

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: May 21, 2020
General Plan Element: *Public Services and Facilities*
General Plan Goal: *Encourage provision of power and communication systems that match the character of Scottsdale and provide reliable, efficient, service for Scottsdale citizens, visitors, and businesses.*

ACTION

Verizon PHO Cincinnati
16-DR-2020

Location: 8693 E JOMAX RD

Request: Request approval of a new Type 3 Wireless Communication Facility (WCF) to be co-located on a replacement APS utility pole, with associated ground mounted equipment, located within the public right-of-way on the south side of E. Jomax Road west of N. 87th Street.

OWNER

City of Scottsdale

ARCHITECT/DESIGNER

Young Design Group

ENGINEER

Young Design Group

APPLICANT CONTACT

Reg Destree
Destree Development for Verizon Wireless
602-349-6930

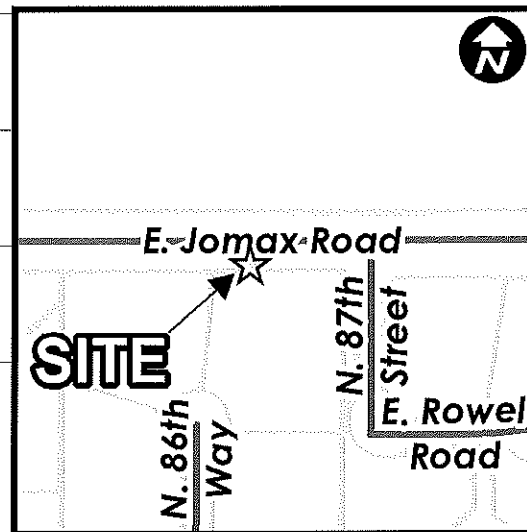
BACKGROUND

Zoning

The site is zoned Single-family residential, Planned Residential District, Environmentally Sensitive Lands (R1-43 PRD ESL)

Context

The proposed WCF is located on a replacement utility pole on the south side of E. Jomax Road, west of N. 87th Street.



Action Taken _____

Adjacent Uses and Zoning

- North: Undeveloped property owned by the Arizona State Land Department zoned R1-43 ESL FO (City Water Site 42 located 700+/- feet north)
- South: Vistana single-family residential subdivision zoned R1-43 PRD ESL.
- East: Jomax Road right-of-way, Desert Arroyo Estates single-family residential subdivision zoned R1-18 ESL.
- West: Jomax Road right-of-way, Vistana single-family residential subdivision zoned R1-43 PRD ESL.

Key Items for Consideration

- The Zoning Ordinance encourages the co-locating of wireless communication facilities on existing vertical elements, such as utility poles.
- This site would replace an existing Verizon WCF mounted to the sides of a water tank at Water Site 42, approximately 700-feet to the north. Water Site 42 is under construction and the signals will be blocked by new construction, and there is insufficient space to construct a new facility on that property.

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

Verizon wireless is requesting approval to construct a new wireless communication facility (WCF) co-located on top of a replacement forty (40) foot tall utility pole, located along the south side of Jomax Road, approximately 175-feet west of 87th Street. Location and height requirements for WCFs are determined by the coverage objectives for the area, existing topography, capacity requirements dictated by the permanent, transient population (passing traffic and time of day usage) and the distance between adjacent WCFs within the network. As mentioned above, this WCF will be a replacement for the existing WCF located directly to the north on the water tank at City water site 42. Water site 42 is undergoing a major redevelopment project, and the Water Resources department has requested that Verizon and T-Mobile vacate the site, as there will no longer be space to accommodate their equipment.

Upon receiving notice of the need to vacate water site 42, Verizon began examining other exiting vertical structures in the area in which they could co-locate a WCF upon. There is a radio tower located at the northeast corner of water site 42, but this is for public safety communications only, and not available for wireless carriers. There is a large 345-KV powerline corridor that runs northeast from the intersection of Hayden Road and Jomax Road, to near Pima Road and Dynamite Blvd. Unfortunately, these powerline towers are too far to the west and north and will not cover the gap that will exist when the current location goes off the air. Verizon also has an existing WCF on a monopole on the west side of Hayden Road, north of Jomax Road. The nearest existing Verizon WCF to the south is located over two miles away on a building at the southwest corner of Pinnacle Peak Road and Pima Rd. Verizon also looked at constructing a new faux tree WCF located north of Water Site 42, but access to the site and environmental features such as washes limited that option. The only feasible option that remains is co-located on the utility poles along the south side of Jomax Road. The Zoning Ordinance encourages the co-locating of wireless communication facilities on existing vertical elements, such as utility poles.

The existing wood utility pole will be replaced with a new 40-foot-tall cor-ten steel utility pole. Six antennas, approximately 8-feet tall, by 12-inches wide, will be placed at the top of the pole; two antennas will face north, two antennas will face southwest, and two antennas will face southeast. Antennas and mounting hardware will be painted to match the color of the utility pole. All associated cables will be located inside the utility pole. If antennas do not have cables back-fed, shrouds will be attached to the bottom of the antennas to screen the jumper cables that connect the bottom of the antennas with the port hole in the pole.

Associated ground-mounted equipment, consisting of radio cabinets, radio amplifiers, electric meter, etc, not to exceed 150 cubic feet, will be placed within a screened-in area located 18-feet to the east of the subject utility pole within the public right-of-way. The screening will consist of 7-foot-tall metal panel/gates, treated with a rust finish, similar to what exists at other wireless facilities located in the northern Scottsdale area.

Neighborhood Communication

April 16, 2020: Applicant mailed project notification letters along with a site plan and elevation to property owners within 750 feet.

May 6, 2020: City Planning staff mailed postcard notifications to property owners within 750-feet, as well as the City interested parties list, letting residents know there had been a new DRB application submitted to the City.

As of the drafting of this report, staff has received an e-mail from the property owner to the southeast of the subject site, with concerns about the request, as well as concerns about holding the hearing during the Covid19 public health crisis. Correspondence is attached to this report.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve 16-DR-2020 per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Keith Niederer

Senior Planner

480-312-2953

E-mail: kniederer@ScottsdaleAZ.gov

APPROVED BY



Keith Niederer, Report Author

5-12-2020

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Phone: 480-312-7713 E-mail: bcarr@scottsdaleaz.gov

5.12.2020

Date



Randy Grant, Executive Director
Planning and Development Services
Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

5/13/20

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Photo Simulations
 - 5. Plans
 - 6. Neighborhood Involvement Letter
 - 7. City Notification Postcard
 - 8. City Notification Map
 - 9. Community Input

**Stipulations for the
Development Review Board Application:
Verizon PHO Cincinnati
Case Number: 16-DR-2020**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Young Design Corp. and Verizon Wireless with a date of 5/6/2020.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Young Design Corp. and Verizon Wireless with a date of 5/6/2020.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- A. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

