

PLANNING COMMISSION REPORT



Meeting Date: May 12, 2021
General Plan Element: *Public Services and Infrastructure*
General Plan Goal: *Encourage provision of power and communication systems that match the character of Scottsdale and provide reliable, efficient service for Scottsdale citizen, visitors and businesses.*

ACTION

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

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a renewal of a Conditional Use Permit for an existing Type 4, Alternative Concealment Wireless Communication Facility (WCF) concealed within a 45-foot tall church steeple, with associated ground mounted equipment located a 2.76+/- acre property at 4425 N. Granite Reef Road with Single-family Residential (R1-7) zoning.

Goal/Purpose of Request

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

Key Items for Consideration

- This existing Type 4 alternative concealment wireless communication facility is subject to a Conditional Use Permit because the WCF height exceeds the maximum allowable height of 30-feet in the Single-family residential (R1-7) zoning district.
- Staff has not received any calls or e-mails in support or opposition of this application from the public.
- Conditional Use Permit criteria

OWNER

Scottsdale Cong United Ch Christ
(602) 326-0111

APPLICANT CONTACT

Declan Murphy
Coal Creek LLC
(602) 326-0111

LOCATION

4425 N Granite Reef Rd

BACKGROUND

General Plan

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

Character Area Plan

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

Zoning

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

Context

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

Adjacent Uses and Zoning

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

Other Related Policies, References:

Zoning Ordinance
4-UP-2016

IMPACT ANALYSIS

Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **The WCF produces no damage or nuisance from noise, smoke, dust, vibration or illumination. The WCF contains air conditioning units to cool the radio equipment, but the noise should be blocked by the screen wall, be minimal and not have an impact on any adjacent properties.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **The WCF use will not create an unusual volume or character of traffic on the adjacent streets.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - **The WCF is concealed within a church steeple. The nearest single-family residential properties are located approximately 115 feet to the west, 130 feet to the north, 180 feet to the south and 375 feet to the east of the WCF.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for Wireless Communication Facility (WCF) Type 4 as identified in Zoning Ordinance Section 1.403.X., including:
 1. All wireless communication facility use permits shall be granted for a maximum of five (5) years from the date of City Council approval. The applicant shall be responsible for initiating a review of the approved wireless communication facility and shall demonstrate that changes in technology, that are economically feasible, have not eliminated the need for the Use Permit.
 - **Changes in wireless technology have not eliminated the need for this wireless communication facility to operate. There is a need for additional wireless communication facilities in this area to serve the growing demand for wireless coverage and enhanced capacity or bandwidth. The facility is required to operate within the requirements set by the Federal Communications Commission.**
 2. To the degree a proposed WCF meets height requirements set forth in this Ordinance, no use permits shall be granted when heights are found to be intrusive, obtrusive or out of character with the area.

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

Community Involvement

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

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

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

Community Impact

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

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the Conditional Use Permit criteria have been met and make a recommendation to City Council for approval of case 12-UP-2015#2 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

4/28/2021

Date



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

4/26/2021

Date



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

4/28/21

Date

ATTACHMENTS

1. Context Aerial
2. Aerial Close-Up
3. Stipulations
Exhibit A to Attachment #3: Plans
4. Applicant's Narrative
5. Zoning Map
6. Site Photo
7. Community Involvement / Citizen Input
8. City Notification Map



Context Aerial

4-UP-2016#2



Close-up Aerial

4-UP-2016#2

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

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

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the site plan submitted by ComEx and T-Mobile and with the city staff date of 4/14/2021, attached as Exhibit A to Attachment 3. Any proposed significant change to the site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. MAINTENANCE. The applicant shall perform periodic maintenance on the facility to keep it looking in its original form.
3. EXPIRATION OF CONDITIONAL USE PERMIT AFTER FIVE (5) YEARS. If the applicant wishes to continue this use, within ninety (90) days of the expiration of this Conditional Use Permit, the applicant shall file an application to review and extend this Conditional Use Permit. This review shall demonstrate that changes in technology, that are economically feasible, have not eliminated the need for this wireless communication facility. If a new Conditional Use Permit is not granted, the applicant shall be responsible for the removal of the entire facility.



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

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

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

CARRIER

1330 W. SOUTHERN AVE., SUITE A-102
 TEMPE, AZ. 85282

CLIENT

8502 E. VIA DE VENTURA
 SUITE 220
 SCOTTSDALE, AZ 85258
 TEL: (480) 878-4875
 FAX: (410) 263-5470

PLANS PREPARED BY

40 W BASELINE ROAD, SUITE 115
 TEMPE, AZ 85283

SEAL

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

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

PROJECT TEAM

APPLICANT/CLIENT
 T-MOBILE
 1330 W. SOUTHERN AVE, STE. A-102
 TEMPE, AZ 85282

T-MOBILE PROJECT MANAGER:
 CONTACT: KEVIN BRANTLEY
 PHONE: 602-570-0006
 KEVIN.BRANTLEY@T-MOBILE.COM

CONSTRUCTION MANAGEMENT:
 SMARTLINK, LLC
 8502 E. VIA DE VENTURA, SUITE 220
 SCOTTSDALE, AZ 85258
 CONTACT: SCOTT FARBER
 PHONE: (480) 280-3455
 SCOTT.FARBBER@SMARTLINKLLC.COM

