject WCF is located near the southern end of the main building. See attached graphics.

**Adjacent Uses and Zoning**

- North: Residential building (former hotel) zoned R-5 PCD
- South: Sands Scottsdale Townhomes zoned R-4 PCD
- East: Great Wolf Lodge and Salt River Fields on the Salt River Pima Maricopa Indian Community.
- West: Inner Circle Townhomes zoned R-5 PCD.

**Site Zoning Approval History:**

Site annexed into the City of Scottsdale on November 23, 1962.

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

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

30-UP-1999: Approved a Conditional Use Permit on March 7, 2000 to install three (3) wireless communication facility flagpoles for AT&T, Sprint and Nextel.

38-UP-2011: Approved a Conditional Use Permit on September 11, 2012 for a new AT&T artificial

palm tree. AT&T's new antennas could no longer fit within the flagpole approved with 30-UP-1999.

16-UP-2017: Amended hotel Conditional Use Permit to allow the redevelopment of the hotel property.

23-DR-2017: Approved site plan, building elevations and landscaping for the redevelopment of hotel property into a Hyatt Place. Redevelopment never occurred.

7-UP-2017: Approved a Conditional Use Permit on June 27, 2017 for a new Crown Castle (Verizon) artificial palm tree WCF at the northeastern portion of the property.

9-UP-2018: Approved a Conditional Use Permit on August 28, 2018 to relocate the subject AT&T artificial palm tree to a location next to the Verizon palm tree approved with 7-UP-2017. 9-UP-2018 also approved a third artificial palm tree for Sprint in the same general location. Sprint's antennas were located within a flagpole on the site. Since the property was not redeveloped, these proposed AT&T and Sprint WCF's approved with 9-UP-2018 were not constructed. The AT&T artificial palm tree WCF is proposed to stay in the existing location, and the Sprint WCF has been decommissioned.

38-UP-2011#2: Approved a Conditional Use Permit on August 28, 2019 for the subject Crown Castle/AT&T artificial palm tree WCF to remain for an additional 5 years.

124-SA-2023: Approved 3 Dish Wireless antennas and additional palm fronds WCF pole.

**Other Related Policies, References:**

Zoning Ordinance

38-UP-2011, 38-UP-2011#2

**APPLICANT'S PROPOSAL**

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**Development Information**

The development proposal is a request by owner for a Conditional Use Permit for a Type 4 WCF to keep the existing artificial palm tree WCF in place, as well as modify the existing antennas and associated tower mounted radio equipment. Crown Castle and AT&T are requesting approval to replace the existing six 8-foot-tall antennas with six new 6-foot-tall antennas and six new 31" x 16" antennas to be located directly above the new 6-foot-tall antennas. AT&T will be required to maintain a minimum of 74 fronds to help conceal the AT&T antennas, along with 18 fronds to conceal the Dish Wireless antennas.

- Existing Use: Existing Type 4 – Alternative concealment artificial palm tree WCF
- Proposed Use: Alternative concealment artificial palm tree WCF
- Parcel Size: 4.74 +/- acres
- Height Allowed without CUP: 36-feet
- Proposed Height with CUP: 54-feet to top of pole, 57.4-feet to top of antennas, 63-feet to top of palm fronds/appurtenances

## IMPACT ANALYSIS

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**Airport Vicinity** - Not within the Scottsdale Municipal Airport Influence area.

### 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 existing WCF produces no damage or nuisance from noise, smoke, dust, vibration or illumination.**
  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. Staff made the applicant aware of the stipulation from case 16-UP-2007 that states no commercial vehicles greater than 8-feet in height shall park or idle within 135-feet of the south property line. Wireless provider contractors shall not park lifts in this area.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
  - **The is an existing use, and there are other existing and approved WCF's on the subject property. The nearest residential property to the antenna is located approximately 80 feet to the southwest, and 125 feet to the south.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for Type 4 WCF 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 is an existing use, and other existing and approved WCF's on the subject property. The nearest residential property to the antenna is located approximately 80 feet to the southwest, and 125-feet to the south.**

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 existing facility is not planned to be increased in height. There are existing live palm trees and other mature trees on the site, as well as another faux palm tree WCF.**
3. Antenna and pole diameters shall be harmonious with the existing context and not be intrusive or obtrusive on the landscape and views.
  - **Antennas and radio equipment will be painted or wrapped to match the color of the fronds. 92 palm fronds will be required to remain on the tree to help conceal the AT&T antennas and radio equipment. (74 fronds around AT&T antennas and 18 fronds around the Dish Wireless antennas.)**
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 has been in place since 2013. There are several existing live palm trees of varying heights and species, including a live date palm directly west of the WCF. Staff are stipulating that the dead palm tree be replaced directly east of the WCF.**

### **Community Involvement**

The City of Scottsdale promotes public participation in the development of the built environment. The applicant complied with the city's suggested best practices for public outreach. As of the drafting of this report, staff have not received any public comment.

### **Community Impact**

Approval of this facility will have no impact on infrastructure, traffic, water or sewer. It will help maintain and improve AT&T wireless service in the eastern portions of McCormick Ranch and the overall general area.

### **Other Boards and Commissions**

#### **Planning Commission**

Planning Commission heard this case on December 10, 2025 and recommended approval with a 7-0 vote.

#### **Recommended Approach:**

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.

**Policy Implications**

Approval of this CUP will allow the facility to remain for at least another 5 years. Denial of this CUP will require the owner to remove the facility.

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Adopt Resolution No. 13564 for a Conditional Use Permit, including modifying an existing Type 4, Alternative Concealment, Wireless Communication Facility (WCF) located on an existing 63-foot-tall artificial palm tree, with associated ground-mounted equipment located at 7330 N. Pima Road with Multi-Family Residential District, Planned Community District (R-5 PCD) zoning.

**RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**

Current Planning Services

**STAFF CONTACT**

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Keith Niederer  
Telecom Policy Coordinator  
480-312-2953  
E-mail: [kniederer@ScottsdaleAZ.gov](mailto:kniederer@ScottsdaleAZ.gov)

**APPROVED BY**



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Keith Niederer, Report Author

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1/8/2026

Date



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

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11/24/2025

Date



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Erin Perreault, AICP, Sr. Director  
Planning and Development Services  
Phone: 480-312-7093      Email: [eperreault@scottsdaleaz.gov](mailto:eperreault@scottsdaleaz.gov)

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01/09/2026

Date

**ATTACHMENTS**

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1. Context Aerial
2. Resolution No. 13564
  - Exhibit 1: Aerial Close Up
  - Exhibit 2: Stipulations
  - Exhibit A to Exhibit 2: Plans
  - Exhibit 3: Additional Conditions
3. Existing Zoning Map
4. Project Narrative
5. Existing Photographs
6. Photo Simulation
7. Community Involvement
8. City Notification Map
9. Planning Commission Draft Meeting Minutes December 10, 2025



Context Aerial

ATTACHMENT #1

38-UP-2011#3

RESOLUTION NO. 13564

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, APPROVING A CONDITIONAL USE PERMIT FOR AN EXISTING TYPE 4, ALTERNATIVE CONCEALMENT, WIRELESS COMMUNICATION FACILITY (WCF) LOCATED ON AN EXISTING 63-FOOT-TALL ARTIFICIAL PALM TREE, WITH ASSOCIATED GROUND-MOUNTED EQUIPMENT LOCATED AT 7330 N. PIMA ROAD WITH MULTI-FAMILY RESIDENTIAL DISTRICT, PLANNED COMMUNITY DISTRICT (R-5 PCD) ZONING.