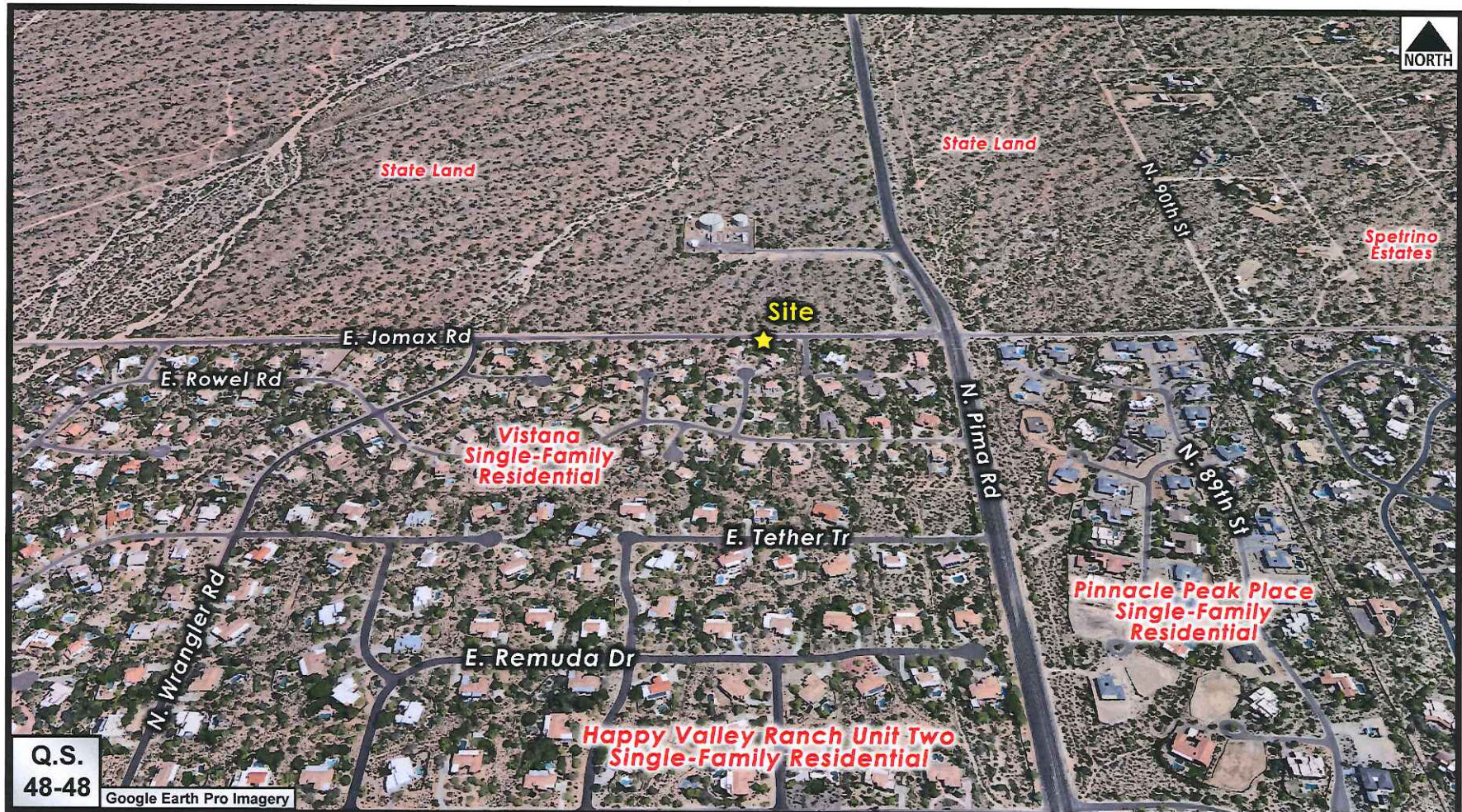
DRB Stipulations

2. Antennas, radio equipment and mounting hardware shall be painted to match replacement utility pole.
3. Antenna pipe mounts shall be trimmed to match the height and length of antennas.
4. If antennas will have cables bottom fed, cables shall be concealed with shrouds that are painted to match antennas.
5. With the final plan's submittal, submit detail of the screening. Screening shall opaque enough where equipment cannot be easily seen through. Ground-mounted equipment shall be painted SW7055 "Enduring Bronze".

ADDITIONAL ITEMS:

DRB Stipulations

6. Prior to the issuance of permits, the developer shall submit a signed Antenna Right-of-Way License Agreement (ARLA) to the City's Telecom Policy Coordinator. Rent will be due to the City at time of ARLA execution.



Context Aerial

16-DR-2020



Close-up Aerial

16-DR-2020



Project Narrative

FOR

Verizon PHO Cincinnati

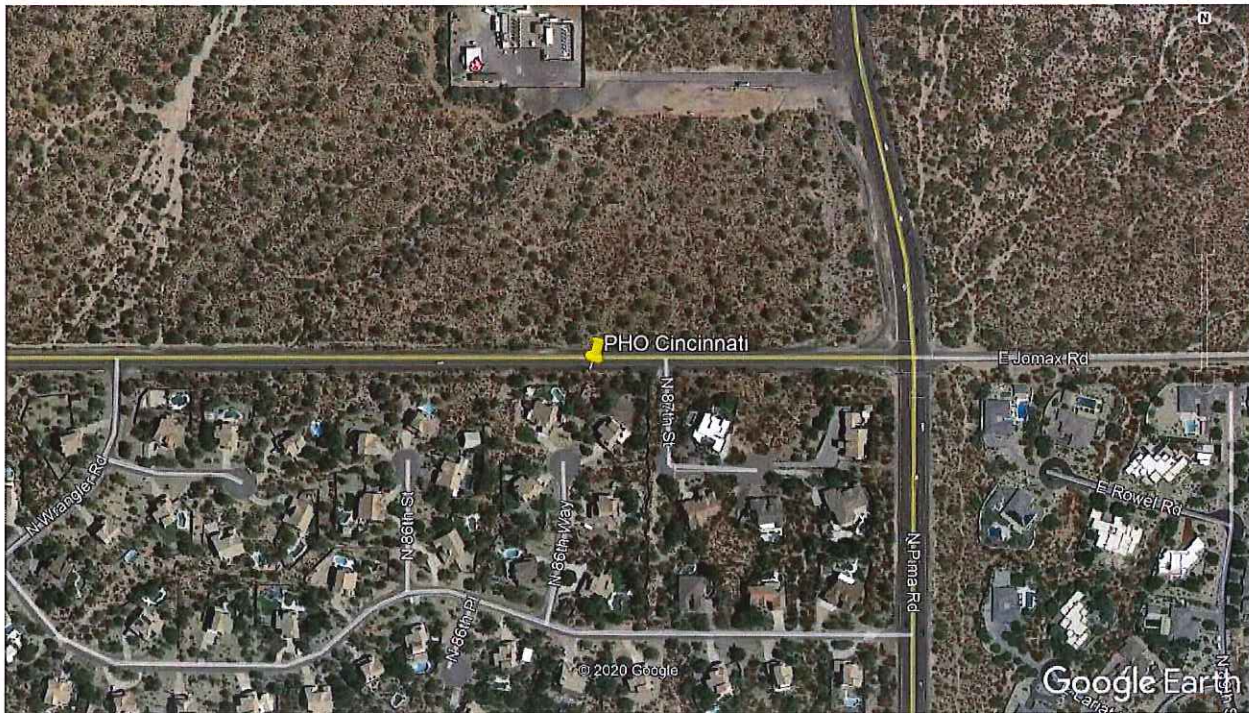
(Type III Wireless Communication Facility)

S. side of Jomax Road Right of Way, 175' West of 87th St

Scottsdale, AZ 85255

Jurisdiction: Scottsdale

Scottsdale Project Number: 292-PA-2020



Submitted by:

Reg Destree

Destree Development, LLC

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Phoenix, AZ 85024

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602-453-0002 (fax)

destreedevelopment@gmail.com

April 29, 2020

ATTACHMENT 3

Purpose of Application

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

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

Site History

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

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

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

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

Site Description

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

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

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

The enclosure is designed to meet all standards for height and volumetric area required of this type of site in an ESL area. The exact location of this ground enclosure required input from several different departments at the City to ensure it did not interfere with either the water main running on this side of the road or traffic flow on Jomax Road. The enclosure will be 7' from the edge of asphalt for Jomax Road and 8' from the buried water line on the southern edge of the right of way.

