Item 6

CITY COUNCIL REPORT

Meeting Date:	November 10, 2026
General Plan Element:	*Public Services & Facilities*
General Plan Goal:	*Provide and maintain utility and infrastructure systems*

ACTION

WM 2766 Northsight – AZ1B02A-S
UP-0008-2026

Request to consider the following:

1. Adopt Resolution No. 13775 a Conditional Use Permit for a new Type 4 Alternative Concealment Wireless Communication Facility (WCF), concealed within a 67-foot-tall artificial eucalyptus tree, with associated ground mounted equipment, located at 15355 N. Northsight Boulevard with Highway Commercial (C-3) zoning.

Goal/Purpose of Request

The applicant's request is to construct a new WCF to provide additional wireless coverage and capacity in this area of Scottsdale in the design of a 67-foot-tall artificial Eucalyptus tree that has the ability to add additional carriers.

Key Items for Consideration

- Wireless Communication Facility Conditional Use Permit Criteria (CUP)
- The Type 4 facility is subject to a CUP because the proposed height exceeds the maximum allowable building height of thirty-six (36) in the C-3 zoning district.
- Faux tree WCF will have the ability to collocate multiple wireless carriers.
- Planning Commission heard this case on September 23, 2026 and recommended approval with a vote of 7-0

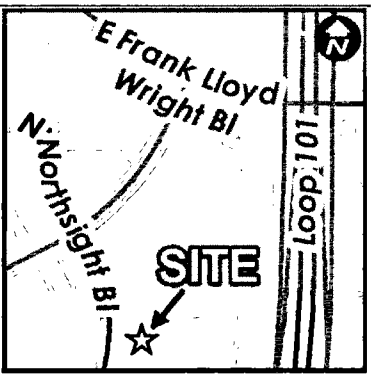
OWNER

Wal-Mart Stores Inc.
702 SW 8th Street
Bentonville, AR 72716-6209

Action Taken _____

APPLICANT CONTACT

Joe Banko
Kimley-Horn
561-608-8872
Joe.banko@kimley-horn.com



LOCATION

15355 N Northsight Boulevard

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Mixed Use Neighborhoods, with a Regional Use Overlay. This category is intended for human-scale, relatively compact development in locations with strong access to multiple transportation modes and major regional services. It generally supports higher density residential development, office, retail, and a mix of residential and nonresidential uses.

Zoning

The site is zoned Highway Commercial (C-3). The C-3 zoning district allows for commercial uses, as well as wireless communication facilities. When the proposed height exceeds the maximum allowable building height, a CUP is required.

Context

The subject property is located on the Wal-Mart property at 15355 N Northsight Boulevard., which is located in a commercial area west of the State Route 101 Freeway between E. Frank Lloyd Wright Boulevard and E Raintree Drive. This property was constructed in 1999. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Commerical retail center zoned C-3
- South: Wal-Mart building zoned C-3
- East: Wal-Mart building zoned C-3
- West: Home Depot property zoned C-3

Other Related Policies, References:

Scottsdale General Plan 2035, as amended
Zoning Ordinance
Case 5-ZN-1998: Rezoned subject property from C-2 to C-3 in 1998.

APPLICANT'S PROPOSAL

Development Information

The development proposal includes constructing a new sixty-seven (67) foot tall alternative concealment wireless communication facility in the design of an artificial Eucalyptus tree, with

associated screen ground-mounted equipment, located in the northwestern portion of the subject property. The proposed faux tree pole is 63-feet in height. Both the proposed tower and the associated ground-mounted equipment will be located within a 751 square foot compound screened by an 8-foot-tall split face CMU block wall. There will be a sliding gate installed for access into the compound. The construction will occur within an existing parking lot landscape island and no existing parking spaces will be removed.

Location and height requirements for WCF's are determined by the carrier's coverage objective for the area, existing topography, capacity requirements dictated by the permanent and transient population (passing traffic and time of day usage) and the distance of adjacent WCF's within the network. This portion of Scottsdale has high cellular traffic, due to the adjacent commercial development and freeway, and is needed for additional wireless coverage and capacity.

- Existing Use: Wal-Mart parking lot landscape island
- Proposed Use: WCF with associated ground-mounted equipment.
- Parcel Size: 25.21 acres
- WCF Height Allowed by-right: 36-feet
- WCF Height Proposed with CUP: 63-feet to top of pole, 67-feet to top of branches and lightning rod.

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 proposed WCF produces no damage or nuisance from noise, smoke, dust, vibration or illumination. The WCF equipment cabinet will contain air conditioning units to cool the radio equipment, but the noise impacts should be minimal due to its location and the screen wall.**

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

    - **Once constructed, the proposed WCF use will not create any traffic once constructed. The site is unmanned and there will only be occasional visits from service technicians as needed.**

B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

- **The proposed use is located in a commercial area. The nearest multi-family residential development is located approximately one-third of a mile to the south, and the nearest single-family residential property is located over 0.40 miles to the east across the SR-101 Freeway.**

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.

   - **Applicant acknowledged the current code requirement.**

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 the proposed faux tree will be 67 feet in height and taller than the existing desert trees in the vicinity, it is designed to resemble a eucalyptus tree, which should blend more naturally with the surrounding landscape than a faux pine tree or a generic steel monopole. The applicant's original plan for this facility was a streel monopole along the eastern side of the property, closer to the SR-101 freeway southbound frontage road. Staff requested a more camouflaged design in a less visible location.**

3. Antennas and pole diameters shall be harmonious with the existing context and not be intrusive or obtrusive on the landscape and views.

   - **Antennas will be placed within socks that are textured and colored to match the tree branches. Staff is stipulating that branches extend a minimum of 12-inches beyond the antennas for better concealment. The pole will contain faux bark from the ground up to the first branch attachment.**

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 applicant's original plan for this facility was a 70-foot-tall steel monopole along the eastern side of the property, closer to the SR-101 freeway southbound frontage road. Staff requested a shorter and more camouflaged design in a less visible location, which led the applicant to relocate the proposal to the subject location and modify the design. Staff is stipulating a minimum branch count to improve the appearance. Staff is also including a stipulation requiring that the branches be replaced if damaged by inclement weather or fading from the sun.**

Transportation
There will be no impact to the number of existing parking stalls.

Water/Sewer
The facility will not utilize existing water and sewer facilities.

Fire/Police
The proposed WCF will not have an impact on public safety. The improved wireless coverage and capacity will assist public safety.

Open Space
This WCF has a minimal impact on provided open space and parking lot landscaping on the property.

Community Involvement
The City of Scottsdale promotes public participation in the development of the built environment. The applicant has complied with the city's suggested best practices for public outreach. The applicant notified property owners within 750-feet, installed a white project under consideration sign, and held an online neighborhood meeting via Teams on June 3, 2026. No public comment has been received as of the drafting of this report.

Other Boards and Commissions
Planning Commission:
Planning Commission heard this case on September 23, 2026 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.