WHEREAS, the Planning Commission held a public hearing on December 10, 2025;

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 and approves:

- a) that granting 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.38-UP-2011#3. The property that is subject to the conditional use permit is shown on **Exhibit 1** and the

conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in **Exhibit 2 and Exhibit 3**. All exhibits are incorporated herein by reference.

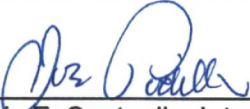
PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

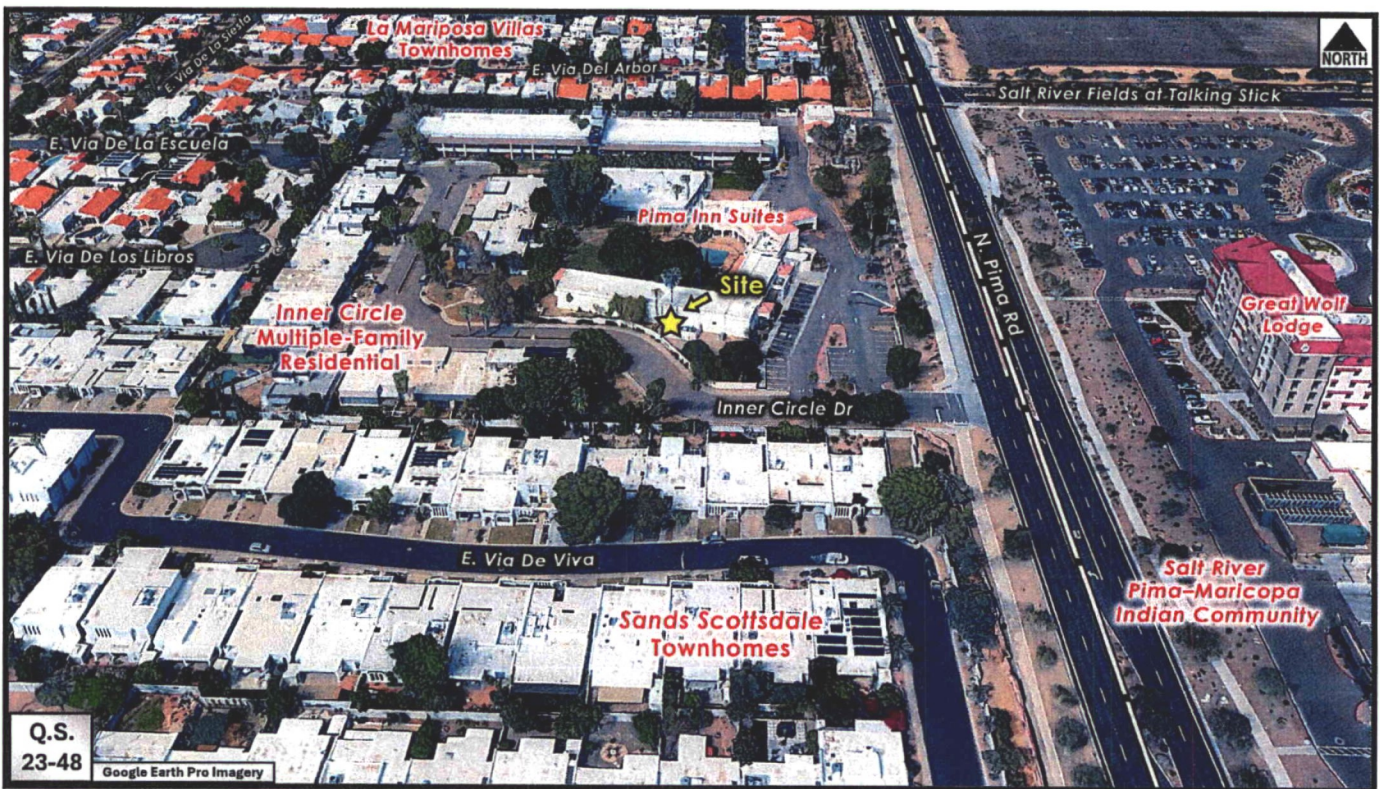
ATTEST: CITY OF SCOTTSDALE, an Arizona municipal corporation

By: \_\_\_\_\_  
Ben Lane  
City Clerk

By: \_\_\_\_\_  
Lisa Borowsky  
Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:  \_\_\_\_\_  
Luis E. Santaella, Interim City Attorney  
By: Joe Padilla, Deputy City Attorney



Close-up Aerial

38-UP-2011#3

**Stipulations for the Conditional Use Permit  
For a Type 4 Wireless Communication Facility  
Crown Castle Pima Inn AT&T AZL00217  
Case Number: 38-UP-2011#3**

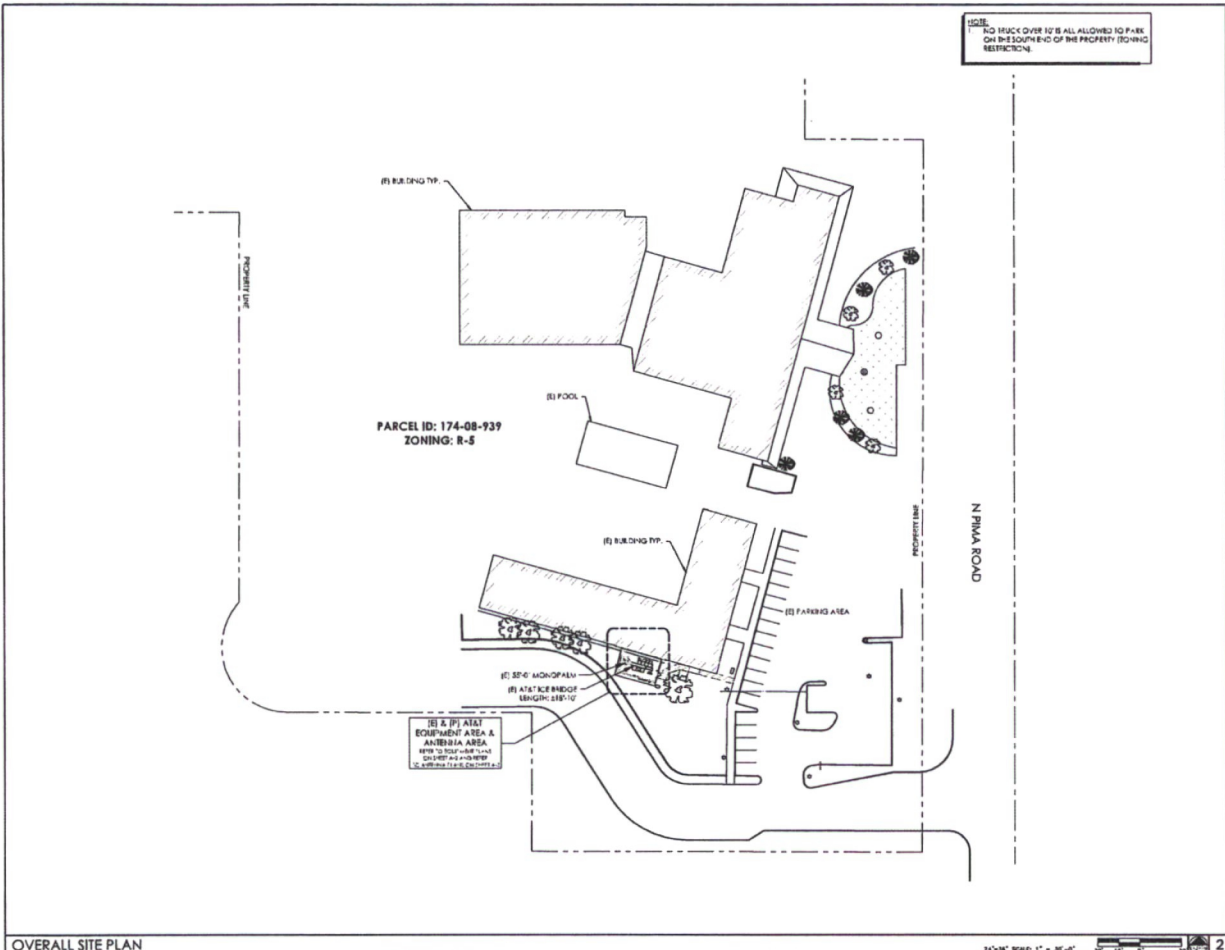
These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