Neighborhood Participation

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

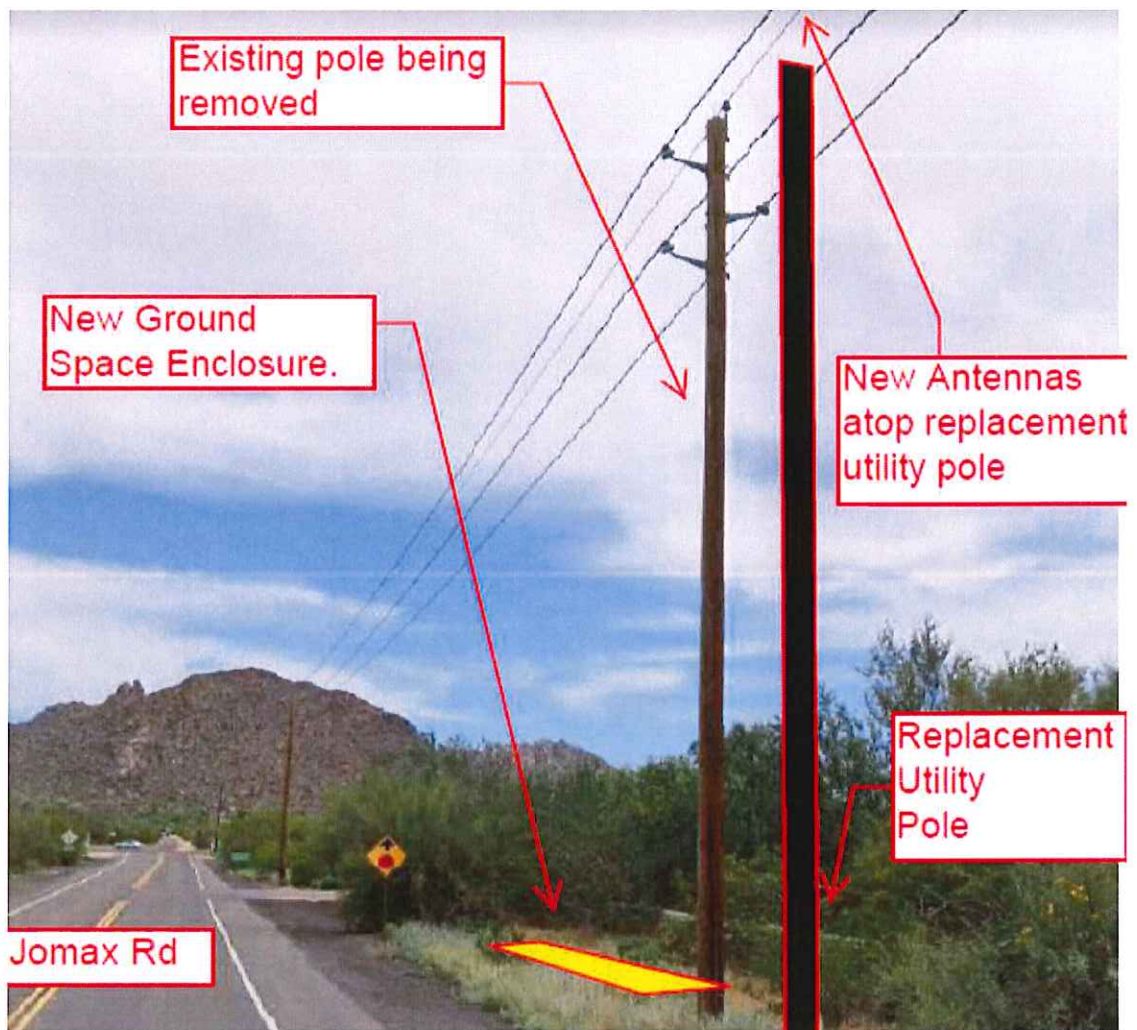
One neighbor did contact staff with questions about the site and concerns regarding providing input at a public meeting. Staff and I reached out to the concerned owner to offer that a photosimulation could be provided from his back yard. I also provided a picture of one of these sites which is located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

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

Conclusion

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

Proposed Site Layout



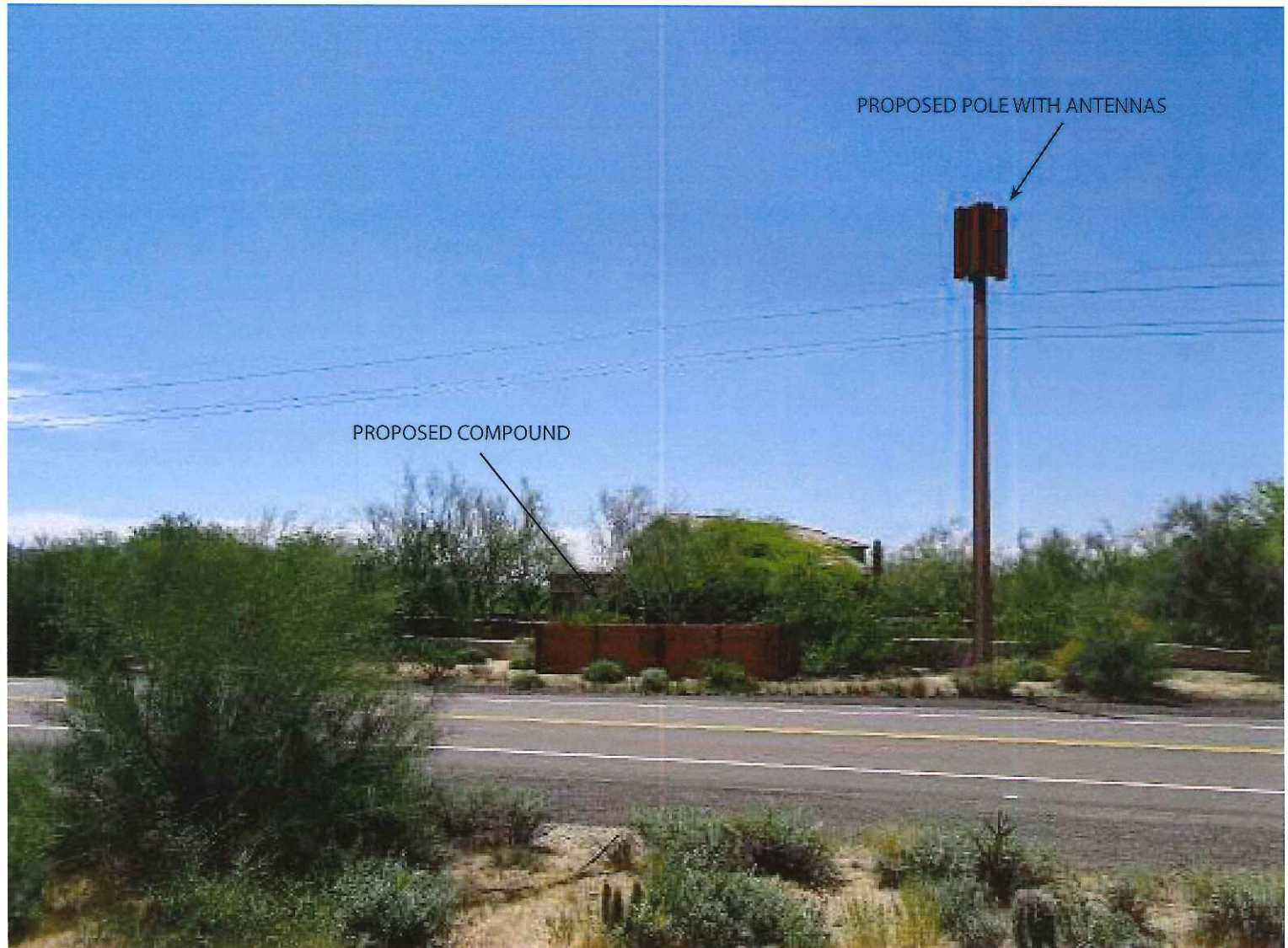
EXISTING SITE: VIEW 1
FROM NORTHWEST,
LOOKING SOUTHEAST

ATTACHMENT 4



PHOTOSIMULATION OF
PROPOSED SITE: VIEW 1
FROM NORTHWEST,
LOOKING SOUTHEAST

PROPOSED NEW LESSEE
ANTENNA ARRAY
MOUNTED ON A NEW
CORE-TIN APS UTILITY
POLE - NEW ANTENNAS
TO BE PAINTED TO
MATCH NEW UTILITY
POLE, 3 SECTORS W/ 2
ANTENNAS PER SECTOR
(FOR A TOTAL OF 6).
ADDITION OF EQUIPMENT
COMPOUND ENCLOSED
BY AN 7' RUSTED METAL
SCREENING.