RECOMMENDATION

Recommended Approach:
Adopt Resolution No. 13775 a Conditional Use Permit for a new Type 4 Alternative Concealment Wireless Communication Facility (WCF), concealed within a 67-foot-tall artificial eucalyptus tree, with associated ground mounted equipment, located at 15355 N. Northsight Boulevard with Highway Commercial (C-3) zoning.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Keith Niederer
Telecom Policy Coordinator
480-312-2953
kniederer@scottsdaleaz.gov

Approved By

Keith Niederer — 10/12/2026
Keith Niederer, Report Author — Date

10/16/2026
Tim Curtis, AICP, Current Planning Director — Date
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

10/21/2026
Erin Perreault, AICP, Senior Director — Date
Planning and Development Services
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

ATTACHMENTS

1. Context Aerial
2. Resolution No. 13775
   - Exhibit 1: Aerial Close Up
   - Exhibit 2: Stipulations
   - Exhibit A to Exhibit 2: Plans
   - Exhibit 3: Additional Information
3. Existing Zoning Map
4. Photo Simulations
5. Community Involvement
6. City Notification Map
7. Planning Commission Draft Meeting Minutes September 23, 2026



Context Aerial

UP-0008-2026

ATTACHMENT 1

RESOLUTION NO. 13775

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, APPROVING A CONDITIONAL USE PERMIT FOR A TYPE 4 WIRELESS COMMUNICATION FACILITY (WCF) FOR TWO NEW TYPE 4, ALTERNATIVE CONCEALMENT WIRELESS COMMUNICATION FACILITIES (WCF), IN THE DESIGN OF 67-FOOT-TALL FAUX EUCALYPTUS TREE WITH ASSOCIATED GROUND-MOUNTED EQUIPMENT ON A +/-25.21-ACRE SITE WITH HIGHWAY COMMERCIAL DISTRICT (C-3) ZONING LOCATED AT 15355 N. NORTHSIGHT BLVD.

WHEREAS, the Planning Commission held a public hearing on September 23rd, 2026; and

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

a) that the granting of this conditional use permit per stipulations set forth on **Exhibit 2** will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;

b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas and that this Wireless Communication Facility (WCF) meets the additional following criteria for a WCF:

1. The use permit is granted for a maximum of 5 years and the Applicant is required to initiate any required further review as specifically set forth in the Zoning Ordinance and is responsible for removing the WCF once the use permit has ended or expired.
2. The height of the WCF is found not to be intrusive, obtrusive or out of character with the surrounding area.
3. The antennas and pole diameters of the WCF are found to be harmonious with the existing context and not intrusive or obtrusive on the landscape or views.
4. The shape of the WCF is found to blend into its setting and, to the extent that it is visible, is not intrusive in its setting or obtrusive to views.
5. The WCF is found to blend into its setting and, to the extent that it is visible, is not intrusive on the landscape or obtrusive on views.

Section 2. That a description of the conditional use permit is set forth in Case No. UP-0008-2026. The property that is subject to the conditional use permit is shown on **Exhibit 1**

ATTACHMENT 2

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 _____ of _____, 2026.

ATTEST:

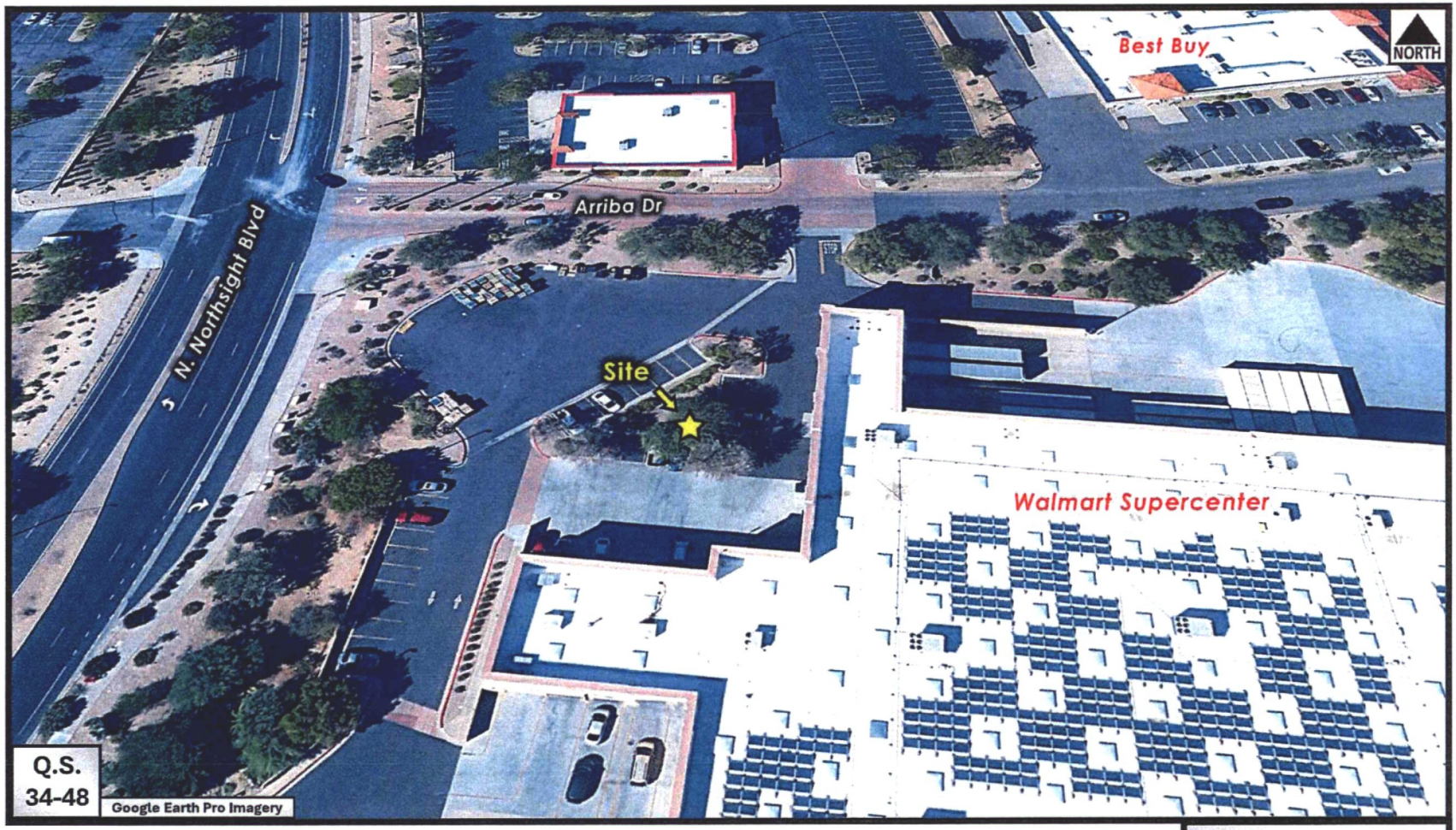
By:_____
Ben Lane
City Clerk

CITY OF SCOTTSDALE, an Arizona municipal corporation

By:_____
Lisa Borowsky
Mayor

APPROVED AS TO FORM:

By:_____
Luis E. Santaella, City Attorney
By: Joe Padilla, Deputy City Attorney



Close-up Aerial

UP-0008-2026

Stipulations for the Conditional Use Permit

For a Type 4 Wireless Communication Facility

WM 2766 Northsight – AZ1B02A-S

Application Number: UP-0008-2026

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

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL PLANS. Development shall conform with the conceptual plans, attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual plans as determined by the Zoning Administrator shall be subject to additional public hearings before the Planning Commission and City Council.
2. HEIGHT LIMITATIONS. Wireless Communication Facility (WCF) pole shall not exceed 55-feet in height, with branches not exceeding 60-feet to top of tree.
3. DESIGN. Pole shall be clad with faux bark from the base of the pole to the height of the first branch attachment. The balance of the pole shall be painted to blend with the color of the branches. No climbing pegs are permitted.
4. BRANCHES. A minimum of four (4) branches per foot shall be installed. Branches shall be a mix of four (4) to ten (10) feet in length. A branch quantity and branch layout exhibit shall be submitted with the construction drawings to the satisfaction of City Staff.
5. ANTENNAS. Antennas shall be covered with socks that are colored and textured to match the tree branches. Any tower mounted radio equipment shall be painted to match tree branches, no white radio equipment is allowed. Antenna pipe mounts shall be trimmed to match height of antennas.
6. MAINTENANCE. The applicant shall perform periodic maintenance on the facility to keep it looking in its original form. Any damage to the bark, branches and leaves, including color fading, shall be repaired or replaced as soon as possible, or when directed by City staff.

PROJECT SUMMARY

SITE NAME:	WM 2766 NORTHSIGHT
SITE ADDRESS:	15355 N NORTHSIGHT BOULEVARD SCOTTSDALE, AZ 85260
JURISDICTION:	CITY OF SCOTTSDALE
COUNTY:	MARICOPA COUNTY
ZONING:	(C-3) COMMERCIAL HIGHWAY
PROPERTY OWNER:	WAL-MART STORES INC
ADDRESS:	702 SW 8TH ST BENTONVILLE, AR 72716
APPLICANT:	SBA TOWERS X LLC, 8051 CONGRESS AVENUE BOCA RATON, FL 33487 OFFICE: (800) 487-7483 FAX: (561) 226-3572
SBA CONTACT:	JOSE MANCILLA / (561) 981-7381
SITE COORDINATES:	
LATITUDE:	33° 37' 31.03" N (NAD 83/2011)
LONGITUDE:	111° 53' 39.05" W (NAD 83/2011)
ELEVATION:	1487.0' AMSL (NAVD 88)
PARCEL NUMBER:	215-52-099

ADA REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
ADA ACCESS NOT REQUIRED.

PLUMBING REQUIREMENTS

FACILITY HAS NO PLUMBING.

CONSULTING TEAM

ENGINEERING FIRM:
KIMLEY-HORN AND ASSOCIATES
1920 WEKIVA WAY
WEST PALM BEACH, FL 33411
CONTACT: SHAHZAD MAHMOOD
PHONE: (561) 404-9857

SURVEYING FIRM:
GEOLINE SURVEYING, INC.
13430 NW 10TH TERRACE
SUITE A
ALACHUA, FL 32615
CONTACT: JONATHAN F. MURPHY
PHONE: (919) 787-7873

UTILITIES INFORMATION

POWER COMPANY:
TBD
CONTACT: TBD
PHONE: TBD

FIBER COMPANY:
TBD
CONTACT: TBD
PHONE: TBD

SBA

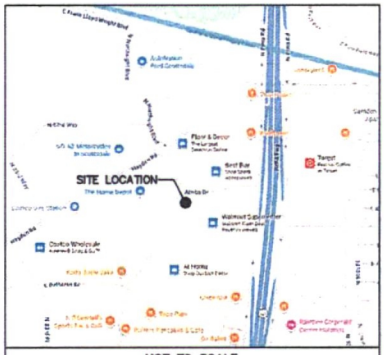
SITE NAME
WM 2766 NORTHSIGHT

SITE I.D.
AZ1B02A-S

E911 ADDRESS
15355 N NORTHSIGHT BOULEVARD
SCOTTSDALE, AZ 85260

PROJECT TYPE
63' MONOEUCALYPTUS CONSTRUCTION DRAWINGS

VICINITY MAP



NOT TO SCALE

REGIONAL MAP



NOT TO SCALE

DRIVING DIRECTIONS

FROM SCOTTSDALE AIRPORT:

DIRECTIONS: HEAD NORTH ON N AIRPORT DR FOR ABOUT 0.3 MILES, THEN TURN RIGHT ONTO E RAINTREE DR AND CONTINUE EAST FOR ROUGHLY 1.0 MILE. NEXT, TURN LEFT ONTO N NORTHSIGHT BLVD AND DRIVE NORTH FOR ABOUT 0.8 MILES, AND YOU'LL FIND YOUR DESTINATION ON THE RIGHT AT WALMART SUPERCENTER.

SHEET SCALE FACTOR:

PLOT SIZE:
11"x17": "TO SCALE"
22"x34": 2X SCALE AS NOTED

ARIZONA811

SHEET INDEX

NO.	DESCRIPTION
T-1	TITLE SHEET
T-2	ABBREVIATIONS & SYMBOLS LEGEND
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES
	LAND SURVEY & LEGAL DESCRIPTIONS
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	SITE GRADING PLAN
C-4	SITE ELEVATIONS
C-5	SITE DETAILS
C-6	FENCE DETAILS
E-1	UTILITY SITE PLAN
E-2	UTILITY DETAILS
E-3	SINGLE-LINE DIAGRAM
EG-1	GROUNDING PLAN & DETAILS
EG-2	GROUNDING DETAILS

APPROVALS

TITLE	SIGNATURE	DATE
SBA CONST. MGR:		
PROPERTY OWNER:		
PLANNING:		

THE ABOVE SHOWN PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

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.

BUILDING/DWELLING CODE:	IBC 2021, LATEST EDITION
STRUCTURAL CODE:	IBC 2021, LATEST EDITION
PLUMBING CODE:	IPC 2021, LATEST EDITION
MECHANICAL CODE:	IMC 2021, LATEST EDITION
ELECTRIC CODE:	2020 NEC
FIRE/LIFE SAFETY CODE:	IFC 2021, LATEST EDITION
DESIGN WIND SPEED:	102 MPH
RISK CATEGORY:	II
EXPOSURE CATEGORY:	C

STATE COUNTY MAP

ARIZONA



MARICOPA COUNTY

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley»Horn
1661 EAST CAMELBACK ROAD
PHOENIX, AZ 85016
(602) 944-550
WWW.KIMLEY-HORN.COM

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	241149186
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 0 BY:	-