**SITE DESIGN**

1. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by PM&A and AT&T with a seal date of 4/12/2025, 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. **LANDSCAPING.** The dead palm tree located directly east of the subject tower shall be replaced with a new live palm tree of similar size. Also, live palm tree located directly west of subject tower shall be pruned to removed dead fronds.
3. **FRONDS.** 92 fronds shall remain on the faux palm tree. 74 fronds around the AT&T equipment and 18 fronds around the Dish Wireless equipment. Construction drawings shall indicate the numbers and sizes of fronds to be installed. Any damaged or excessively faded fronds shall be replaced with this approval.
4. **DESIGN.** All antennas, associated tower mounted radio equipment and mounting hardware shall be painted green to match fronds.
5. **MAINTENANCE.** No maintenance vehicles shall be parked or stored within 135-feet of the south property line.
6. **EXPIRATION OF CONDITIONAL USE PERMIT AFTER FIVE (5) YEARS.** If the applicant wishes to continue this use, within ninety (90) days before 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 facility.

**Resolution No. 13564  
EXHIBIT 2**





NOTE: NO TRUCK OVER 12 IS ALLOWED TO PARK ON THE SOUTH END OF THE PROPERTY (TOWARD BELLEVILLE)

PREPARED FOR

AT&T

1333 WEST UNIVERSITY DRIVE  
MESA, AZ 85201-5415

THIS PLAN HAS BEEN CONSIDERED BY THE CITY OF PHOENIX IN FACILITATING A CONFORMANCE WITH THE CITY'S PLANNING AND ZONING DEPARTMENT'S REVIEW OF THE PROJECT. THIS REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

Vendor:

**PM&A**  
P. MARSHALL & ASSOCIATES  
1111 N. 16TH AVENUE, SUITE 100, PHOENIX, AZ 85016  
TEL: 602.944.1111 FAX: 602.944.1112

Client:

6	04/12/25	100% CD
5	03/12/25	100% CD
4	11/02/24	100% CD
3	8/20/24	100% CD
2	06/04/24	100% CD
1	02/10/24	100% CD
0	3/8/24	100% CD
REV.	DATE	DESCRIPTION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND THE APPLICABLE JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE JURISDICTIONS.

Site Address:

**AZ100217**  
SCOTTSDALE PINNA INN  
7230 N PINNA RD.  
SCOTTSDALE, AZ 85258

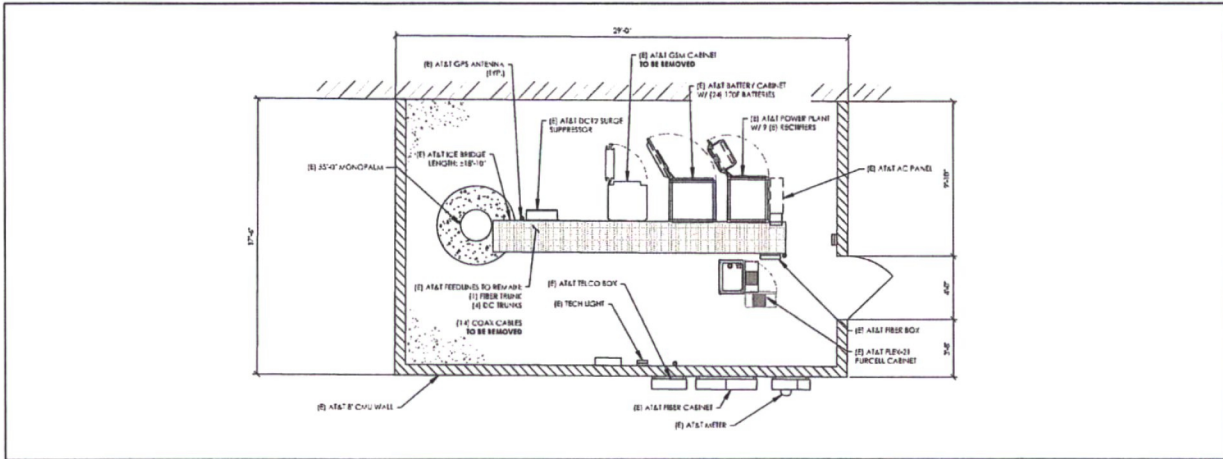
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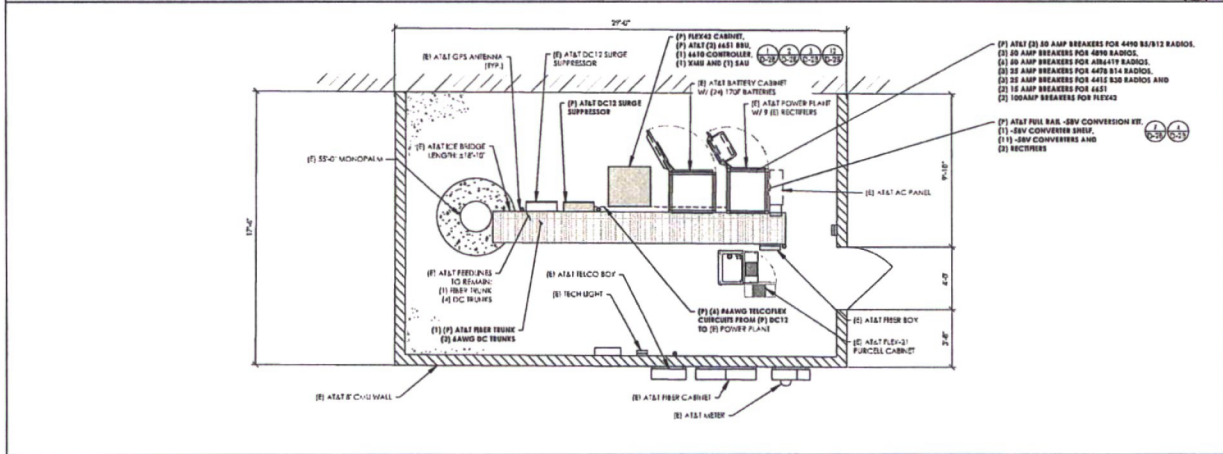
**OVERALL SITE PLAN**