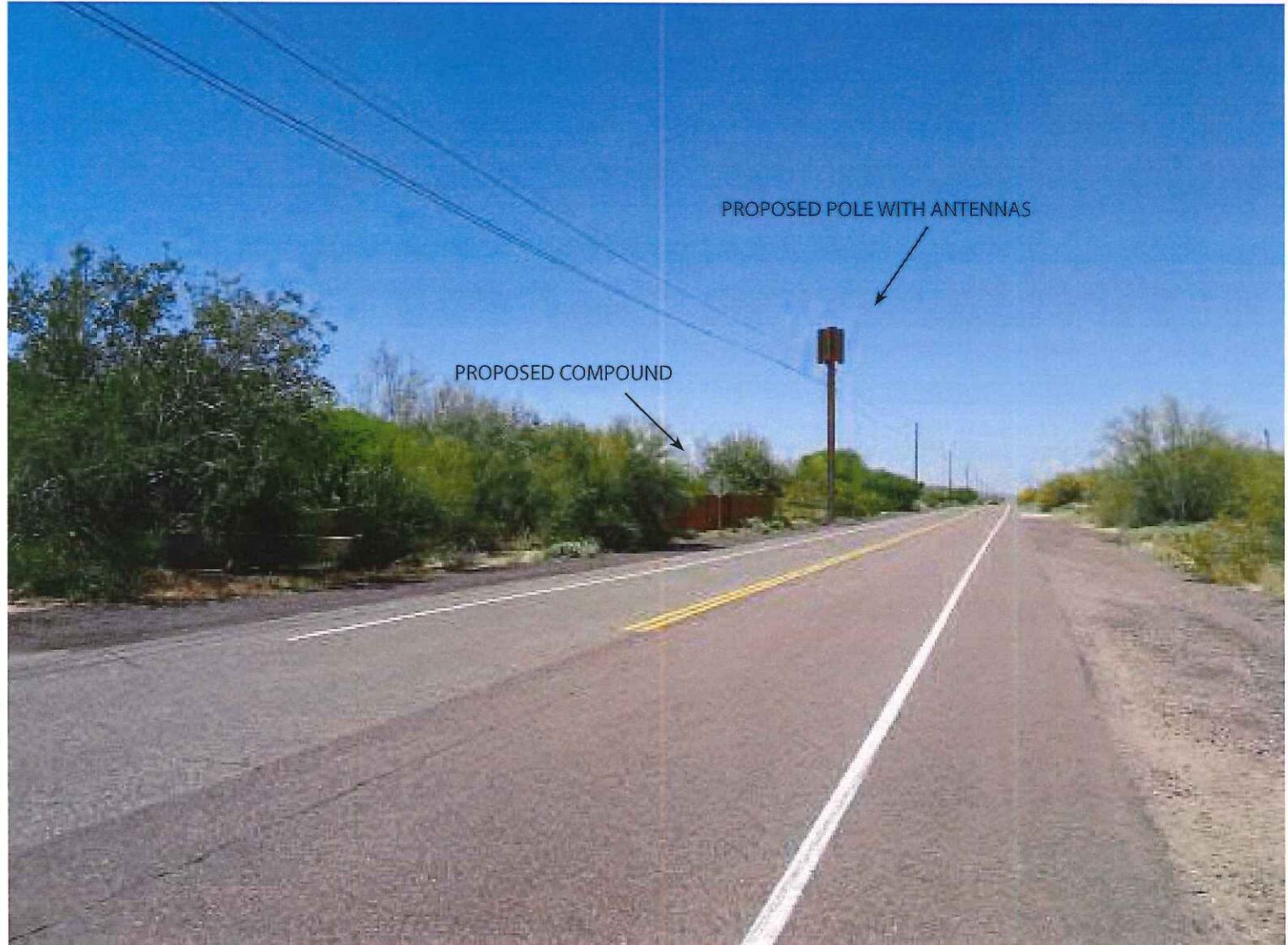


EXISTING SITE: VIEW 2
FROM EAST,
LOOKING WEST

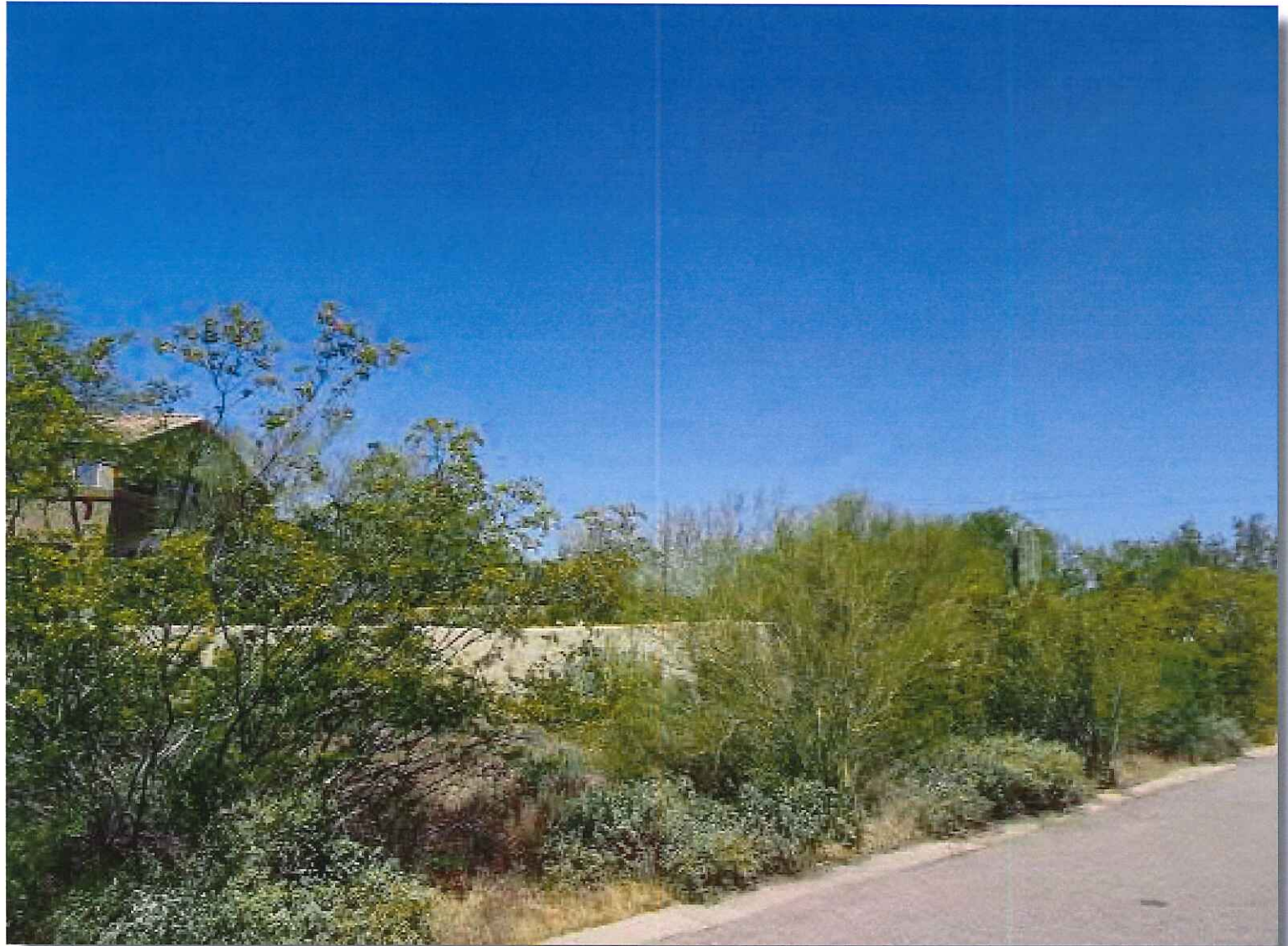


PHOTOSIMULATION OF
PROPOSED SITE: VIEW 2
FROM EAST,
LOOKING WEST

PROPOSED NEW LESSEE
ANTENNA ARRAY
MOUNTED ON A NEW
CORE-TIN APS UTILITY
POLE - NEW ANTENNAS
TO BE PAINTED TO
MATCH NEW UTILITY
POLE, 3 SECTORS W/ 2
ANTENNAS PER SECTOR
(FOR A TOTAL OF 6).
ADDITION OF EQUIPMENT
COMPOUND ENCLOSED
BY AN 7' RUSTED METAL
SCREENING.



EXISTING SITE: VIEW 3
FROM SOUTHEAST,
LOOKING NORTHWEST



PHOTOSIMULATION OF
PROPOSED SITE: VIEW 3
FROM SOUTHEAST,
LOOKING NORTHWEST

PROPOSED NEW LESSEE
ANTENNA ARRAY
MOUNTED ON A NEW
CORE-TIN APS UTILITY
POLE - NEW ANTENNAS
TO BE PAINTED TO
MATCH NEW UTILITY
POLE, 3 SECTORS W/ 2
ANTENNAS PER SECTOR
(FOR A TOTAL OF 6).
ADDITION OF EQUIPMENT
COMPOUND ENCLOSED
BY AN 7' RUSTED METAL
SCREENING.



FLOOD ZONE DESIGNATION

THE PROPOSED EASEMENT AREA SHOWN HEREON APPEARS TO BE WITHIN FLOOD ZONE "X" AS DESIGNATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04012C1310, DATED 10/18/13.

FLOOD ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAIN.