ENGINEERING SERVICES:
 COM-EX CONSULTANTS
 40 WEST BASELINE ROAD, SUITE 115
 TEMPE, AZ 85283
 CONTACT: KEVIN BARLAY
 PHONE: (480) 245-5988

PROPERTY OWNER:
 SCOTTSDALE CONG. UNITED CHURCH CHRIST
 4425 N GRANITE REEF RD.
 SCOTTSDALE, AZ 85251

LOCATION MAP

FROM T-MOBILE OFFICE LOCATED AT: 1330 W. SOUTHERN AVE, TEMPE AZ 85282: DEPART 2625 S. PLAZA DR, TEMPE, AZ 85282 ON S. PLAZA DR (SOUTH), HEAD EAST ON W SOUTHERN AVE. TURN RIGHT ONTO S MILL AVE. MERGE ONTO US-60 E. TAKE EXIST 176B TO MERGE ONTO AZ-101 LOOP N. TAKE EXIT 47 FOR INDIAN SCHOOL RD. TURN LEFT ONTO E INDIAN SCHOOL RD. TURN RIGHT ONTO N GRANITE REEF RD. FOLLOW 0.4 MILES TO SITE ON RIGHT.

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO ENHANCE BROADBAND CONNECTIVITY AND CAPACITY TO THE EXISTING ELIGIBLE WIRELESS FACILITY.

PROJECT SCOPE OF WORK:

TOWER WORK:

- INSTALL (3) ANTENNAS
- REMOVE (3) EXISTING ANTENNAS
- REMOVE (6) REMOTE RADIO UNITS (RRU'S)
- INSTALL (3) REMOTE RADIO UNITS (RRU'S)
- INSTALL (2) 15' HCS 2.0 TRUNK
- REMOVE (1) COMBINED OVER VOLTAGE PROTECTION UNIT (COVP)

GROUND WORK:

- INSTALL (2) 15' HCS 2.0 TRUNK
- REMOVE (1) COMBINED OVER VOLTAGE PROTECTION UNIT (COVP)
- INSTALL HCS2.0 J-BOX
- SWAP EXISTING SSC WITH PURCELL HPL3 600A DC PLANT
- SWAP ALL EXISTING & AUXILIARY TO HPL3 AND BATTERY CAB

REFERENCE DOCUMENTS

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

APPLICABLE CODES

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	2018 IBC
MECHANICAL	2018 IMC
ELECTRICAL	2017 NEC