Sheet Number:

**A-1**      **5**



EXISTING EQUIPMENT PLAN



PROPOSED EQUIPMENT PLAN

PREPARED FOR

3333 WEST UNIVERSITY DRIVE  
MESA, AZ 85201-8918

THIS DOCUMENT IS A CONTRACT DOCUMENT AND IS THE PROPERTY OF PMA&A. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Vendor:

P. MARSHALL & ASSOCIATES  
1000 W. UNIVERSITY AVENUE, SUITE 300  
MESA, AZ 85201-8918  
OFFICE: 480-966-2112

Contract:

REV.	DATE	DESCRIPTION
6	04/11/25	100% CD
5	03/11/25	100% CD
4	11/22/24	100% CD
3	8/27/24	100% CD
2	08/14/24	100% CD
1	08/10/24	100% CD
0	5/8/24	100% CD

REV. DATE DESCRIPTION

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

Issued for:

**AZ100217**  
SCOTTSDALE PMA INN  
7330 N PHOENIX RD.  
SCOTTSDALE, AZ 85258

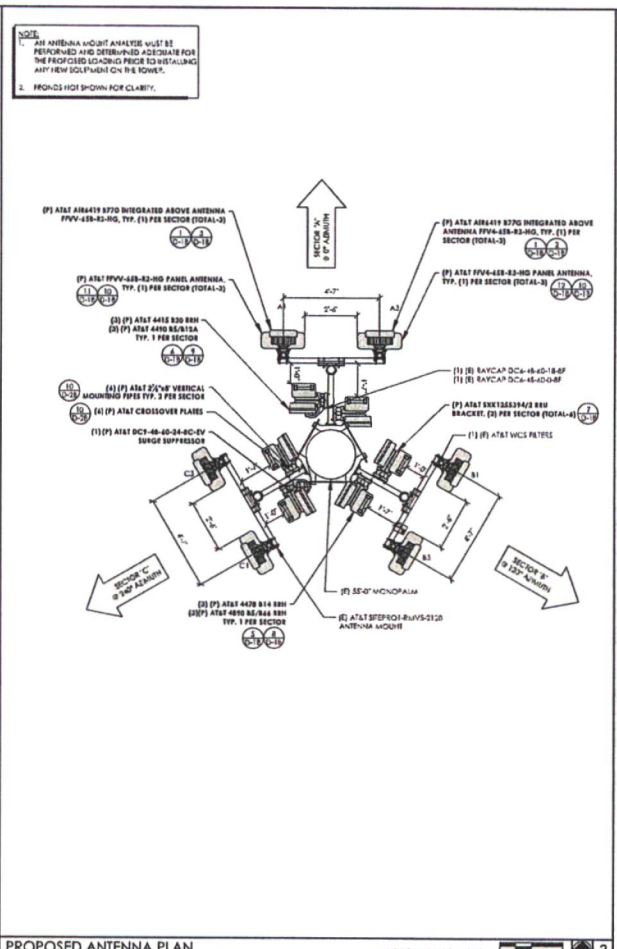
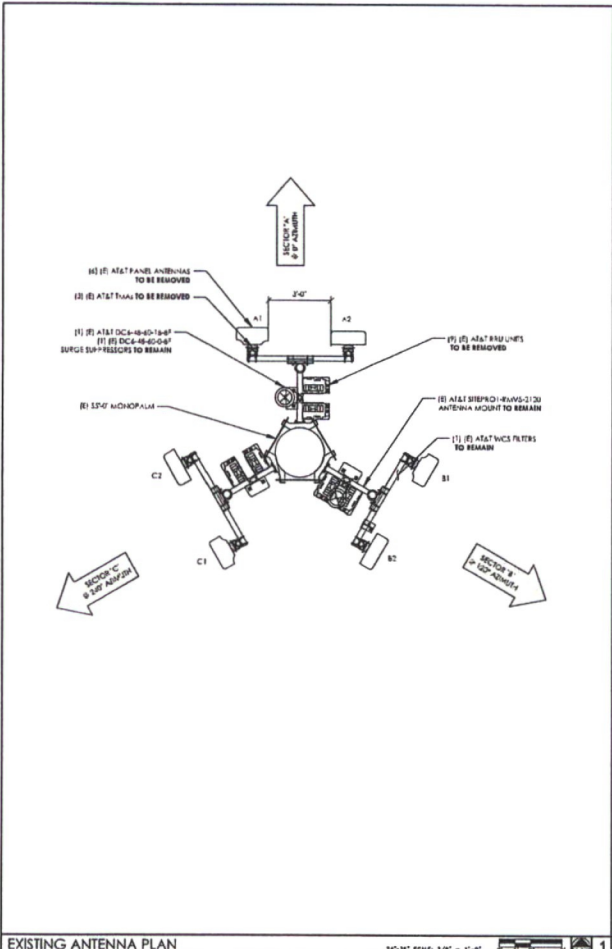
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Sheet Title:

**EQUIPMENT PLANS**

Sheet Number:

**A-2 5**



NOTE:  
 1. AN ANTENNA MOUNT ANALYSIS MUST BE PERFORMED AND DETERMINED ACCORDING TO THE PROPOSED TO BE REMOVED PRIOR TO INSTALLING ANY NEW EQUIPMENT ON THE MOUNT.  
 2. PROFILES NOT SHOWN FOR CLARITY.

PREPARED FOR

1303 WEST UNIVERSITY DRIVE  
 MESA, AZ 85201-0419

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF AT&T INTELLECTUAL PROPERTY AND IS TO BE KEPT CONFIDENTIAL. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

PREPARED BY

P. MARSHALL & ASSOCIATES  
 4000 CRENSHAW BLVD., SUITE 100  
 LOS ANGELES, CA 90008-3452  
 PHONE: (213) 512-1100  
 FAX: (213) 512-1101

DATE

REV.	DATE	DESCRIPTION
8	04/12/05	ISSUE CD
7	03/12/05	ISSUE CD
6	11/25/04	ISSUE CD
5	08/20/04	ISSUE CD
4	06/04/04	ISSUE CD
3	05/10/04	ISSUE CD
2	03/08/04	ISSUE CD
1	03/08/04	ISSUE CD
0	03/08/04	ISSUE CD

REVISIONS

PROJECT NO.