PARENT PARCEL LEGAL DESCRIPTION

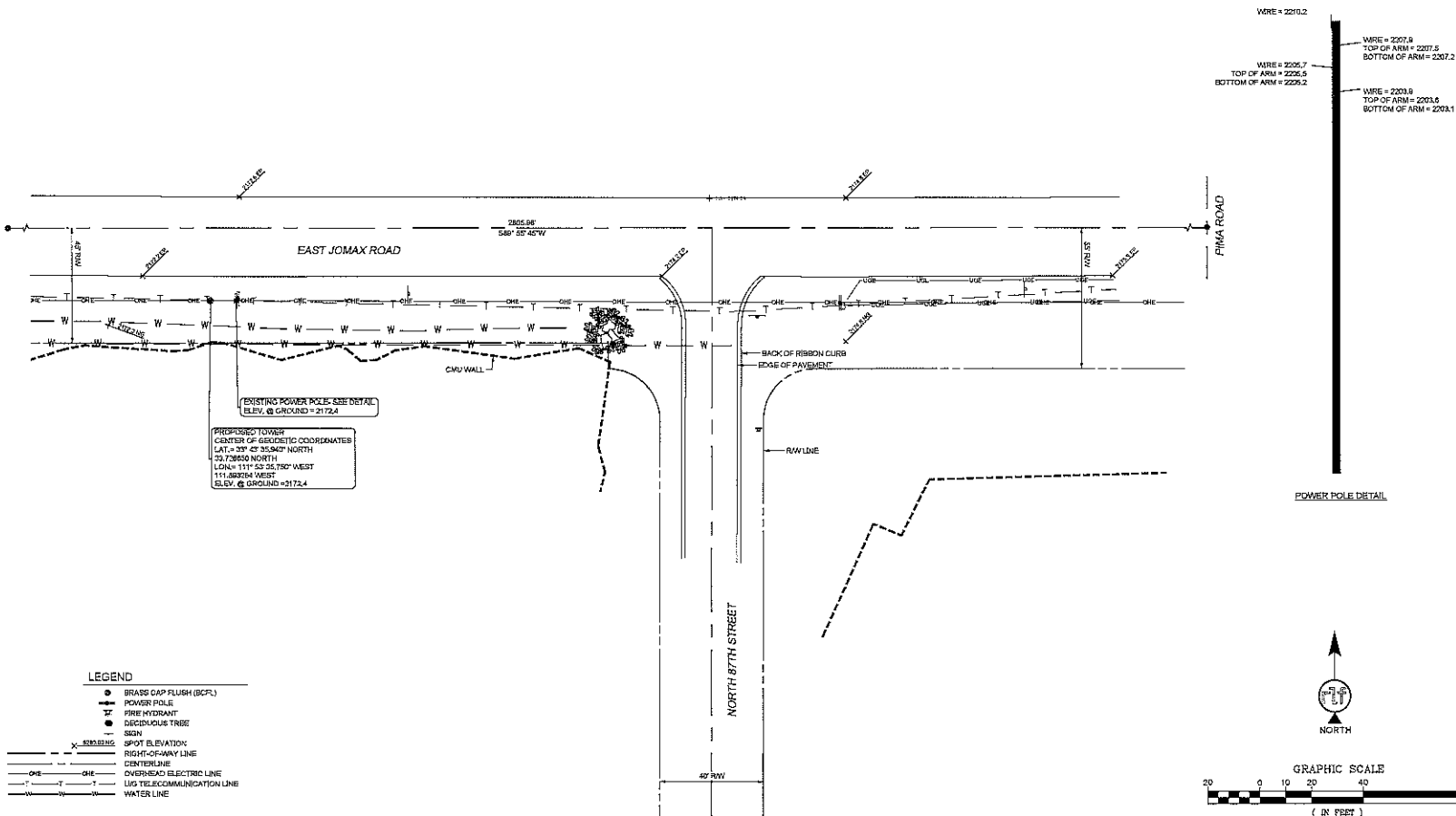
MARICOPA COUNTY, CITY OF SCOTTSDALE RIGHT OF WAY

SURVEYOR NOTES

1. A TITLE REPORT WAS NOT PROVIDED AT THE TIME OF THE SURVEY.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NAD83/NAIP/AMERICAN VERTICAL DATUM OF 1988 (AVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONTRASTING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 09/03/20.



verizon
126 W. GEMINI DR.
TEMPE, AZ 85263

young design corp
architecture / project management
10345 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9509 fax: 480 451 9608
e mail: corp@ydcusa.com

FIELD BY: JMM
DRAWN BY: SMN
CHECKED BY: NIM

REVISIONS		
NO.	DATE	DESCRIPTION
3	04/24/20	REVISION
2	04/01/20	REVISION
1	02/08/20	PRELIMINARY

RLF CONSULTING
LAND SURVEY & MAPPING SOLUTIONS
100 N. STANLEY DR. • TEMPE, AZ 85283
WWW.RFLCONSULTING.COM • 480-450-0880



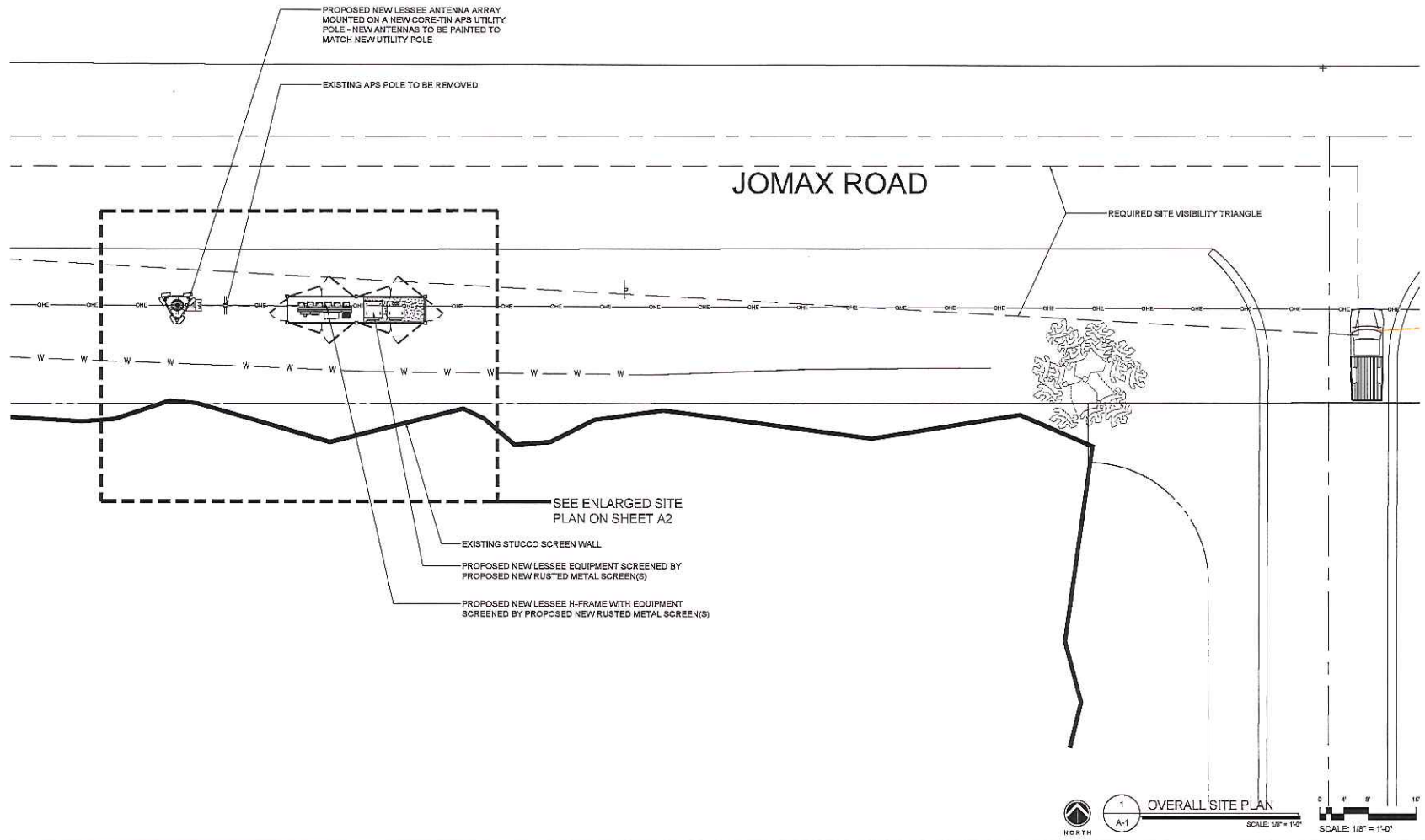
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PROJECT No.
090061784
SITE NAME:
PHO CINCINNATI

