

PLANNING COMMISSION REPORT



Meeting Date: March 25, 2026
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Vertical Bridge - US-AZ-7008 T-Mobile PH30920A Granite Reef Church 4-UP-2016#3

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for the 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 received one e-mail in support of this application from the public.

OWNER

Scottsdale Congregational United Church of Christ
(480) 946-2900

APPLICANT CONTACT

Isabel Chavez
Network Connex
951-496-2452

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

APPLICANT'S PROPOSAL

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 completely 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.**

Public Safety

The facility benefits public safety for communication needs.

Open Space

The facility has a minimum impact on open space.

Community Involvement

December 4th, 2025: 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. Staff received one email in support of the request.

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 Verizon 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 that the commission make a recommendation to City Council for approval of case 4-UP-2016#3 per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Andrew Dobson

Planner

480-312-2515

E-mail: adobson@scottsdaleaz.gov

APPROVED BY



Andrew Dobson, Report Author

2/26/2026

Date



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

3/12/2026

Date



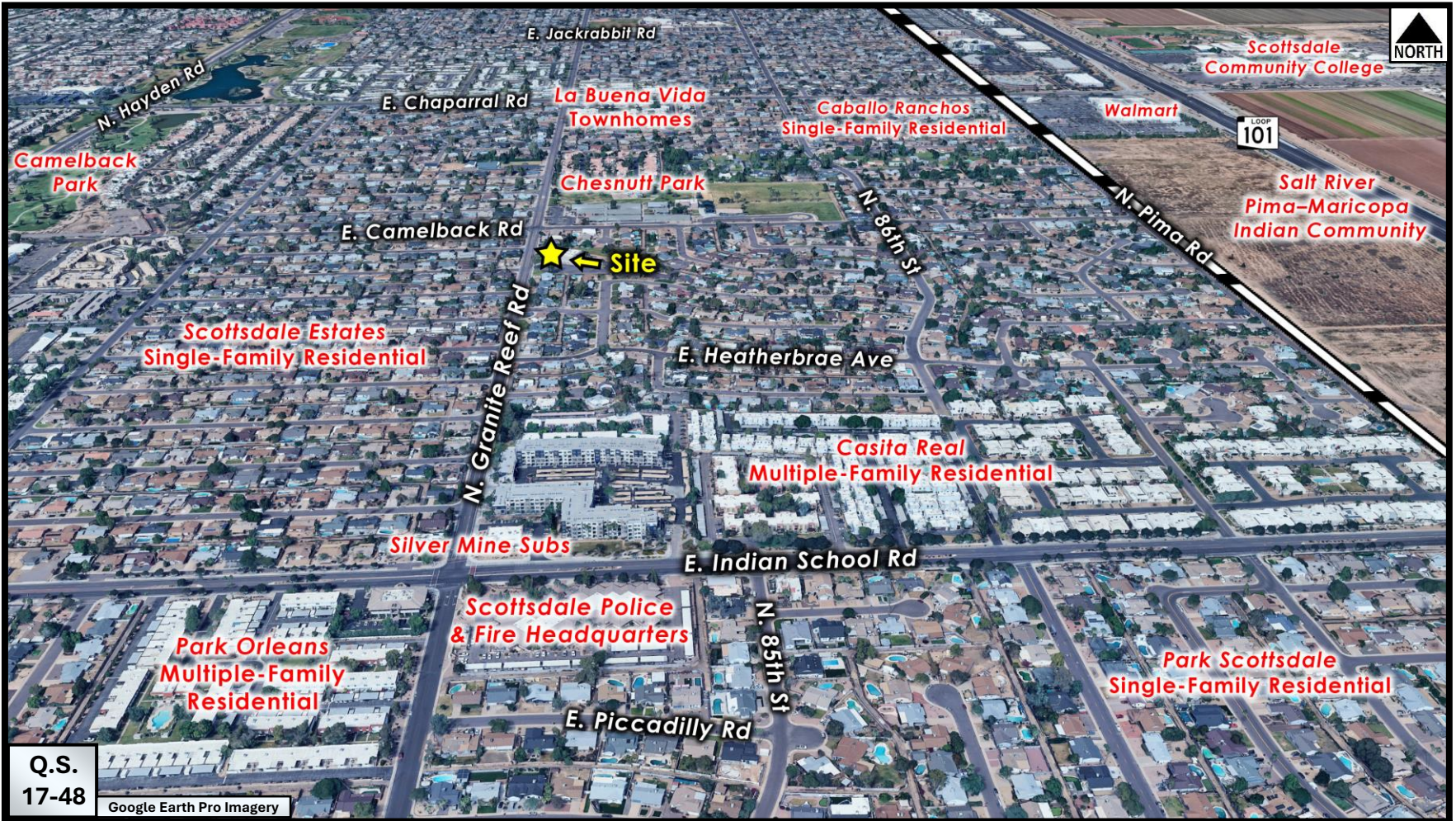
Erin Perreault, AICP, Sr. Director/Zoning Administrator
Planning & Development Services
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

03/12/2026

Date

ATTACHMENTS

1. Context Aerial
2. Resolution No. 13622
 - Exhibit 1: Aerial Close-Up
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Plans
 - Exhibit 3: Additional Conditions
3. Applicants Narrative
4. Existing Zoning Map
5. Existing Photographs
6. Community Involvement
7. City Notification Map
8. Public Comment



Q.S.
17-48
Google Earth Pro Imagery

Context Aerial

4-UP-2016#3

RESOLUTION NO. 13622

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, APPROVING THE RENEWAL OF A CONDITIONAL USE PERMIT 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.