ALL APPLICABLE LOCAL AMENDMENTS

APPROVALS

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

NO. DATE DESCRIPTION

A	07/16/20	ISSUE FOR REVIEW
B	07/23/20	CLIENT COMMENTS
O	09/02/20	SUBMITTAL

PROJECT INFORMATION

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

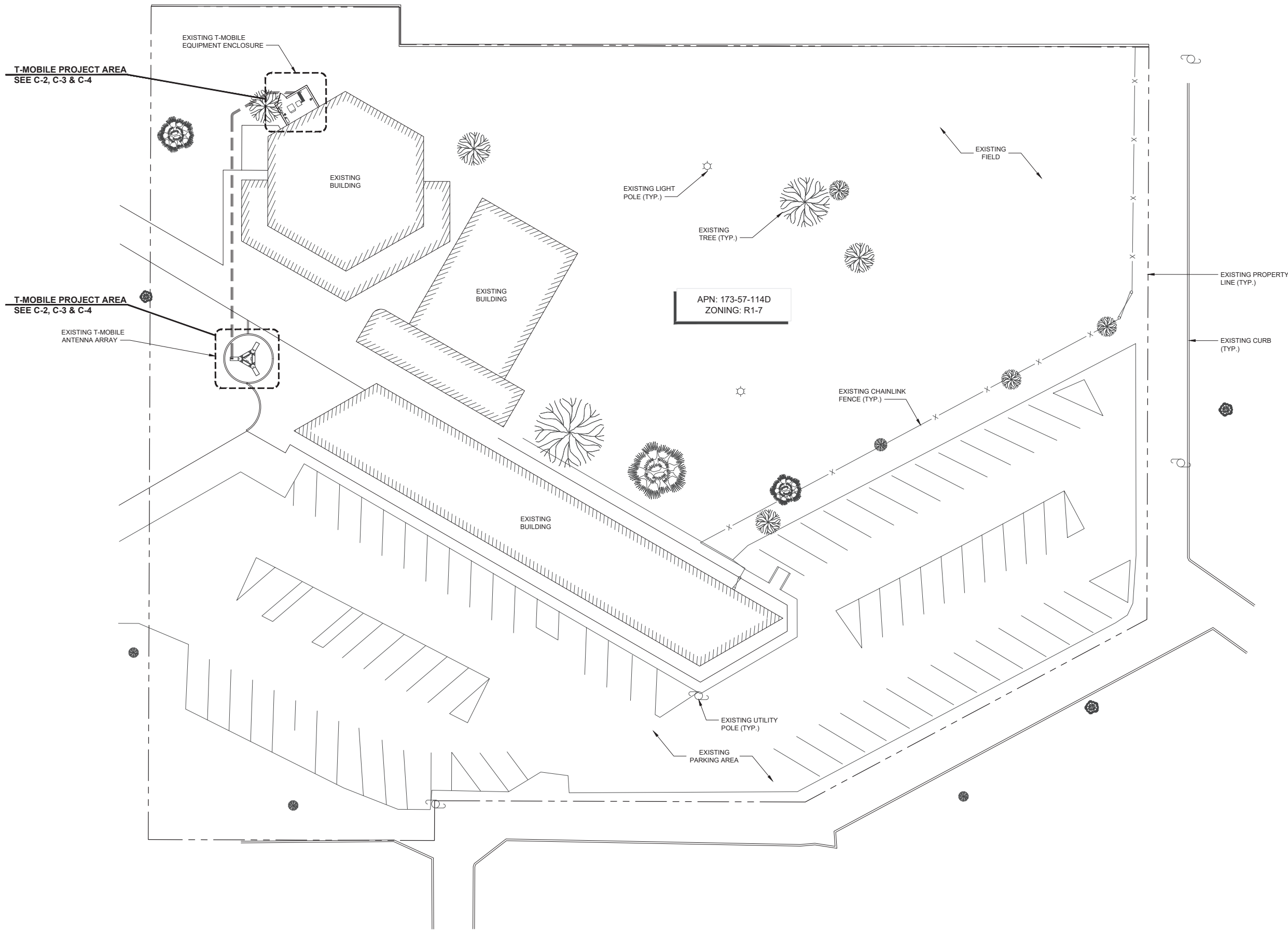
SHEET TITLE

TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER

T-1



CARRIER

1330 W. SOUTHERN AVE., SUITE A-102
TEMPE, AZ, 85282

CLIENT

8502 E. VIA DE VENTURA
SUITE 220
SCOTTSDALE, AZ 85258
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FAX: (410) 263-5470