REVISIONS

NO.	DATE	DESCRIPTION
0	06/09/25	ISSUED FOR REVIEW

SITE NAME:
WM 2766 NORTHSIGHT

SITE NUMBER:
AZ1B02A-S

SITE ADDRESS:
15355 N NORTHSIGHT BOULEVARD
SCOTTSDALE, AZ 85260

DESIGN TYPE:
RAWLAND

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:	REVISION:
T-1	0

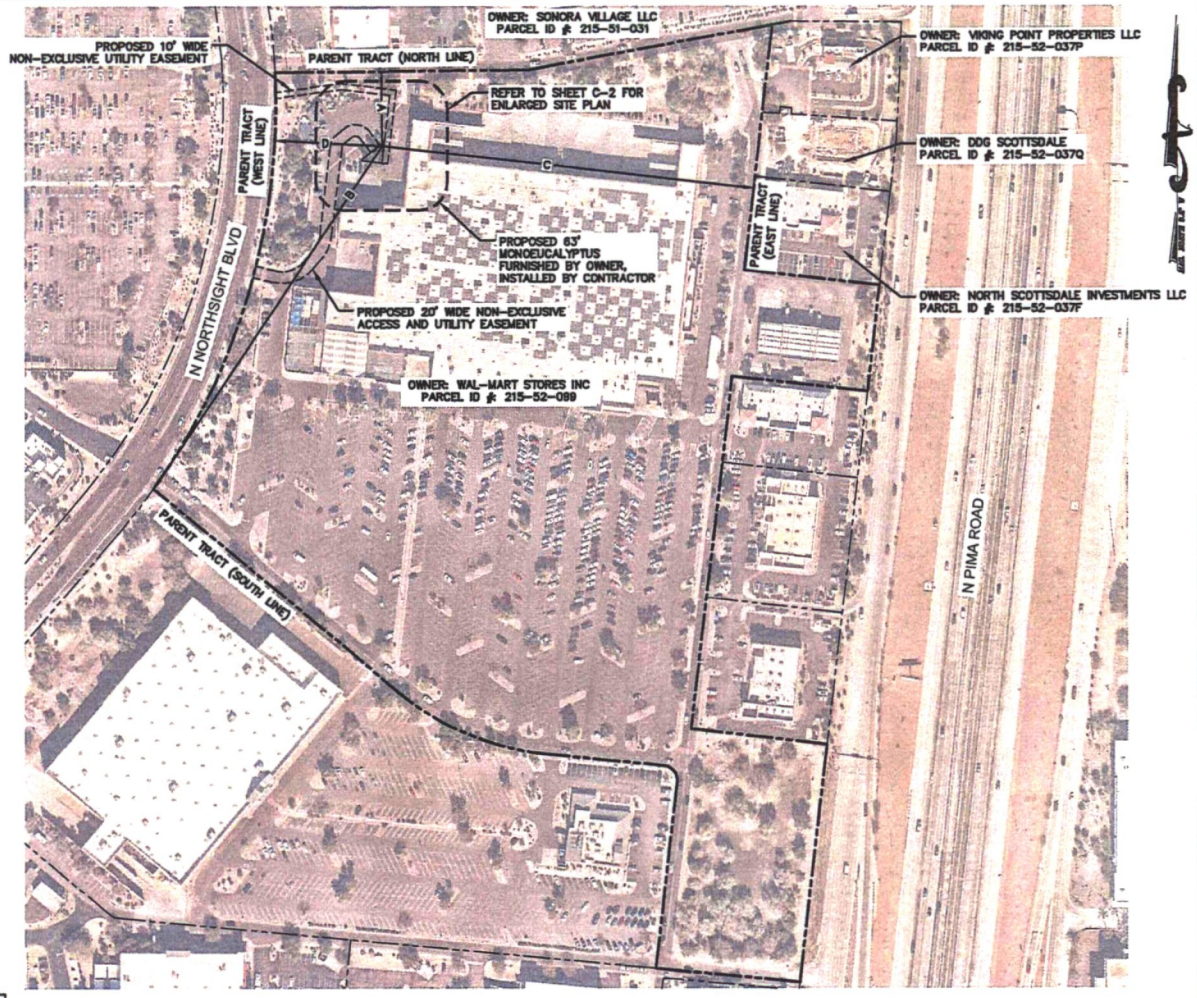
Resolution No. 13775
Exhibit A to Exhibit 2
Page 1 of 5

NOTES:

1. FENCED SITE AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE SOFT OR LOOSE SOILS, ORGANIC MATERIAL AND OR RUBBLE TO FIRM SUBGRADE. FILL UNDERCUT UP TO 6 INCHES BELOW FINISH GRADE.
2. THE CONTRACTOR MUST CONTACT THE SURVEYOR TO STAKE OUT THE LEASE AREA AND ALL EASEMENTS PRIOR TO CONSTRUCTION. ALL FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. IF ANY ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE CLIENT.
4. THE CONTRACTOR IS TO ENSURE THAT NO DAMAGE OR DEBRIS OCCURS ON THE ADJACENT PROPERTIES.
5. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH LOW MAINTENANCE NATIVE GRASS AND COVER WITH APPROVED STRAW.
6. UNTIL THE COMPOUND IS SURROUNDED BY A PERMANENT FENCE, THE CONTRACTOR MUST ERECT A TEMPORARY FENCE AROUND THE TOWER AND POST A "NO TRESPASSING" SIGN. ALL CLIMBING PEGS MUST BE REMOVED UP TO 20' UNTIL A PERMANENT FENCE IS INSTALLED.
7. THE CONTRACTOR MUST ENSURE THAT ALL DELIVERY TRUCKS WILL BE ABLE TO DELIVER THE MATERIAL TO THE COMPOUND. IF THE DELIVERY TRUCKS CAN NOT ACCESS THE COMPOUND THEN THE CONTRACTOR MUST MAKE OTHER ARRANGEMENTS TO GET THE MATERIAL TO THE COMPOUND. IF THIS IS REQUIRED THE CONTRACTOR MUST CONTACT KIMLEY-HORN AND ASSOCIATES IMMEDIATELY. NO ADDITIONAL FEES WILL BE PASSED ON TO THE CLIENT.
8. PROPOSED TOWER AND FOUNDATION TO BE INSTALLED IN ACCORDANCE WITH THE TOWER MANUFACTURER PLANS PROVIDED BY CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UNLOADING OF TOWER MATERIALS DELIVERED TO SITE BY THE TOWER MANUFACTURER.
9. CONTRACTOR MUST REFER TO THE GEOTECH REPORT FOR ALL COMPACTED FILL RECOMMENDATIONS. IF THE GEOTECH REPORT CONFLICTS WITH THE CONSTRUCTION DRAWINGS THEN STOP WORK AND CONTACT THE CLIENT AS SOON AS POSSIBLE.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DOT AND/OR COUNTY SPECIFICATIONS PRIOR TO BID AND CONSTRUCTION. IF THE SPECIFICATIONS DIFFER FROM THE CONSTRUCTION DRAWINGS, THEN THE SPECIFICATIONS WILL GOVERN. NO ADDITIONAL COSTS FOR ADHERING TO THE SPECIFICATIONS WILL BE ALLOWED AFTER THE BID HAS BEEN ISSUED AND ACCEPTED NOR WILL PROJECT DELAYS BE TOLERATED.
11. AT THE TIME THE CONSTRUCTION DRAWINGS WERE COMPLETED, KIMLEY-HORN AND ASSOCIATES DID NOT HAVE A COPY OF THE PROPOSED TOWER MANUFACTURER DRAWINGS THUS WE DO NOT KNOW THE EXACT SIZE OF THE OVERALL TOWER FOOTPRINT. THE CONTRACTOR MUST COMPARE THE CONSTRUCTION DRAWINGS WITH THE TOWER DRAWINGS PRIOR TO BID AND/OR CONSTRUCTION AND IF THEY FIND ANY DISCREPANCIES OR POSSIBLE ISSUES THEY MUST NOTIFY THE CLIENT IMMEDIATELY.