SITE ADDRESS:
E JOMAX RD & N 87TH ST
SCOTTSDALE, AZ 85266

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO.
LS-1
REVISION:
0



CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW _____ DATE _____

CONSTRUCTION SIGNATURE _____

RF SIGNATURE _____

FACILITIES SIGNATURE _____

REAL ESTATE SIGNATURE _____

PLANS PREPARED BY

Young design corp

architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
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PRELIMINARY UNLESS SHOWN

NO.	DATE	DESCRIPTION
1	02/15/2020	PRELIMINARY REVIEW
2	05/05/2020	SHIFT IN LEASE AREA

ARCHITECTS JOB NO.
YDC-9137

PROJECT INFORMATION

PHO CININNATI

JOMAX RD. & 87TH STREET
SCOTTSDALE, ARIZONA, 85266

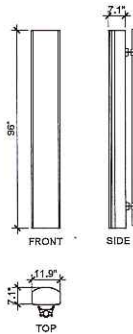
SHEET TITLE

OVERALL SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

A-1



ANTENNA DETAIL

4

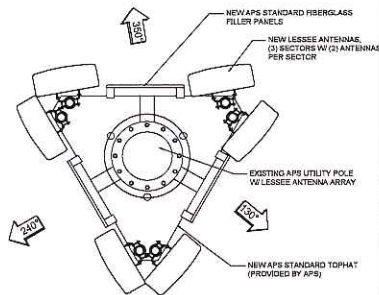
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BETA	240°	44'-0"	-	-	-	-
GAMMA	350°	44'-0"	-	-	-	-

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UNLESS NOTED OTHERWISE

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AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR
TO INSTALLING ANTENNAS.

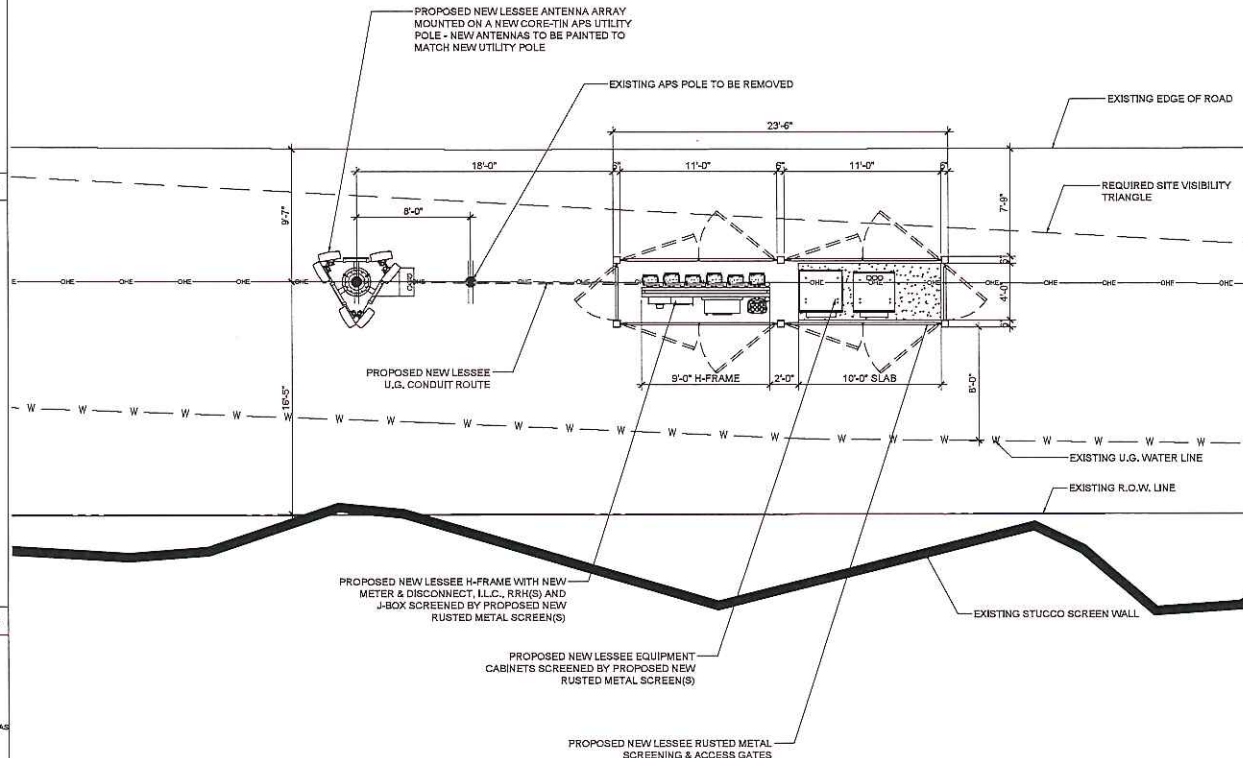
CABLE DISTRIBUTION

3



ANTENNA CONFIGURATION

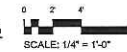
2



1
A-2

ENLARGED SITE PLAN

SCALE: 1/4" = 1'-0"



CLIENT

verizon
 126 W. GEMINI DR.
 TEMPE, AZ 85283

INTERNAL REVIEW _____ DATE _____

CONSTRUCTION SIGNATURE _____

RF SIGNATURE _____

FACILITIES SIGNATURE _____

REAL ESTATE SIGNATURE _____

PLANS PREPARED BY
Young design corp
 architecture / project management
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 ph: 480 451 9609 fax: 480 461 9608
 e mail: corporate@ydcoffice.com

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 RONALD C. YOUNG
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NO.	DATE	DESCRIPTION
1	02/15/2020	PRELIMINARY REVIEW
2	05/06/2020	SHIFT IN LEASE AREA