SCOTTSDALE PMA 0017

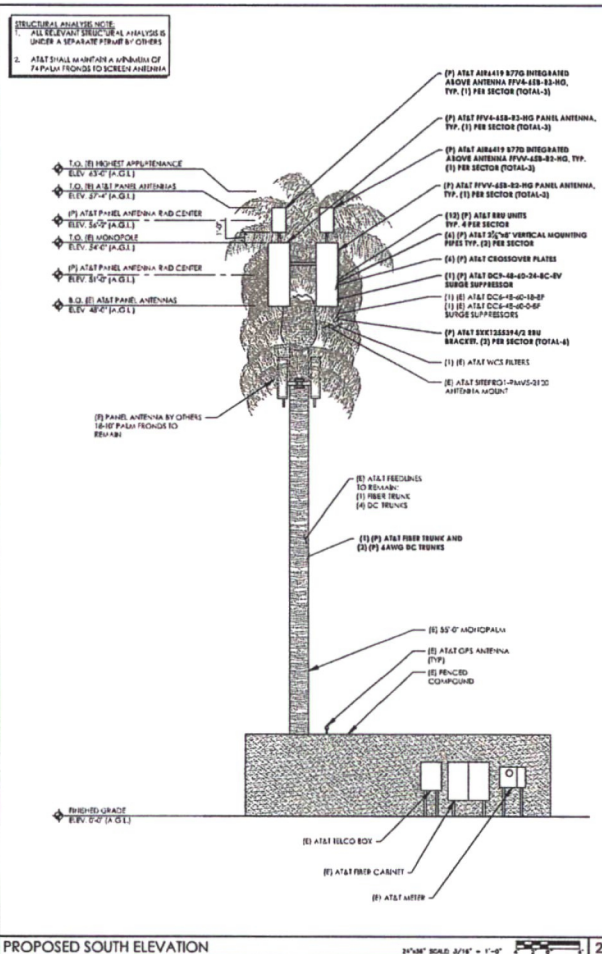
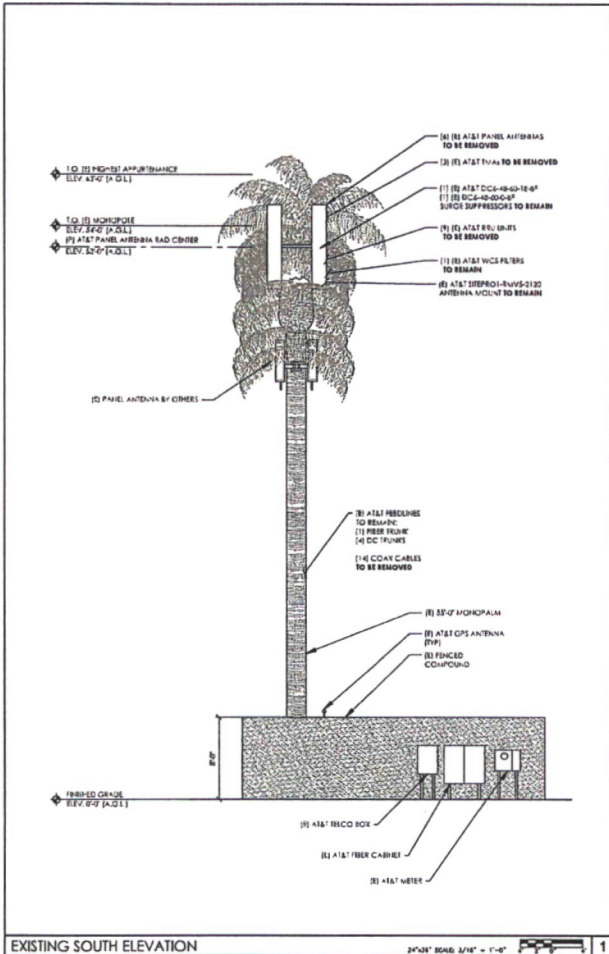
7330 N. MILA RD.  
 SCOTTSDALE, AZ 85258

Drawn by: M.D.V. Checked by: S.V.

Sheet Title: ANTENNA PLANS

Sheet Number: A-3 5

EXISTING ANTENNA PLAN 24"x36" SCALE 3/8" = 1'-0" 1 PROPOSED ANTENNA PLAN 24"x36" SCALE 3/8" = 1'-0" 2



**STRUCTURAL ANALYSIS NOTE**  
 1. ALL EXISTING STRUCTURE ANALYSES UNDER A SEPARATE DRAWING BY OTHERS  
 2. AT&T SHALL MAINTAIN A MINIMUM OF 74 PALM FRONDS TO SCREEN ANTENNAS

PREPARED FOR

1335 WEST UNIVERSITY DRIVE  
 MESA, AZ 85201-0488

THE CONTRACTOR SHALL COMPLY WITH THE USE OF CONTRACT DOCUMENTS AND REQUIREMENTS AS SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

Vendor:

P. MARSHALL & ASSOCIATES  
 1001 N. CENTRAL AVENUE, SUITE 100  
 MESA, AZ 85201

Contract:

REV.	DATE	DESCRIPTION
6	04/11/23	ISSUE CD
5	03/12/23	ISSUE CD
4	11/28/24	ISSUE CD
3	8/29/24	ISSUE CD
2	06/04/24	ISSUE CD
1	08/19/24	ISSUE CD
0	5/09/24	ISSUE CD

Scale for:

**AZ00217**  
 SCOTTSDALE PMA INN  
 7330 N. PALMA RD.  
 SCOTTSDALE, AZ 85258

Drawn By: MLD / Checked By: SM

Sheet Title:

**ELEVATIONS**

Sheet Number:

**A-4**      **5**

**Scottsdale Revised Code Section 1.403**

***V. 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.**



Zoning Aerial

ATTACHMENT #3

38-UP-2011#3



October 28, 2025

City of Scottsdale  
Planning and Development Services  
7447 E. Indian School Road Ste. 105  
Scottsdale, AZ 85251

Re: Application for a Type 4 Alternative Concealment Wireless Communications Facility Use Permit *renewal for, and modification of, an existing* Wireless Communication Facility ("WCF") at 7330 N Pima Road.

#### **THE REQUEST**

Crown Castle and Commscapes, LLC are respectfully requesting approval of a Type 4 Alternative Concealment Wireless Communications Facility Use Permit for *the renewal of an existing* wireless stealth artificial palm tree structure ("monopalm") 55 feet in height (63' to top of concealment fronds) located in the R-5 Multiple family Residential Zoning District at 7730 North Pima Road Scottsdale, AZ 85257 (APN: 174-08-939). The existing monopalm currently supports six (6) AT&T and three (3) Dish panel antennas camouflaged by artificial palm fronds. A new Type 4 Alternative Concealment WCF Use Permit is required, as WCF Use Permits expire every five (5) years. *In addition, AT&T is requesting to replace six (6) antennas and add six (6) antennas to the existing antenna array as part of this request.*

#### **SUBJECT PARCEL**

The subject parcel is approximately 4.74 acres in size and lies within the R-5 Multiple family Residential Zoning District. The site hosts two other monopalm WCFs (one for Verizon Wireless and one for T-Mobile) near the northeast corner of the parcel.

#### **SITE DETAILS-USE PERMIT REQUIREMENT**

The site was originally approved as 38-UP-2011 and developed by AT&T in 2012. The site was subsequently transferred to Crown Castle, who owns and manages the site. The Use permit has been renewed several times since its original issuance. The site has also been modified by AT&T several times as technology has evolved, primarily consisting of antenna replacements.