NOTES:

1. FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
2. "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
3. 8' WALL AND LOCKED ENTRY GATE.
4. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.



FLOOD ZONE INFORMATION:	
FLOOD ZONE:	X
PANEL NUMBER:	04013C1780L
EFFECTIVE DATE:	10/16/13
FLOOD ELEV.	N/A

DIRECTION	PROPOSED TOWER SETBACK
(A) NORTH	127'-8"
(B) SOUTH	708'-11"
(C) EAST	845'-10"
(D) WEST	184'-5"

NOTES:

1. NO OPEN CUTTING OF PAVEMENT, EXCEPT IN THE ACCESS WAY. ONLY DIRECTIONAL DRILL OR JACK/BORE IS ALLOWED.
2. PROPOSED TOWER LOCATION WILL NOT IMPEDE WALMART OPERATIONS.
3. ALL PROPOSED ACCESS AND UTILITY EASEMENT LOCATIONS SHOWN ARE SUBJECT TO CHANGE.
4. PROPERTY LINES ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. EXACT LOCATIONS TO BE CONFIRMED ONCE SURVEY IS ORDERED.
5. LOCATIONS OF ALL EXISTING EASEMENTS AND UNDERGROUND LINES SHOWN ARE APPROXIMATE. INFORMATION PROVIDED BY OTHERS. FIELD VERIFY PRIOR TO CONSTRUCTION.

PARENT TRACT DETAIL(SEE SURVEY)

PARENT TRACT SITE DATA:
SITE AREA: 1,098,690± SF = 25.22± AC
LEASE PARCEL AREA: 760 SF = 0.02± AC

COORDINATES: (CENTER OF TOWER)
LAT: 33° 37' 31.03" N (NAD 83/2011)
LON: 111° 53' 39.05" W (NAD 83/2011)
ELEVATION: 1487.0' AMSL± NAVD 88 (PER SURVEY)

GRAPHIC SCALE
0 100 200 400
(IN FEET)

1 SITE PLAN

SCALE: 1" = 200'

SBA

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley»Horn

1661 EAST CAMELBACK ROAD
PHOENIX, AZ 85016
(602) 944-550
WWW.KIMLEY-HORN.COM

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A&E PROJECT #:	241149186
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 0 BY:	-

REVISIONS

NO.	DATE	DESCRIPTION
1	06/06/25	ISSUED FOR REVIEW

Resolution No. 13775
Exhibit A to Exhibit 2
Page 2 of 5

SITE NAME: WM 2766 NORTHSIGHT

SITE NUMBER: AZ1B02A-S

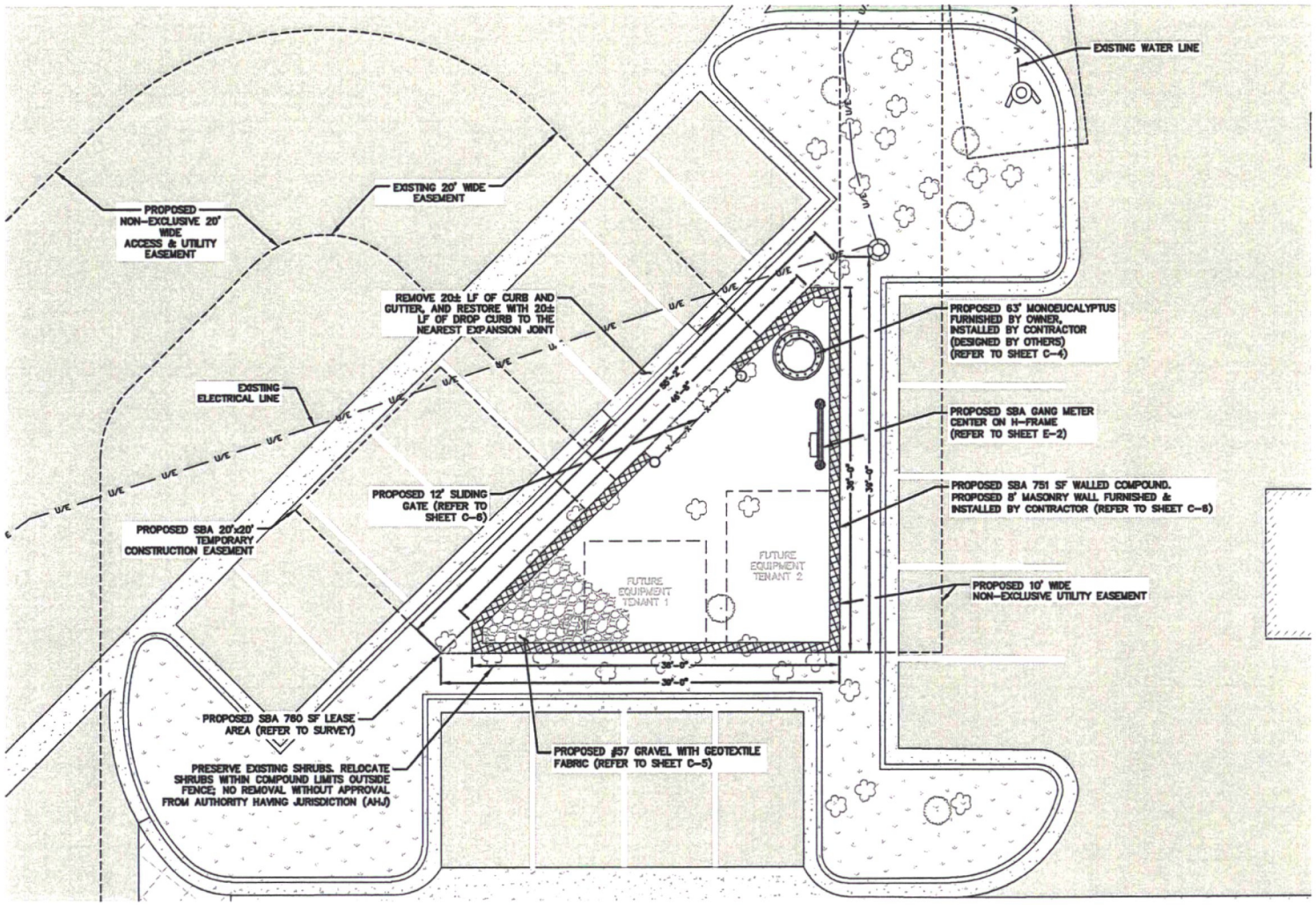
SITE ADDRESS: 15355 N NORTHSIGHT BOULEVARD SCOTTSDALE, AZ 85260

DESIGN TYPE: RAWLAND

SHEET TITLE: OVERALL SITE PLAN

SHEET NUMBER: C-1

REVISION: 0



1 ENLARGED SITE PLAN

SCALE: 1" = 10'

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley»Horn
1661 EAST CAMELBACK ROAD
PHOENIX, AZ 85016
(602) 944-550
WWW.KIMLEY-HORN.COM

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	241149186
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 0 BY:	-