PLANS PREPARED BY

40 W BASELINE ROAD, SUITE 115
TEMPE, AZ 85283

SEAL

EXPIRES: 12/31/2021

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SHEET TITLE

SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

C-1

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CARRIER



1330 W. SOUTHERN AVE., SUITE A-102
TEMPE, AZ. 85282

CLIENT



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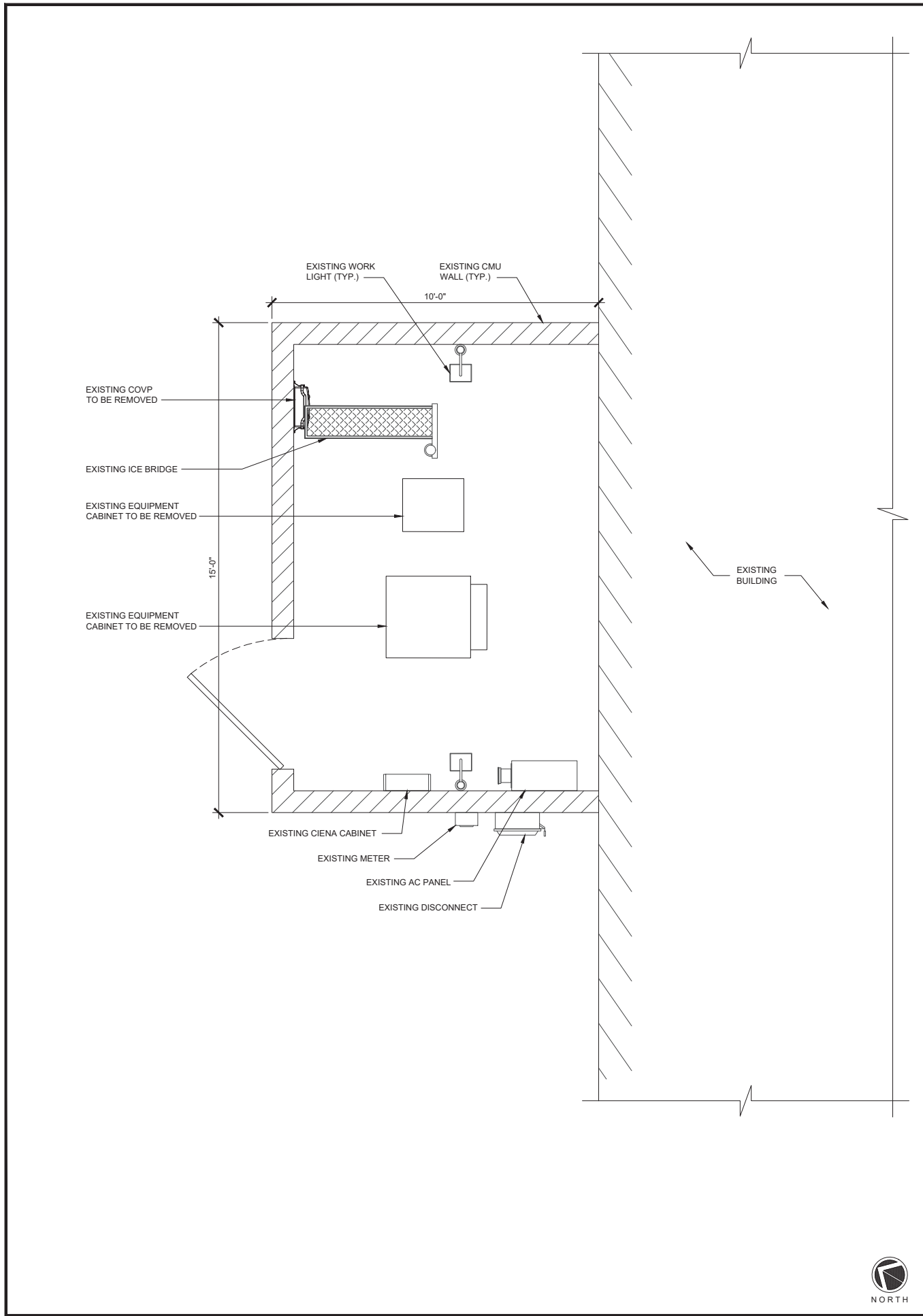
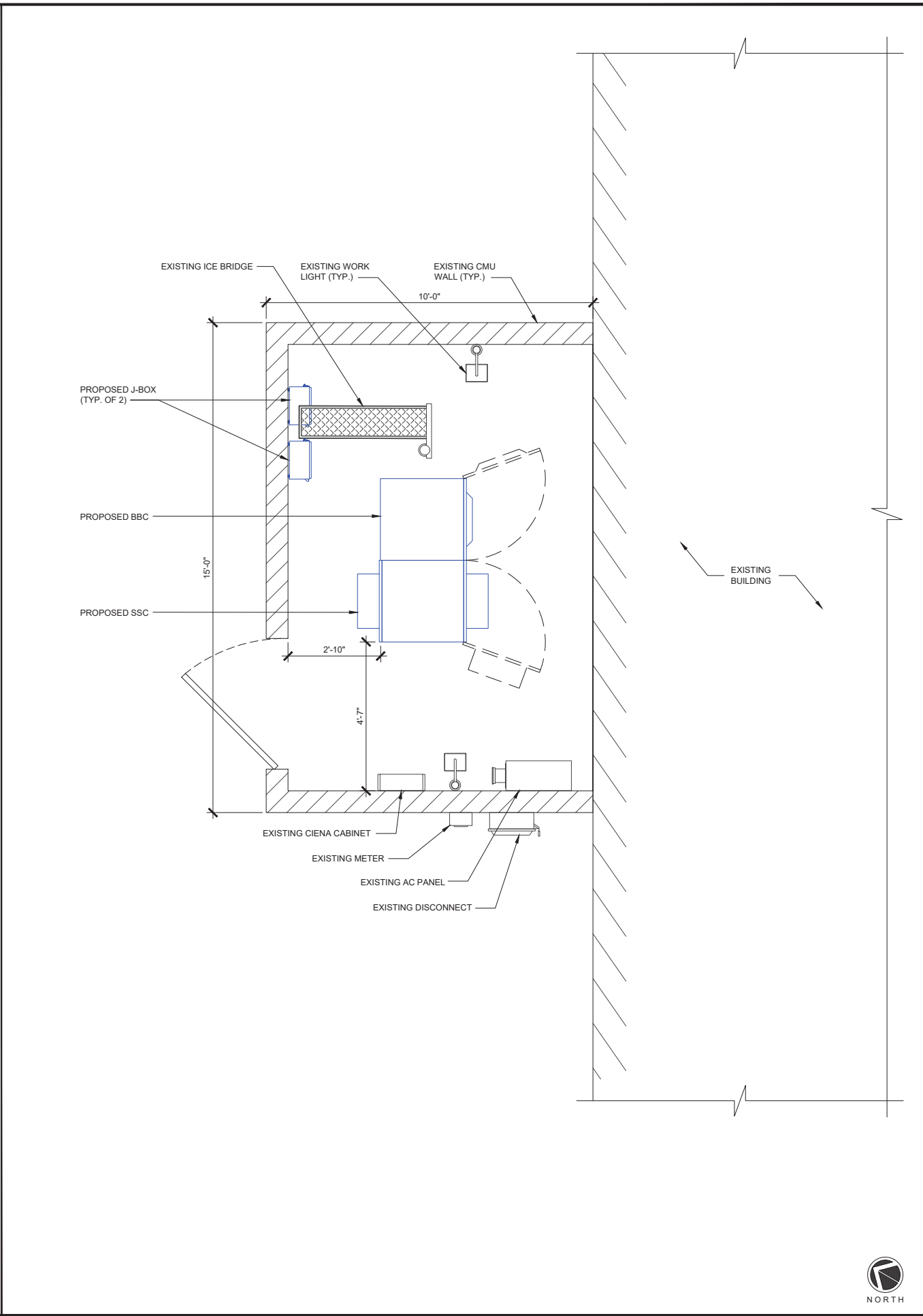
SHEET TITLE