The site was recently modified by the addition of 3 Dish antennas (1 per sector) in 2024. The modification was consistent with the original stipulations of approval, and required the addition of 18-10' long fronds to conceal the antennas.

site identification • acquisition • design • entitlement • project management  
109 East Tuckey Lane Phoenix, AZ 85012 o:: 602.549.9054 e:: tdaoust@commscapesllc.com

**ATTACHMENT #4**

In addition to the Use Permit renewal, this Use Permit request seeks approval for 1.) the replacement of six (6) 8' antennas with six (6) 6' antennas and 2.) the addition of six (6) 31"X16" antennas to be located directly above the new 6' antennas. As part of this request, AT&T will be required to maintain a minimum of 74 palm fronds to effectively screen the antennas.

This WCF has been in continuous use since 2012. The technology associated with this WCF continues to evolve and the wireless communication use is ongoing, with no plans for the decommissioning of this facility. The height and diameter of the existing WCF has not changed nor has the character of the surrounding area. This site continues to blend with the other vertical objects and is unobtrusive on views.

## **SUMMARY**

The continued use of this existing wireless facility is critical to Crown Castle's operations and the coverage objectives of its customers. Crown Castle is committed to maintaining affordable, reliable and secure wireless service to the residents in this area and the compliance of their network elements is primary in this objective.

In requesting a Type 4 Use Permit for this site, Crown Castle's desire is to remain in compliance with the City of Scottsdale. The continued use of this site will not increase traffic, generate noise, dust or light or have any other significant impact on surrounding property owners. In addition, there is no hardship created on the infrastructure in place, nor will there be a need to increase capacity of any public service.

The site will be posted in the near future with upcoming hearing information (Planning Commission and City Council hearings).

You may contact the City of Scottsdale Project Coordinator, Keith Niederer, with any questions or comments at 480-312-2953 or: [kniederer@scottsdaleaz.gov](mailto:kniederer@scottsdaleaz.gov).

Commscapes LLC and Crown Castle appreciate your consideration of this request. Should you have any questions or require additional information, please contact me at (602) 549-9054 or [tdaoust@commscapesllc.com](mailto:tdaoust@commscapesllc.com).