REVISIONS

NO.	DATE	DESCRIPTION
1	06/09/26	ISSUED FOR REVIEW

Resolution No. 13775
Exhibit A to Exhibit 2
Page 3 of 5

SITE NAME: WM 2766 NORTHSIGHT

SITE NUMBER: AZ1B02A-S

SITE ADDRESS: 15355 N NORTHSIGHT BOULEVARD SCOTTSDALE, AZ 85260

DESIGN TYPE: RAWLAND

SHEET TITLE: ENLARGED SITE PLAN

SHEET NUMBER: C-2

REVISION: 0

DRAINAGE CALCULATIONS:

1. GENERAL SITE PLAN INFORMATION:
   GRAVEL COMPOUND AREA: 43' X 50' = 760 SQ. FT
   TOTAL SITE AREA = 760 SQ. FT.

IMPERVIOUS AREA:
   PROPOSED TOWER FOUNDATION = 50 SQ. FT.
   PROPOSED WALL FOOTPRINT = 110 SQ. FT.
   PROPOSED FUTURE EQUIPMENT SLABS = 270 SQ. FT.
   EQUIPMENT SLAB, 1 CARRIER @ 120 SQ. FT. EACH
   EQUIPMENT SLAB, 1 CARRIER @ 150 SQ. FT. EACH

TOTAL IMPERVIOUS AREA: 430 SQ. FT.
TOTAL PERVIOUS AREA: 330 SQ. FT.

2. CALCULATED REQUIRED STORAGE RUNOFF:

   2.1 1/2" OF RUNOFF OVER TOTAL SITE
   Q = 760 SQ. FT. * 1/2" * 1'/12"
   Q = 31.7 CU. FT.

OR

   2.2 2.5" * % IMPERVIOUS OVER TOTAL SITE
   % IMPERVIOUS = 430 / 760
   % IMPERVIOUS = 0.57
   Q = 2.5" * 1'/12" * 0.57 * 760
   Q = 90.3 CU. FT.

3. STORAGE VOLUME PROVIDED:
   COMPOUND:
   NO. 57 STONE COMPOUND, 4" LAYER, 760 SQ. FT. COMPOUND.
   ASSUME 40% VOIDS RATIO.
   RETENTION VOLUME PROVIDED = (760 SQ. FT. – 430 SQ. FT.)
   * 0.4 * 9"/12" =43.6 CU. FT.
   RETENTION VOLUME PROVIDED = 43.6 CU. FT.

   TOTAL RETENTION VOLUME = 99.0 = 99.0 CU. FT.

RETENTION VOLUME PROVIDED IS GREATER THAN REQUIRED STORAGE VOLUME

NOTE:

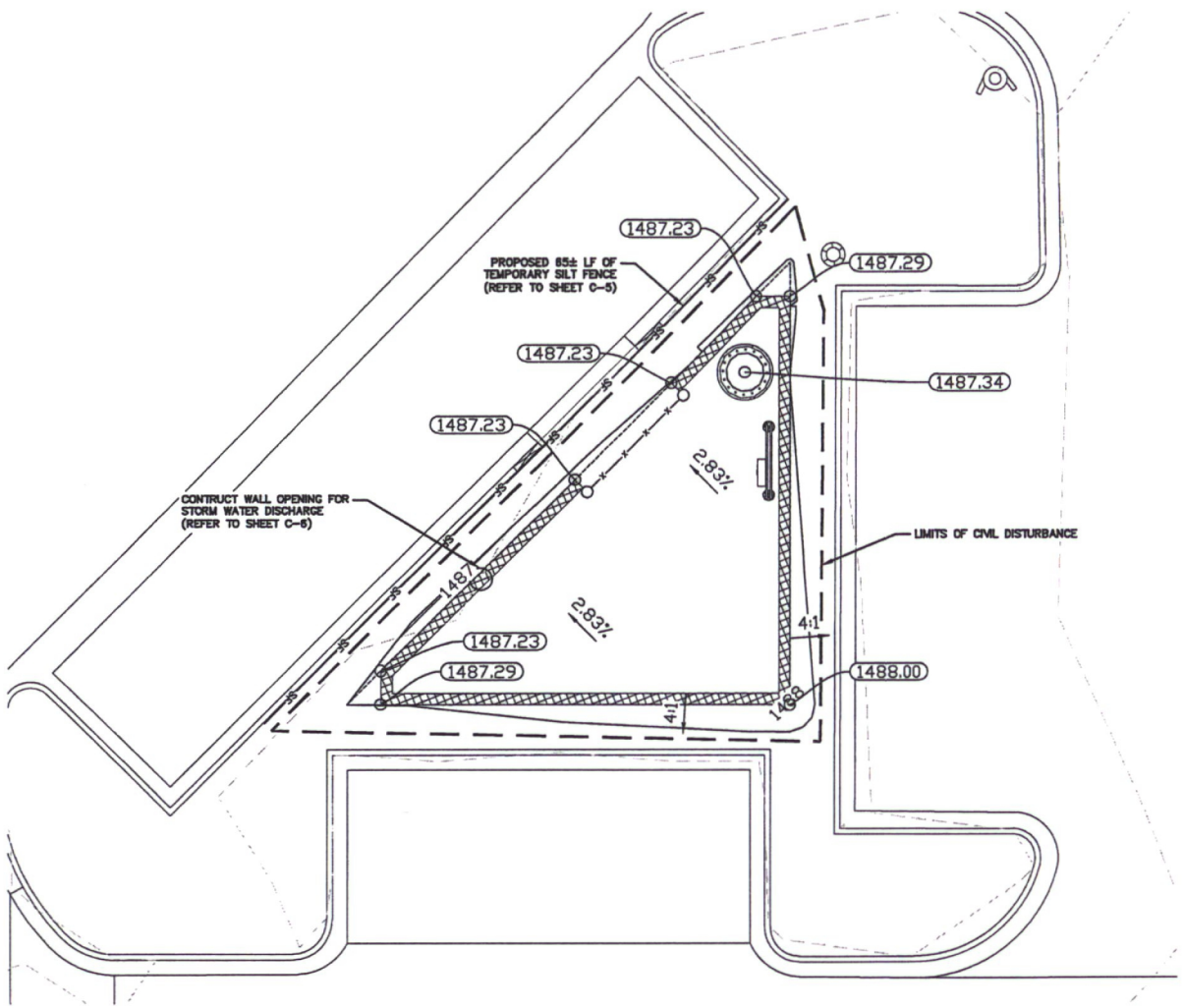
1. CONTRACTOR REQUIRED TO PROVIDE POSITIVE DRAINAGE "OFF" LEASE AREA.

GRADING NOTES:

1. ALL ELEVATIONS ARE FINISHED GRADE.
2. ENSURE POSITIVE DRAINAGE FROM SITE AT ALL TIMES.
3. PLACE GEOTEXTILE FILTER UNDER COMPOUND.
4. USE MIRAFI (6500X) OR EQUIVALENT.
   SLOPES 2:1 OR STEEPER MUST BE LINED WITH GEO FABRIC, MIRAFI 80 MIL OR EQUIVALENT, AND HEAVY RIP-RAP STONE PLACED ON TOP OF FABRIC TO STABILIZE SLOPE.