GROUND EQUIPMENT LAYOUT

JURISDICTION APPROVAL

SHEET NUMBER

C-2



EXISTING GROUND EQUIPMENT LAYOUT

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

2' 1' 0" 2'

1

NEW GROUND EQUIPMENT LAYOUT

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

2' 1' 0" 2'

2

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

SECTOR	POSITION (VIEW FROM REAR)	ANTENNA				RADIO			DIPLEXER			TMA		SURGE PROTECTION		CABLES			
		TECH	STATUS	AZIMUTH	C.L. (A.G.L.)	QTY.	STATUS/ MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/ TYPE	SIZE	LENGTH		
ALPHA	1	L2500/N2500	(N)	90°	42'	1	-	-	-	-	-	-	-	1	(N)	1	(N)	1-1/2'	225'
ALPHA	2	U1900/L2100/L1900/ G1900/LAWS3	(E)	90°	42'	1	(N)	TOWER	-	-	-	-	-	-	-	1	-	-	-
BETA	1	L2500/N2500	(N)	210°	42'	1	-	-	-	-	-	-	-	-	-	1	(N)	1-1/2'	225'
BETA	2	U1900/L2100/L1900/ G1900/LAWS3	(E)	210°	42'	1	(N)	TOWER	-	-	-	-	-	-	-	1	-	-	-
GAMMA	1	L2500/N2500	(N)	330°	42'	1	-	-	-	-	-	-	-	-	-	1	(N)	1-1/2'	225'
GAMMA	2	U1900/L2100/L1900/ G1900/LAWS3	(E)	330°	42'	1	(N)	TOWER	-	-	-	-	-	-	-	1	-	-	-

CARRIER



CLIENT



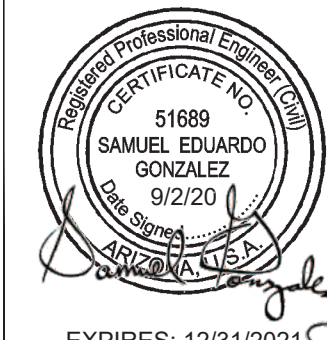
8502 E. VIA DE VENTURA
SUITE 220
SCOTTSDALE, AZ 85258
TEL: (480) 878-4875
FAX: (410) 263-5470

PLANS PREPARED BY



40 W BASELINE ROAD, SUITE 115
TEMPE, AZ 85283

SEAL



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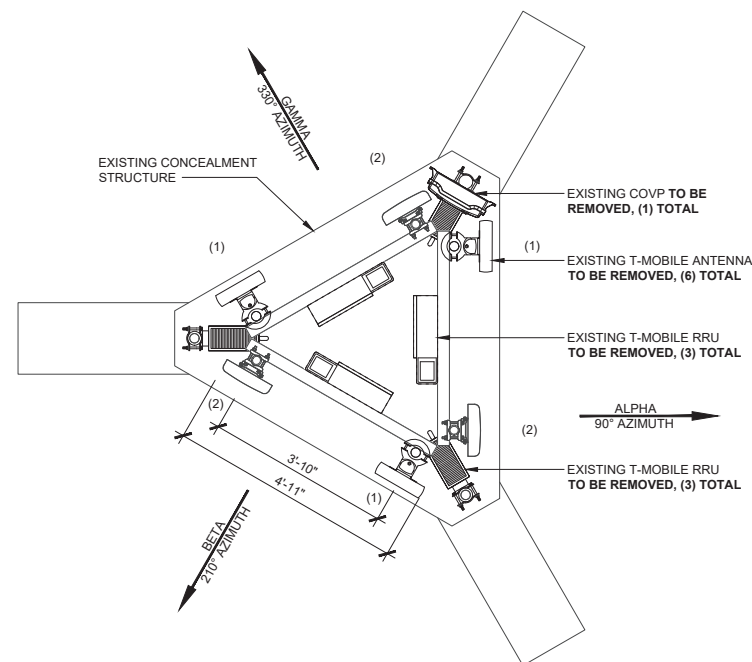
ANTENNA LAYOUT