Respectfully,

Todd E Daoust  
Commscapes, LLC



ATTACHMENT #5

SITE LOCATION MAP

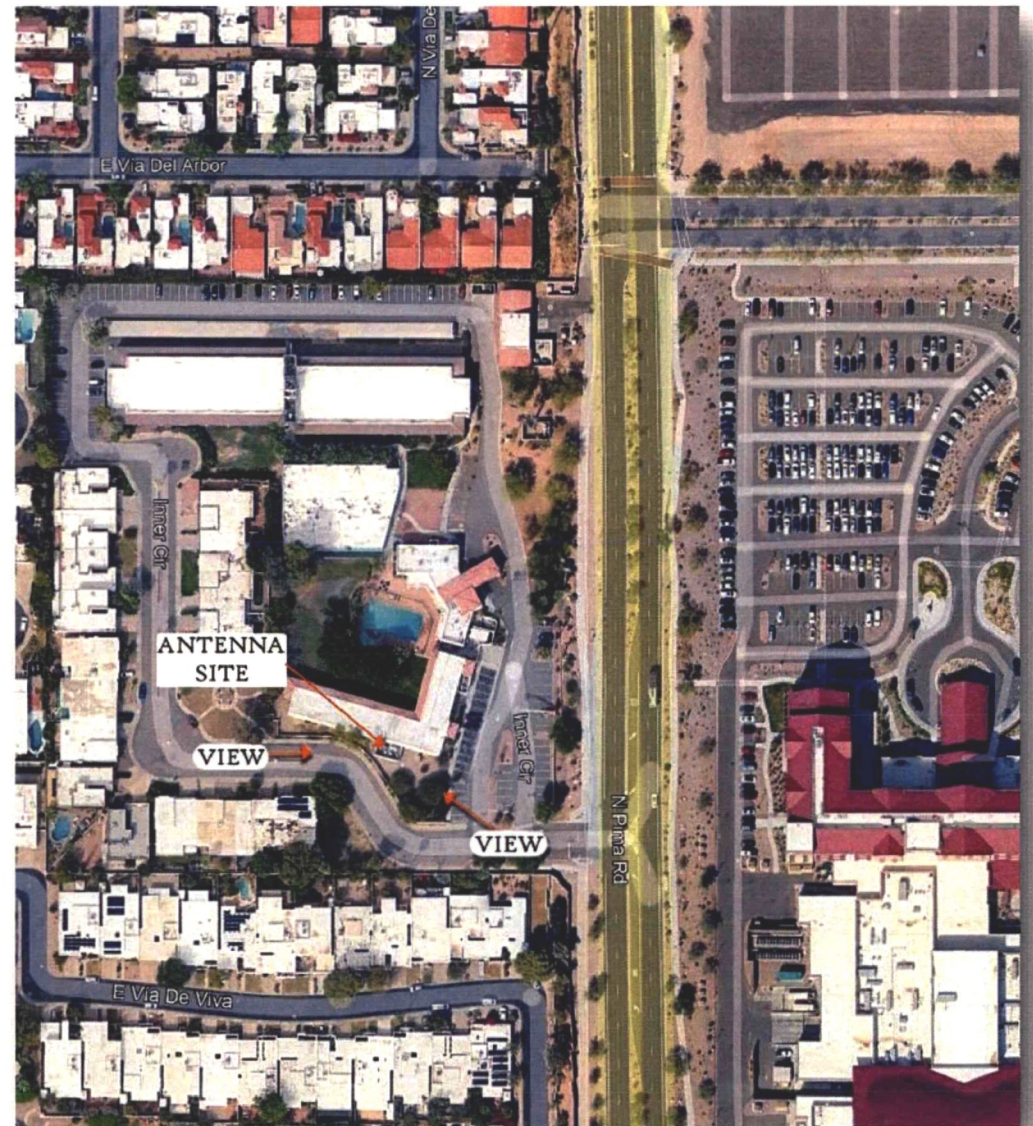
**SITE ID:** 10091225

**SITE ADDRESS:** 7330 N Pima Road,  
Scottsdale, AZ 85258

**LAT/LONG:** 33.5442472, -111.8923528

**DATE:** 02/21/2025

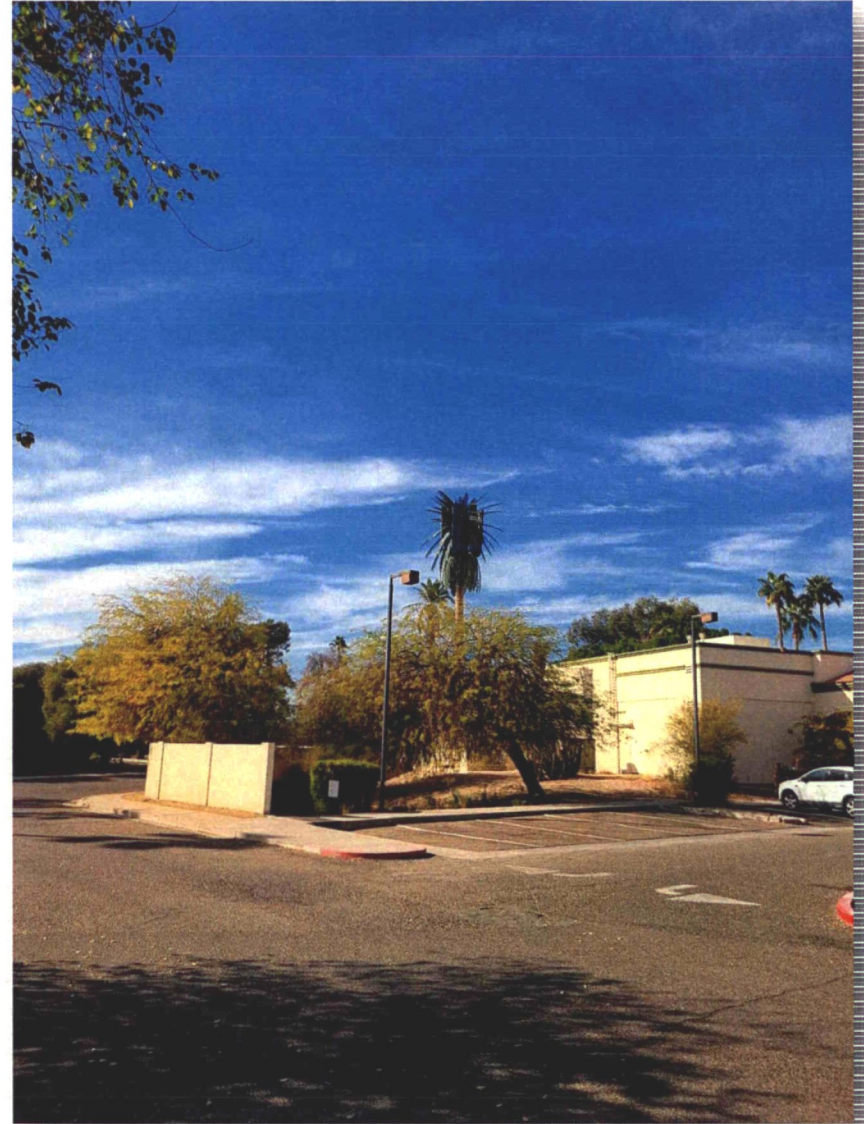
**APPLICANT:** Smartlink Group, LLC  
10 Church Circle,  
Annapolis, MD 21401



Existing Southeast View



Proposed Southeast View



THIS PHOTO SIMULATION IS FOR ILLUSTRATION PURPOSES ONLY

Existing West View



Proposed West View



THIS PHOTO SIMULATION IS FOR ILLUSTRATION PURPOSES ONLY



October 24, 2025- **MAILED 10/31/2025**

Dear Neighbor:

This letter is written to inform you of a pending application with the City of Scottsdale for a Type 4 Alternative Concealment Wireless Communications Facility Use Permit *renewal for, and modification of, an existing* Wireless Communication Facility (“WCF”).

**THE REQUEST**

Crown Castle and Commscapes, LLC will be applying with the City of Scottsdale for a Type 4 Alternative Concealment Wireless Communications Facility Use Permit for *the renewal of an existing* wireless stealth artificial palm tree structure (“monopalm”) 55 feet in height (63’ to top of concealment fronds) located in the R-5 Multiple family Residential Zoning District at 7730 North Pima Road Scottsdale, AZ 85257 (APN: 174-08-939). The existing monopalm currently supports six (6) AT&T and three (3) Dish panel antennas camouflaged by artificial palm fronds. A new Type 4 Alternative Concealment WCF Use Permit is required, as WCF Use Permits expire every five (5) years. In addition, AT&T is requesting to replace six (6) antennas and add six (6) antennas to the existing antenna array.

**SUBJECT PARCEL**

The subject parcel is approximately 4.74 acres in size and lies within the R-5 Multiple family Residential Zoning District. The site hosts two other monopalm WCFs (one for Verizon Wireless and one for T-Mobile) near the northeast corner of the parcel.

**SITE DETAILS-USE PERMIT REQUIREMENT**

The site was originally approved as 38-UP-2011 and developed by AT&T in 2012. The site was subsequently transferred to Crown Castle, who owns and manages the site. The Use permit has been renewed several times since its original issuance. The site has been modified by AT&T several times as technology has evolved, primarily consisting of antenna replacements.

The site was recently modified by the addition of 3 Dish antennas (1 per sector) in 2024. The modification was consistent with the original stipulations of approval, and required the addition of 18-10’ long fronds to conceal the antennas.

In addition to the Use Permit renewal, this Use Permit request seeks approval for 1.) the replacement of six (6) 8’ antennas with six (6) 6’ antennas and 2.) the addition of six (6) 31”X16” antennas to be located directly

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above the new 6' antennas. As part of this request, AT&T will be required to maintain a minimum of 74 palm fronds to effectively screen the antennas.

This WCF has been in continuous use since 2012. The technology associated with this WCF continues to evolve and the wireless communication use is ongoing, with no plans for the decommissioning of this facility. The height and diameter of the existing WCF has not changed nor has the character of the surrounding area. This site continues to blend with the other vertical objects and is unobtrusive on views.

## **SUMMARY**

The continued use of this existing wireless facility is critical to Crown Castle's operations and the coverage objectives of its customers. Crown Castle is committed to maintaining affordable, reliable and secure wireless service to the residents in this area and the compliance of their network elements is primary in this objective.

In requesting a Type 4 Use Permit for this site, Crown Castle's desire is to remain in compliance with the City of Scottsdale. The continued use of this site will not increase traffic, generate noise, dust or light or have any other significant impact on surrounding property owners. In addition, there is no hardship created on the infrastructure in place, nor will there be a need to increase capacity of any public service.

The site will be posted in the near future with upcoming hearing information (Planning Commission and City Council hearings).