LEGEND

——XXX'——	PROPOSED CONTOUR LINE
– – XXX' – –	EXISTING CONTOUR LINE
——S/F——	PROPOSED SILT FENCE
O – 125	SPOT ELEVATION
O – ME 125	MATCH EXISTING
2%	SLOPE ARROW
— — —	LIMITS OF CIVIL DISTURBANCE



GRAPHIC SCALE
0 5 10 20
(IN FEET)

1 SITE GRADING PLAN

SCALE: 1" = 10'

SBA

SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley»Horn

1661 EAST CAMELBACK ROAD
PHOENIX, AZ 85016
(602) 944-550
WWW.KIMLEY-HORN.COM

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Resolution No. 13775
Exhibit A to Exhibit 2
Page 4 of 5

SITE NAME:
WM 2766 NORTHSIGHT

SITE NUMBER:
AZ1B02A-S

SITE ADDRESS:
15355 N NORTHSIGHT BOULEVARD
SCOTTSDALE, AZ 85260

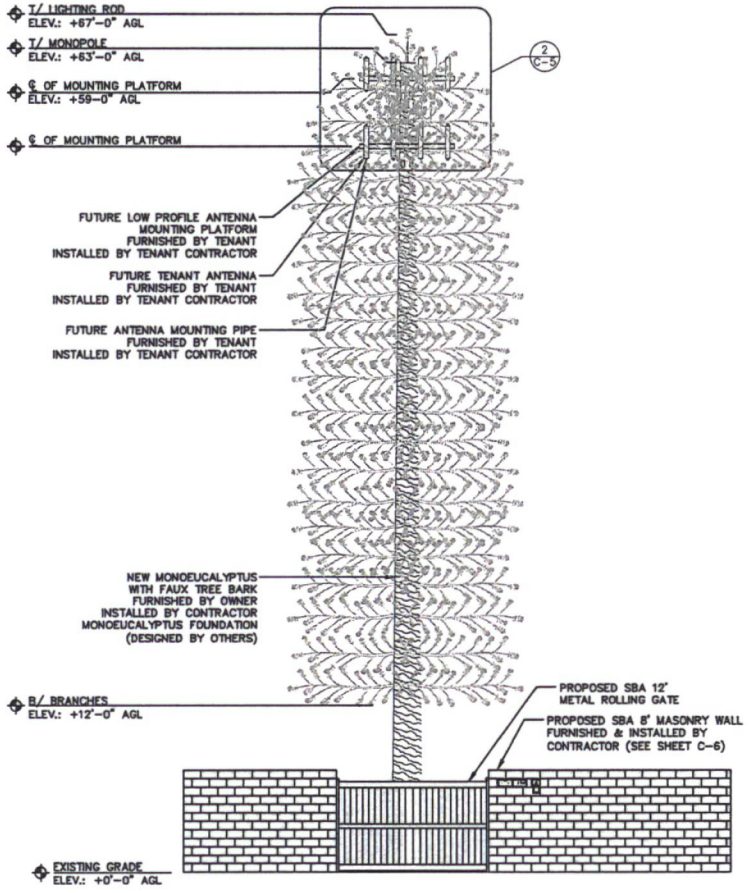
DESIGN TYPE:
RAWLAND

SHEET TITLE:
SITE GRADING PLAN

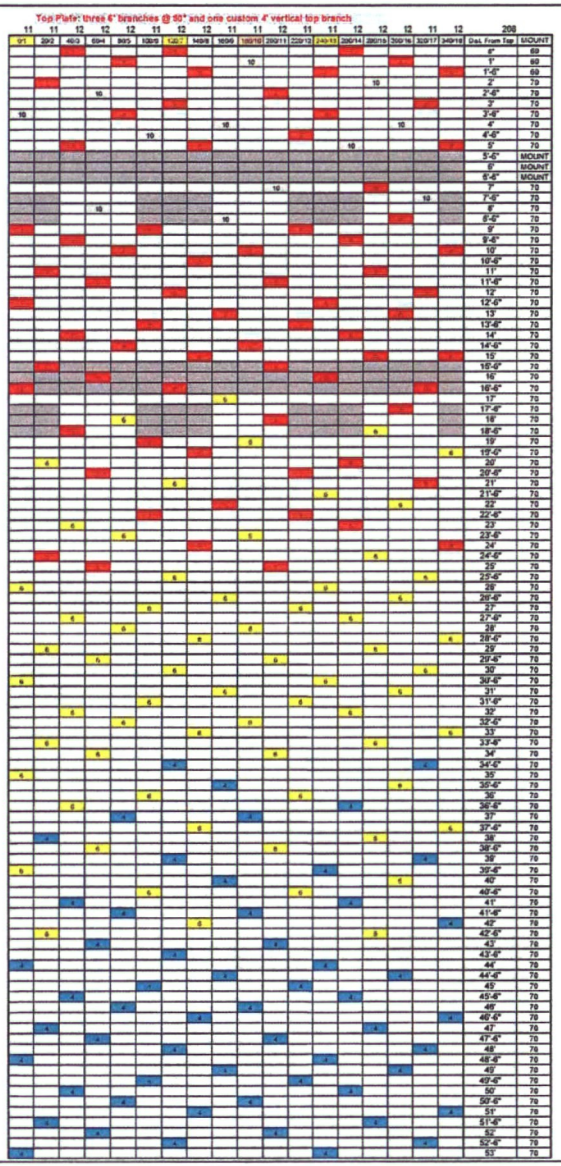
SHEET NUMBER: C-3
REVISION: 0

STRUCTURAL NOTES:

1. STRUCTURAL CALCULATION AND FOUNDATION PREPARED BY OTHERS. CONTRACTOR TO COORDINATE WITH SBA REPRESENTATIVE TO OBTAIN A COPY.



1 ELEVATION VIEW



SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

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SITE NUMBER:
AZ1B02A-S

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15355 N NORTHSIGHT BOULEVARD
SCOTTSDALE, AZ 85260

DESIGN TYPE:
RAWLAND

SHEET TITLE:
SITE ELEVATIONS

SHEET NUMBER:	REVISION:
C-4	0

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

UP-0008-2026

ATTACHMENT 3



ATTACHMENT 4

Kimley»Horn

Expect More. Experience Better.



Kimley»Horn

Expect More. Experience Better.