JURISDICTION APPROVAL

SHEET NUMBER

C-3

FINAL ANTENNA SCHEDULE



NOTE:
DIMENSIONS ARE SAME FOR ALL SECTORS



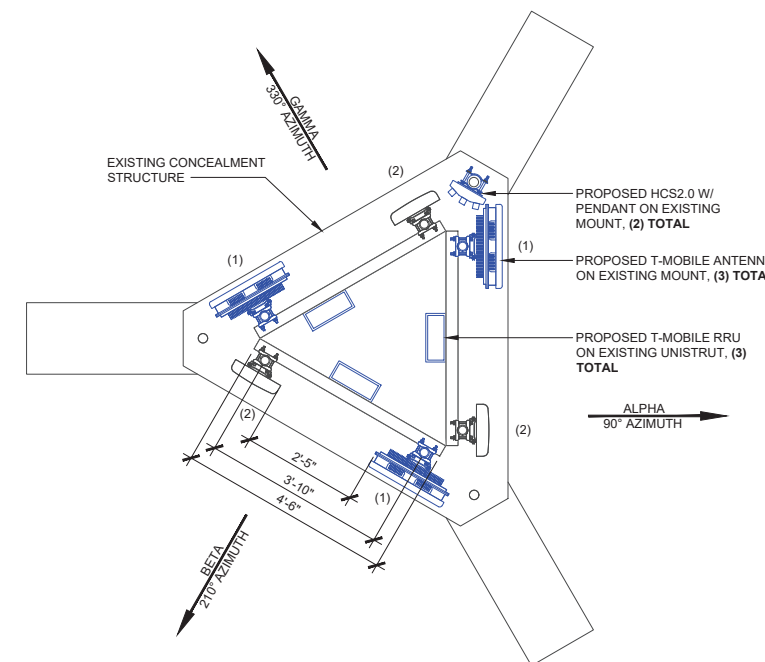
EXISTING EQUIPMENT LAYOUT

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



1

NEW ANTENNA LAYOUT



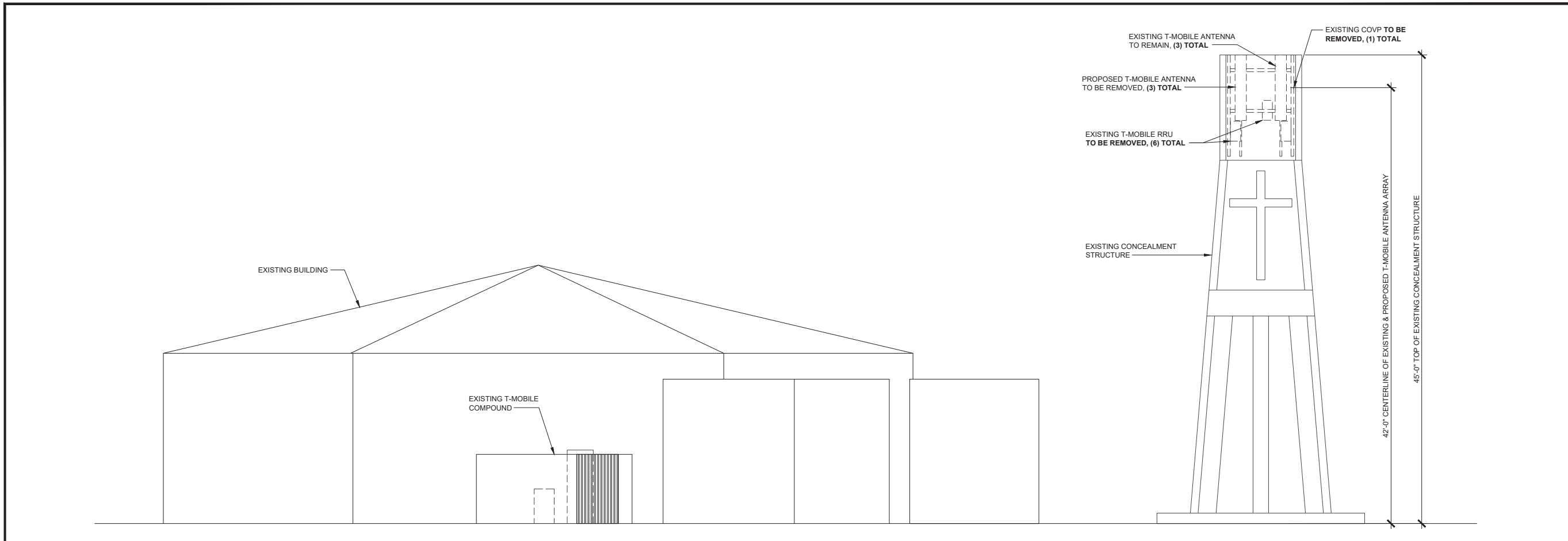
NOTE:
DIMENSIONS ARE SAME FOR ALL SECTORS