ARCHITECTS JOB NO. YDC-9137

PROJECT INFORMATION

PHO CINCINNATI

JOMAX RD. & 87TH STREET
 SCOTTSDALE, ARIZONA, 85266

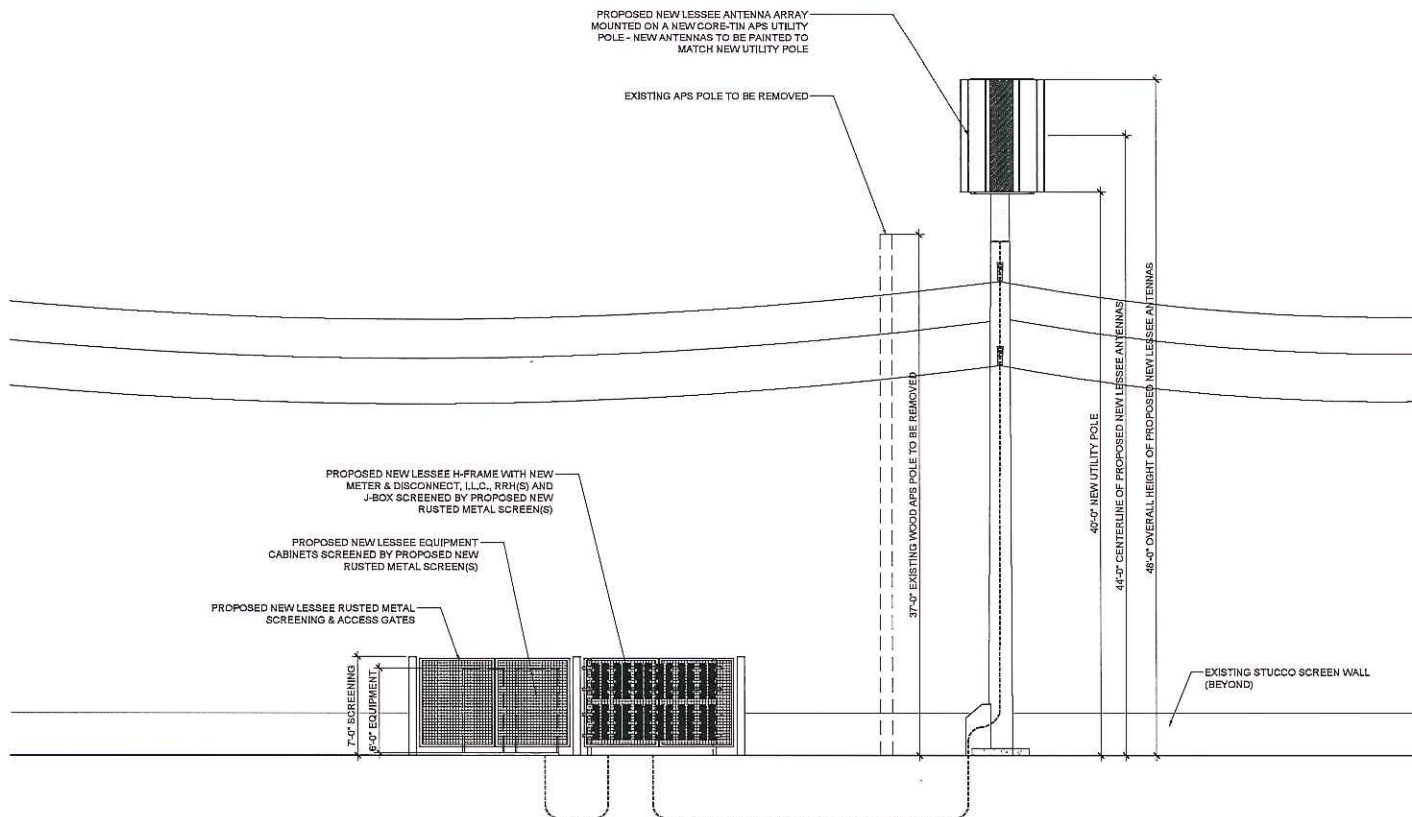
SHEET TITLE

ENLARGED SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

A-2



1 NORTH ELEVATION
A-3
SCALE: 1/4" = 1'-0"

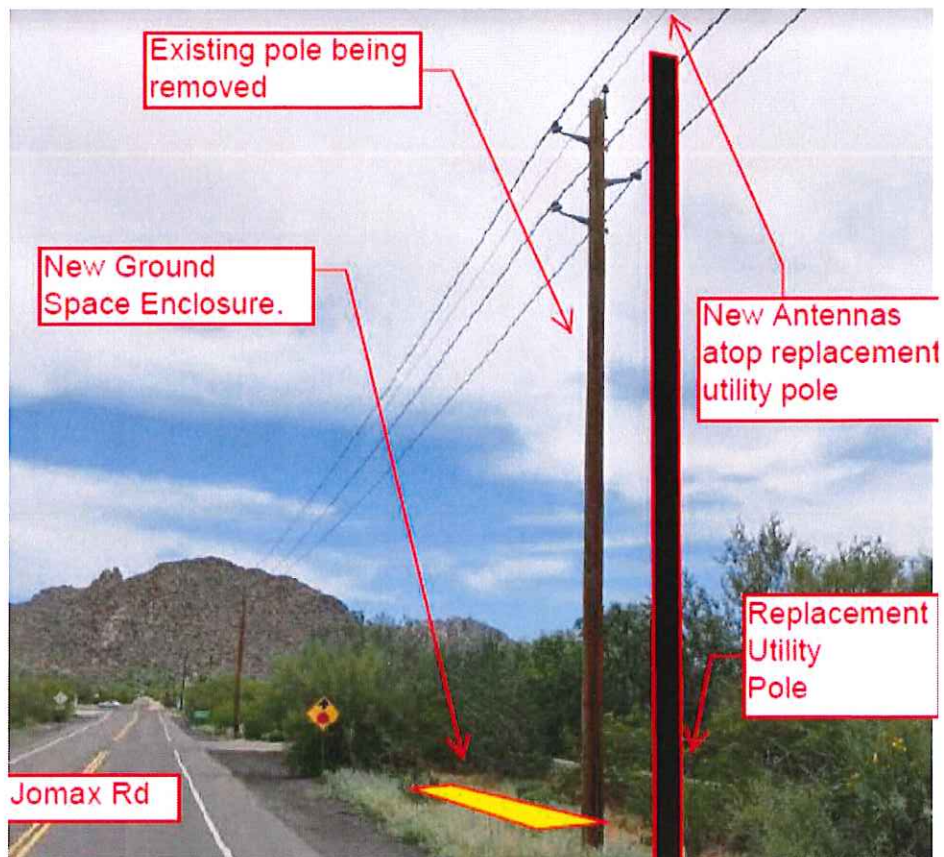
CLIENT	
verizon 126 W. GEMINI DR. TEMPE, AZ 85283	
INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	
PLANS PREPARED BY	
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PRELIMINARY UNLESS NOTED	
NO.	DATE DESCRIPTION
1	02/15/2020 PRELIMINARY REVIEW
2	05/06/2020 SHIFT IN LEASE AREA
ARCHITECTS JOB NO. YDC-9137	
PROJECT INFORMATION	
PHO CINCINNATI	
JOMAX RD. & 87TH STREET SCOTTSDALE, ARIZONA, 85266	
SHEET TITLE ELEVATION	
JURISDICTION APPROVAL	
SHEET NUMBER A-3	

Notice Letter

FOR

Verizon PHO Cincinnati (Type III Wireless Communication Facility)

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



Submitted by:
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Phoenix, AZ 85024
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602-453-0002 (fax)
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April 15, 2020

ATTACHMENT 6

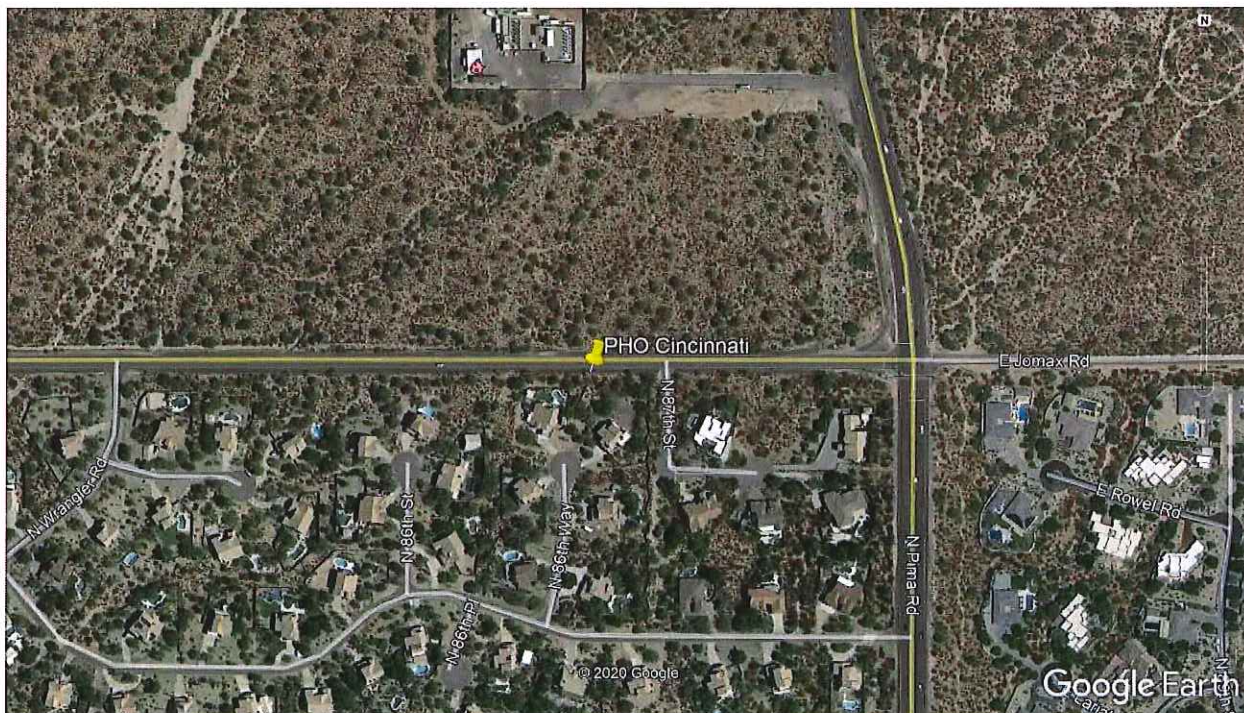
16-DR-2020
05/01/20

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

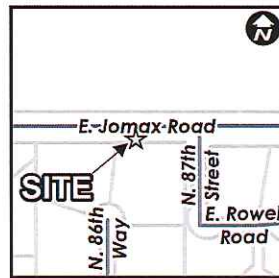
You are receiving this notice because the City Development Review Board process requires neighborhood notification to property owners within 750 feet of the subject location. Attached are the proposed plans.