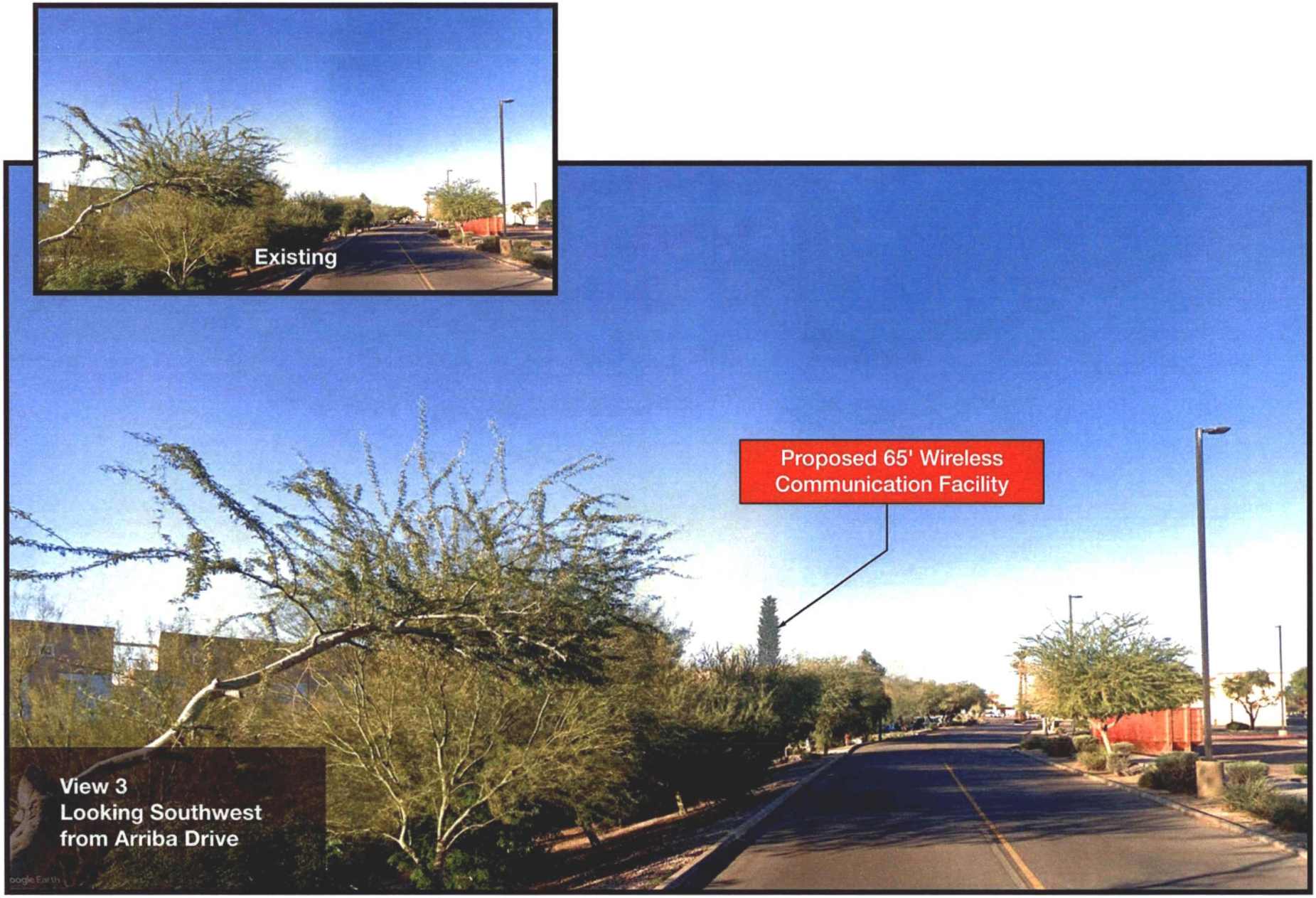


Proposed 65' Wireless Communication Facility

View 2
Looking Southeast
from Northsight Blvd

Kimley»Horn

Expect More. Experience Better.



Kimley»Horn

Expect More. Experience Better.



Kimley»Horn

Expect More. Experience Better.

Kimley»Horn

May 18, 2026

Dear Property Owners and Interested Parties:

You are invited to attend an Open House meeting to discuss a Project Under Consideration by Kimley-Horn and Associates.

Request: Approval of a conditional use permit for a new Type 4 Alternative Concealment Wireless Communication Facility, designed as a *65' tall faux eucalyptus tree.*

Pre-Application#: 905-PA-2025 AZ1B02A-S
Project Location: 15355 N Northsight Blvd, Scottsdale, AZ, 85260
Zoning: C-3 Highway Commercial
Applicant: Kimley-Horn and Associates on behalf of SBA Communications
Applicant Contact: Shahzad Mahmood, 561.404.9857, shahzad.mahmood@kimley-horn.com
City Contact: Keith Niederer, 480-312-2953, KNiederer@ScottsdaleAZ.gov
Scheduled Open House

June 3, 2026
5:30pm-6:30pm
Microsoft Teams Meeting (virtual)
Meeting ID: 232 140 002 498 894
Passcode: 6xY2pb7o
Dial in by phone - +1 984-204-1608,664787849# (US)

If you are unable to attend the Open House and would like to receive information on the Project Under Consideration, please contact me at shahzad.mahmood@kimley-horn.com.

Please be aware that future public hearings will be held before the Scottsdale Planning Commission and City Council to review this case. Specific meeting and hearing dates have not yet been set. You will be notified at a later time identifying the date, time and location of these meetings.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 954 997 6161.

Sincerely,

Shahzad Mahmood
Kimley-Horn
954 997 6161

A neighborhood Open House meeting was conducted on June 3, 2026, from 5:30 PM to 6:30 PM via Microsoft Teams, in accordance with the City of Scottsdale's neighborhood notification requirements. The meeting was advertised through mailed notices sent to property owners within the required radius, as well as additional interested parties identified by the City. The purpose of the meeting was to present the proposed Conditional Use Permit request for a new Type 4 Alternative Concealment Wireless Communication Facility, designed as a 65-foot faux eucalyptus tree, located at 15355 N Northsight Blvd in Scottsdale, Arizona.

No members of the public attended the Open House meeting, and no written, verbal, or electronic comments were received prior to, during, or following the meeting. As a result, there were no public concerns, questions, or opposition expressed regarding the proposed project.

The applicant remains available to address any future questions or concerns that may arise during the public hearing process.

Shahzad Mahmood

Kimley-Horn

954 997 6161

City Notifications – Mailing List Selection Map

AZ1B02A-S WM 2766 Northsight



Additional Notifications:

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

Pulled Labels
July 13, 2026

Map Legend:

Site Boundary

Properties within 750-feet

Postcards: 71

UP-0008-2026

ATTACHMENT 6

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

WEDNESDAY, SEPTEMBER 23, 2026

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT:	Joe Young, Chair William Scarbrough, Vice Chair George Ertel, Commissioner Michal Ann Joyner, Commissioner Doug Drake, Commissioner Barney Gonzales, Commissioner David Reid, Commissioner
ABSENT:	None
STAFF:	Tim Curtis Joe Padilla Becca Cox Jack Kelly Jason McWilliams Keith Niederer

CALL TO ORDER

Chair Young 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 the September 9, 2026 Regular Meeting Minutes.
   Commissioner Drake made a motion to approve the September 9, 2026 Regular Meeting Minutes. Second by Commissioner Joyner, the motion passed unanimously by a vote of seven (7) to zero (0).

CONSENT AGENDA

* 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"

2. UP-0008-2026 (AZ1B02A-S WM 2766 Northsight)
   Request by owner for approval of a Conditional Use Permit for a new Type 4 Alternative Concealment Wireless Communication Facility (WCF) designed as a 67-foot-tall faux Eucalyptus tree with associated ground-mounted equipment, located at 15355 N. Northsight Blvd. with Highway Commercial (C-3) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Joseph Banko, 561-608-8872.**

   Item No. 2; Moved to Regular Agenda. Vice Chair Scarbrough made a motion for recommendation of approval to City Council for case UP-0008-2026 after finding that the CUP criteria have been met and that the proposed Conditional Use Permit is consistent and conforms with the adopted General Plan, per the attached stipulations. Second by Commissioner Ertel, 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 5:18 p.m.