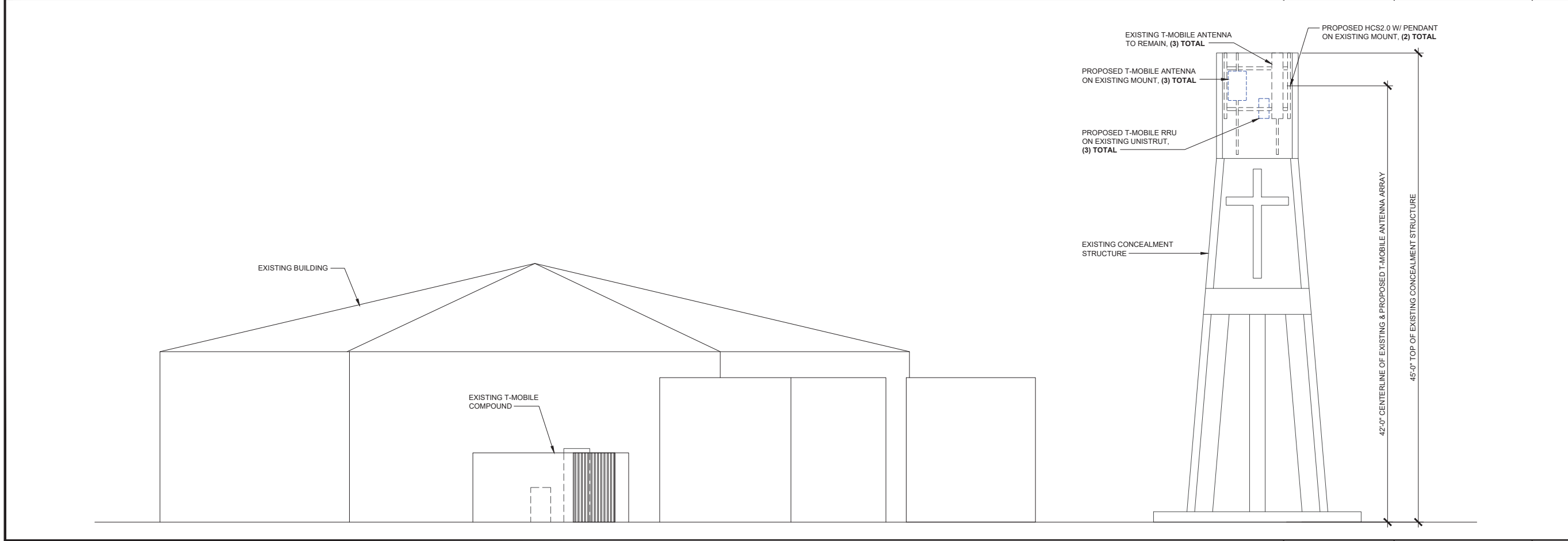
22"x34" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"



2



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



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

CARRIER

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TEMPE, AZ. 85282

CLIENT

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SCOTTSDALE, AZ 85258
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SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

C-4

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

Purpose of Request

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

Details of Request

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

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

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

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

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

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

Sincerely,

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



Zoning Aerial

4-UP-2016#2



ATTACHMENT 6



Neighborhood Outreach Report

(4-UP-2016#2)

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

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

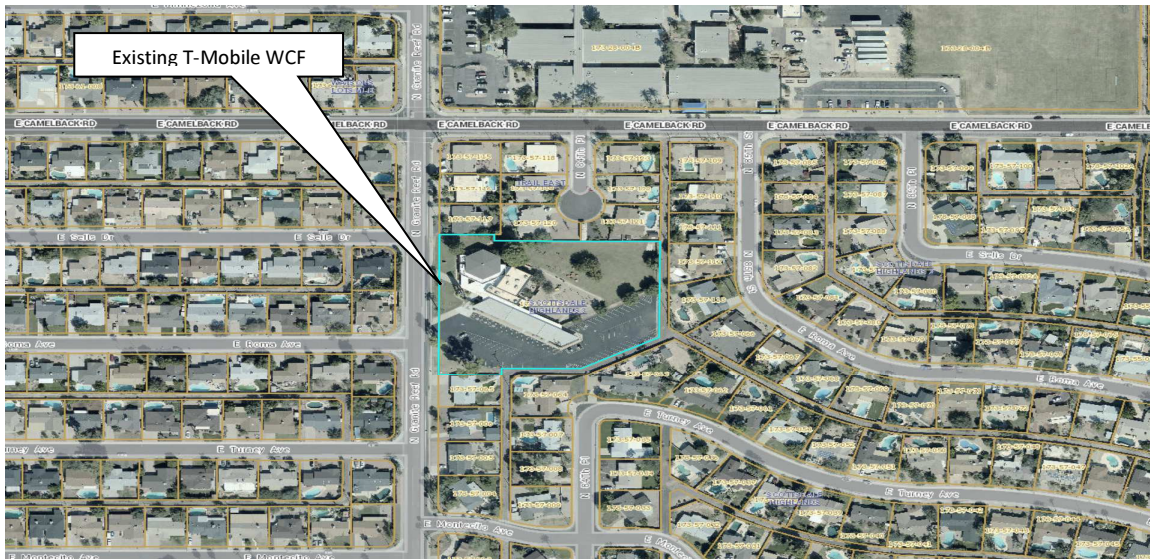
I will respond to any neighbor concerns that arise from the neighborhood outreach, and will provide planning with copies of any such communication.