Comments/Questions

If you have any comments, questions or concerns please feel free to reach out to me via email or phone. My contact information is on the first page or you can contact Keith Niederer with the City of Scottsdale at (480) 312-2953 or kniederer@scottsdaleaz.gov



POSTCARD DATE: MAY 6, 2020

NEW PROJECT PROPOSED

Case Name: Verizon PHO
Cincinnati

Case Number: 16-DR-2020

***New wireless communications facility (design only)**

Request approval of the design for a new Type 3 Wireless Communication Facility (WCF) to be co-located on a replacement APS utility pole, with associated ground mounted equipment.

Applicant Contact: Reg Destree, 602-349-6930

City Contact: Keith Niederer, 480-312-2953

Public comment regarding the design will be heard at the Development Review Board hearing listed below <https://www.scottsdaleaz.gov/boards/development-review-board/public-comment>

Meeting to be held remote electronically. Please call 480-312-7767 with questions

Hearing Date: May 21, 2020 @ 1:00 P.M.

Location: Meeting to be held remote electronically

*For more information enter the case number at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>.
To comment, email projectinput@scottsdaleaz.gov.
The entire case file may be viewed at the Current Planning Department, 7447 East Indian School Road, Suite 105



Scan, share, save and share

Scottsdale P & Z Link - An email bulletin to keep residents and merchants informed about upcoming projects.
Subscribe at <https://eservices.scottsdaleaz.gov/emailsubscriptions>

ATTACHMENT 8



Niederer, Keith

From: jbpitt jbpitt <jbpitt@cox.net>
Sent: Sunday, April 19, 2020 3:36 PM
To: Niederer, Keith
Subject: Reocation of Verizon tower

 **External Email: Please use caution if opening links or attachments!**

We received a notice on the proposed relocation of the Verizon cell hone tower from the current location at the water tank to the Jomax RD location west of 87 th street. During this period of "stay at home" how are the effected residents of the city going to be able to attend a public hearing on this move? Surely the planning folks MUST understand that the relocation of this tower behind our homes is of great interest and concern and we would like the opportunity to address this in person. Although I am rather convinced that this is a "done deal" with the city I must register my outrage that such a hearing would be scheduled during this time of social distance!

Jeffrey Pitt

8738 East Rowel RD

480 399 0014

Niederer, Keith

From: Destree Development <destreedevlopment@gmail.com>
Sent: Monday, April 20, 2020 7:40 PM
To: Niederer, Keith
Cc: jbpitt jbpitt
Subject: Re: Relocation of Verizon tower

⚠ External Email: Please use caution if opening links or attachments!

Mr. Pitt,

We are planning on taking a sim from 87th & Jomax but certainly could provide one from a specific spot on your property if you would prefer. If you would like to see one of these sites in person I know there is one located at the SW corner of 65th St & Lone Mountain Road.

This type of pole is one of the lowest visual-impact site types available. We always look to use existing vertical structures for collocation, especially in visually sensitive areas like your neighborhood, and the only options for existing structures in the area are either power poles or traffic signals. The replacement pole is basically the same height as the existing, then there is a 40' spacer between the pole and the antenna array and the antenna array sits atop that.

Here is a picture of the pole at 65th & Lone Mountain. The ground enclosure is a bit different but that is the type of replacement pole and similar antenna array to what would be placed at the proposed site near your home.



Please let us know if you would like a photo-simulation from a specific portion of your property or if the one from 87th and Jomax would be sufficient for you. Feel free to reach out to me with any comments, questions or suggestions.

Thanks,
Reg

Reg Destree
Destree Development LLC
22831 N. 21st St

Phoenix, AZ 85024
Cell--(602) 349-6930
Fax--(901) 339-6930
destreedevlopment@gmail.com

On Mon, Apr 20, 2020 at 5:51 PM Niederer, Keith <KNiederer@scottsdaleaz.gov> wrote:

I forgot to copy Reg Destree, the applicant for Verizon on this email.

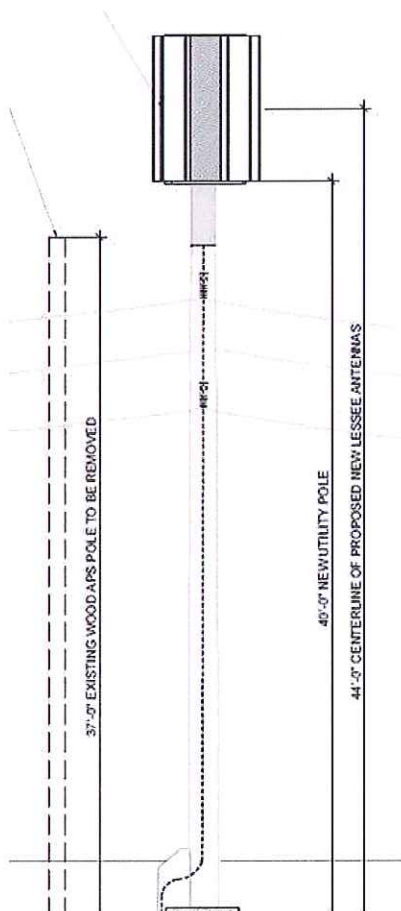
Reg – Please forward the photo simulations when ready, and perhaps create one from Mr. Pitt's property with his permission.

Keith

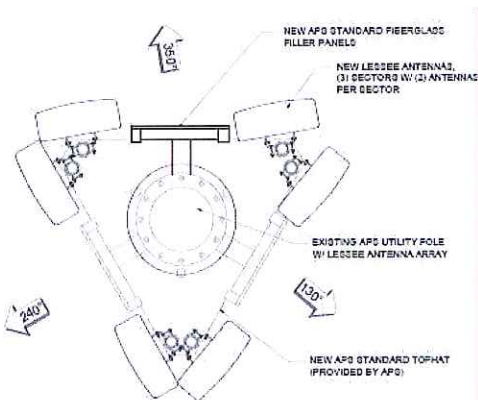
From: Niederer, Keith
Sent: Monday, April 20, 2020 5:41 PM
To: jbpitt jbpitt <jbpitt@cox.net>
Subject: RE: Relocation of Verizon tower

Hello. The applicant, Reg Destree is having photo simulations created, which I can forward to you upon receiving. You could also reach out to him directly and see if they would be willing to create one from your lot. It will not be as large as the public safety radio tower that exists currently, and will remain on the water property.

Below is an elevation drawing of how the utility pole will look after installation of the antennas. The current wood utility pole is 37' tall. It will be replaced by a new 40' tall core-tin steel utility pole, with 6 antennas placed upon the top. Antennas will be painted to match utility pole and cables will be screen as much as possible. Keith



Top down look



ANTENNA CONFIGURATION

2

From: jbpitt jbpitt <jbpitt@cox.net>

Sent: Monday, April 20, 2020 4:03 PM

To: Niederer, Keith <KNiederer@Scottsdaleaz.gov>

Subject: RE: Relocation of Verizon tower

⚠ External Email: Please use caution if opening links or attachments!

Thank you for the quick reply. One additional question that I and my neighbors have. The notice we received in the mail failed to include a picture of the actual antennas that will be placed within view of our backyards.. Is it possible to have a picture of this so that we know the true visual impact on our homes? Will this antenna be as massive as the one we currently see at the water storage facility

Thank you in advance for addressing these concerns.

On April 20, 2020 at 3:40 PM "Niederer, Keith" <KNiederer@Scottsdaleaz.gov> wrote:

Mr. Pitt,

Thanks for reaching out. Placing a wireless communication facility on a replacement utility pole within the public right-of-way is a use that is allowed by right. The Development Review Board will need to review and approve the aesthetics of the application.

The subject utility pole is located on the south side of Jomax Road, west of 87th Street.

The earliest this would go to a Development Review Board hearing would be May 21 at 1PM. Currently, City hall is closed and the meetings are being held virtually using Zoom, but the public can still watch the hearings online. <https://www.scottsdaleaz.gov/scottsdale-video-network/live-stream>

Written public comments on agenda items up to one hour prior to the start of the meeting.

I will keep you posted on the hearing date and whether or not the meeting will be held in person at City hall or online only. I'll also pass your concern on to the applicant on behalf of Verizon.

Keith Niederer
City of Scottsdale

From: jbpitt jbpitt <jbpitt@cox.net>
Sent: Sunday, April 19, 2020 3:36 PM
To: Niederer, Keith <KNiederer@Scottsdaleaz.gov>
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