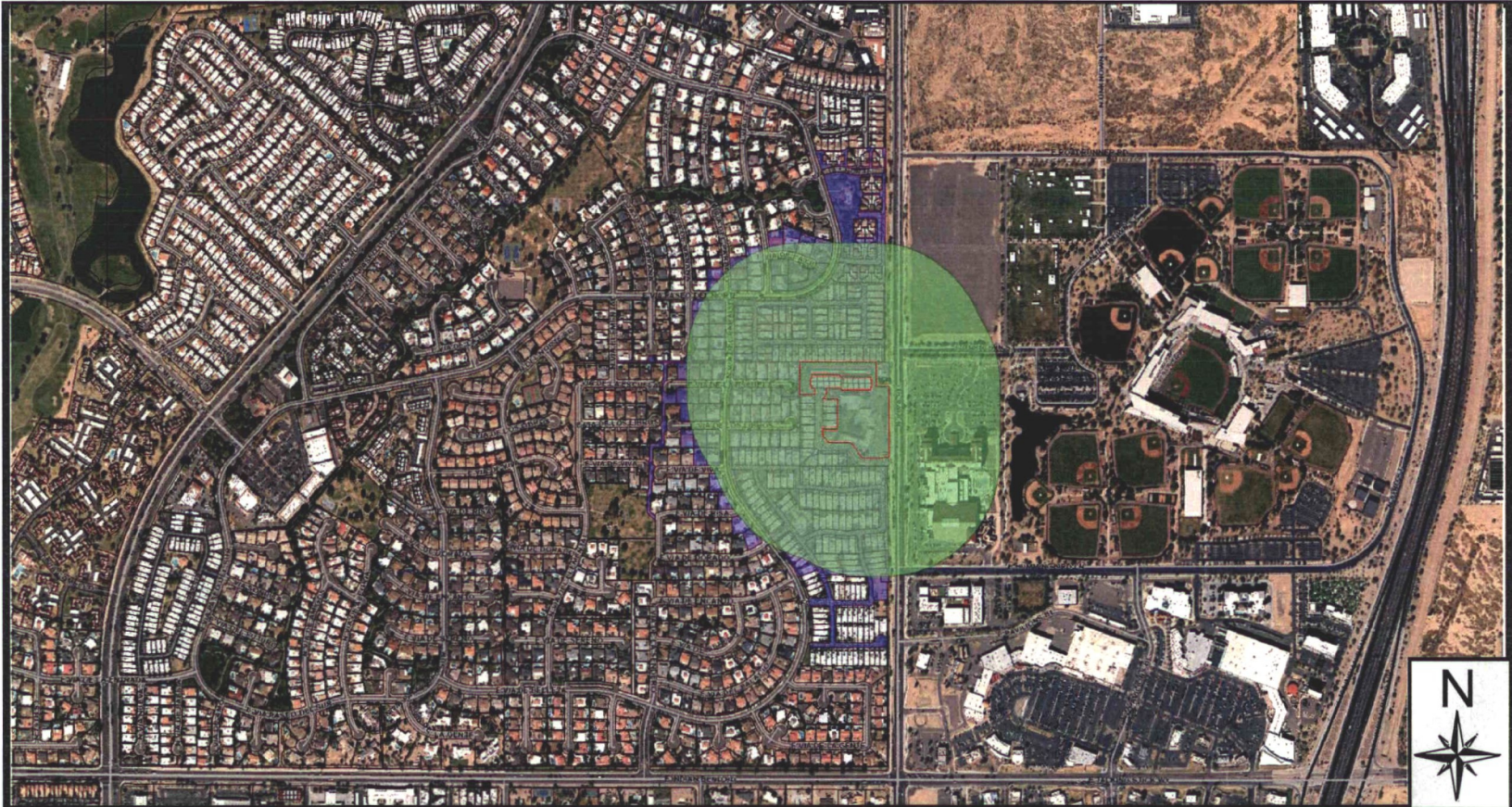
You may contact the City of Scottsdale Project Coordinator, Keith Niederer, with any questions or comments at 480-312-2953 or: [kniederer@scottsdaleaz.gov](mailto:kniederer@scottsdaleaz.gov).

Commscapes LLC and Crown Castle appreciate your consideration of this request. Should you have any questions or require additional information, please contact me at (602) 549-9054 or [tdaoust@commscapesllc.com](mailto:tdaoust@commscapesllc.com).

Respectfully,

Todd E Daoust  
Commscapes, LLC

**City Notifications – Mailing List Selection Map  
Crown Castle Pima Inn AT&T AZL00217**



**Additional Notifications:**

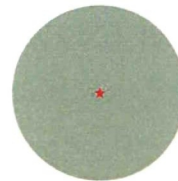
- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels  
November 7, 2025

**Map Legend:**



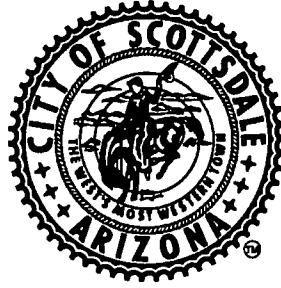
Site Boundary



Properties within 750-foot

Postcards: 316

**38-UP-2011#3**



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

**WEDNESDAY, DECEMBER 10, 2025**

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

**PRESENT:** William Scarbrough, Chair  
Joe Young, Vice Chair  
George Ertel, Commissioner  
Michal Ann Joyner, Commissioner  
Barney Gonzales, Commissioner  
Doug Drake, Commissioner  
David Reid, Commissioner

**ABSENT:** **None**

**STAFF:** Tim Curtis  
Joe Padilla  
Dustin Robertson  
Bronte Ibsen  
Keith Niederer  
Andrew Dobson  
Caitlin Clark  
Jason McWilliams

**CALL TO ORDER**

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

**ROLL CALL**

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

**MINUTES REVIEW AND APPROVAL**

1. Approval of the October 22, 2025 Regular Meeting Minutes.

**Vice Chair Young made a motion to approve the October 22, 2025 Regular Meeting Minutes. Second by Commissioner Reid, the motion passed unanimously by a vote of seven (7) to zero (0).**

\* 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"

## **CONSENT AGENDA**

2. [Approval of the 2026 Planning Commission Regular Meeting Calendar.](#)
3. [6-AB-2025 \(Roadway Abandonment at 7617 E. Thunderbird\)](#)  
Request by owner to abandon a twenty-five (25) foot roadway easement along the northern property line of a property with existing single-family (R1-35) zoning located at 7617 East Thunderbird Road. Staff contact person is Bronte Ibsen, 480-312-7321. **Applicant contact person is Evan Schneider, (480) 510-4797.**  
**Item No. 3; Moved to Regular Agenda. Commissioner Joyner made a motion for recommendation of approval to City Council for case 6-AB-2025 after finding that the proposal is consistent with and conforms to the adopted General Plan. Second by Commissioner Reid, the motion passed unanimously by a vote of seven (7) to zero (0).**
4. [3-UP-2024#2 \(Temporary Vehicle Storage Conditional Use Permit\)](#)  
Request by owner for approval of a Conditional Use Permit for Vehicle Storage on a +/- 3-acre site with Highway Commercial (C-3) zoning located at 8740 E. Frank Lloyd Wright Blvd. (for 24 months). Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Kurt Waldier, (480) 429-3061.**
5. [12-UP-2015#3 \(Verizon PHO Poinsettia\)](#)  
Request by owner for renewal of a Conditional Use Permit for an existing Type 4 alternative concealment Wireless Communication Facility (WCF) co-located on an existing 60-foot-tall artificial pine tree, with associated ground-mounted equipment, located at 12000 N. 90th Street with Multiple-family Residential (R-5) zoning. Staff contact person is Andrew Dobson, 480-312-2515. **Applicant contact person is Scott Quinn, 602-909-8885.**
6. [38-UP-2011#3 \(Crown Castle Pima Inn AT&T AZL00217\)](#)  
Request by owner for approval of a Conditional Use Permit, including modifying an existing Type 4, Alternative Concealment, Wireless Communication Facility (WCF) located on an existing 63-foot-tall artificial palm tree, with associated ground-mounted equipment located at 7330 N. Pima Road with Multi-Family Residential District, Planned Community District (R-5 PCD) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Todd Daoust, (602) 549-9054.**  
**Items No. 2,4,5,6; Commissioner Ertel made a motion to approve the 2026 Planning Commission Regular meeting calendar and to approve cases 3-UP-2024#2, 12-UP-2015#3, and 38-UP-2011#3 after finding that the CUP criteria have been met, and that the proposed Conditional Use Permits are consistent and conform with the adopted General Plan, per the attached stipulations. Second by Commissioner Joyner, the motion passed unanimously by a vote of seven (7) to zero (0).**

## **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:21 p.m.

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