Sincerely,

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

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

Community Notification



Dear Neighbor:

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

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

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

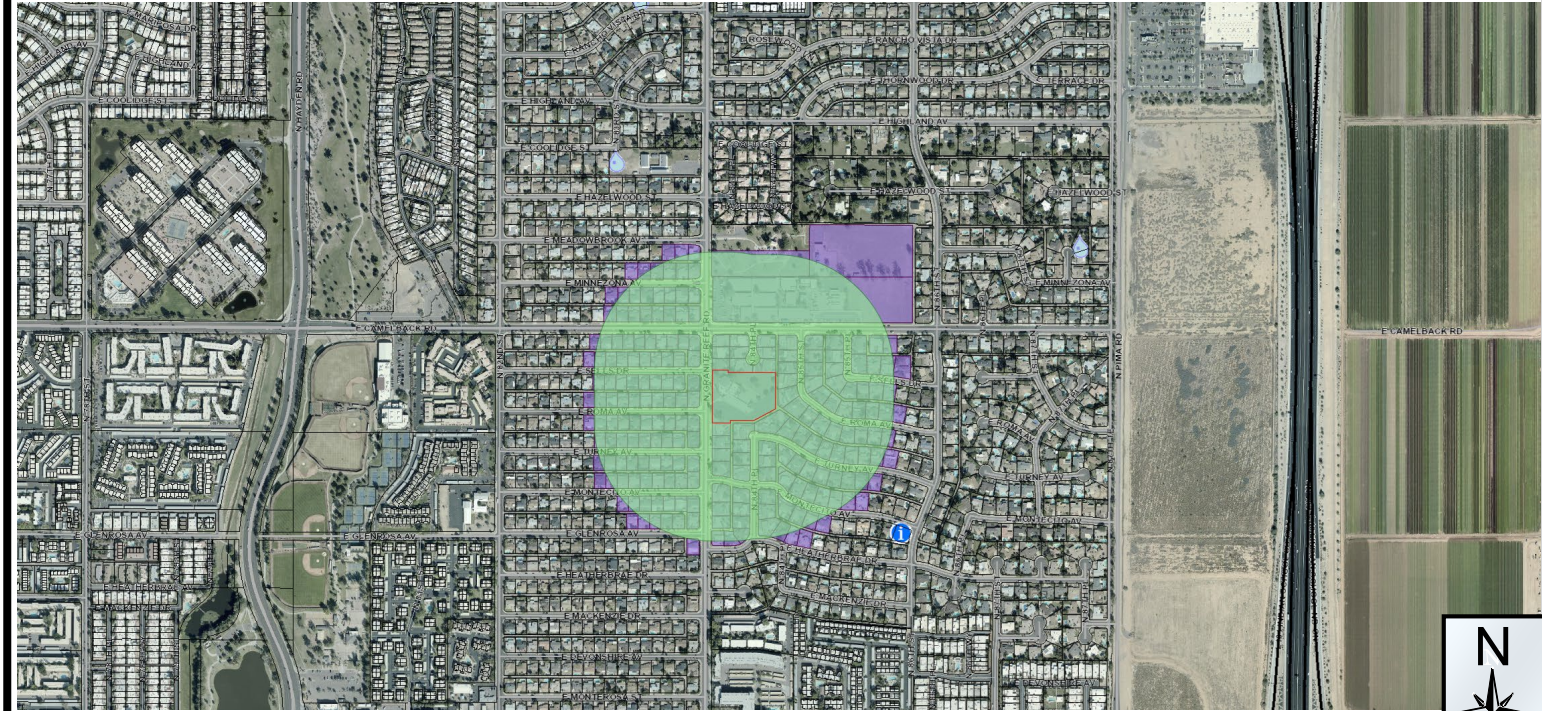
Alternatively, please contact Keith Niederer at the City of Scottsdale (480) 312-2953 or KNiederer@Scottsdaleaz.gov

Sincerely,

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

City Notifications – Mailing List Selection Map

T-Mobile PH30920 – Granite Reef Church


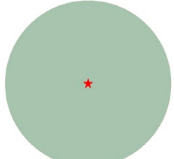


Additional Notifications:

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

Pulled Labels
April 14, 2020

Map Legend:

-  Site Boundary
-  Properties within 750-feet

Postcards: 215

4-UP-2016#2