WHEREAS, the Planning Commission held a public hearing on March 25, 2026;

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

Section 1. That the City Council finds and approves:

- a) that granting a renewal 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 renewal 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. 4-UP-2016#3. The property that is subject to the conditional use permit is shown on **Exhibit 1** and the

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

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

ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Ben Lane
City Clerk

By: _____
Lisa Borowsky
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

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



Close-up Aerial

4-UP-2016#3

**Stipulations for the Conditional Use Permit
For a Type 4 Wireless Communication Facility
T-Mobile PH30920 – Granite Reef Church
Case Number: 4-UP-2016#3**

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

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the site plan submitted by ComEx and T-Mobile and with the city staff date of 12/8/2025, attached as Exhibit A to Exhibit 2 to Attachment 2. 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.

PROJECT INFORMATION:
(CUP RENEWAL)

US-AZ-7008 (PH30920A)
GRANITE REEF CHURCH

4425 N. GRANITE REEF
SCOTTSDALE, AZ 85251
MARICOPA COUNTY

CURRENT ISSUE DATE:

10/21/25

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
1	10/21/25	100%	VJA

PLANS PREPARED BY:

**NETWORK
CONNEX**

655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:

**NETWORK
CONNEX**

655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: CHK.: APV.:

VJA AB AB

LICENSURE:

SHEET TITLE:

EXISTING OVERALL
SITE PLAN

SHEET NUMBER: REVISION:

A-1

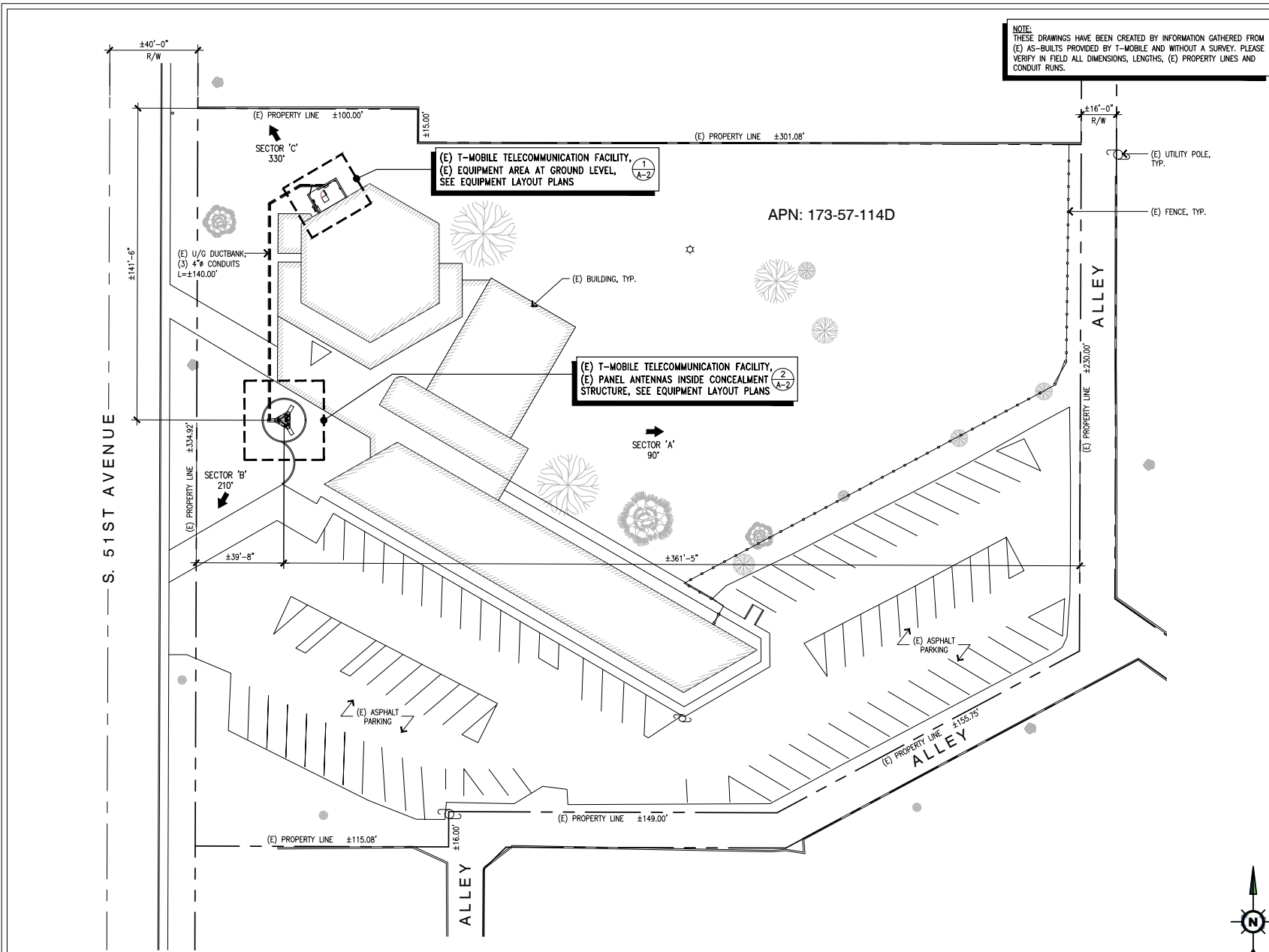
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US-AZ-7008
(PH30920A)

NOTE:
THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM
(E) AS-BUILTS PROVIDED BY T-MOBILE AND WITHOUT A SURVEY. PLEASE
VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, (E) PROPERTY LINES AND
CONDUIT RUNS.

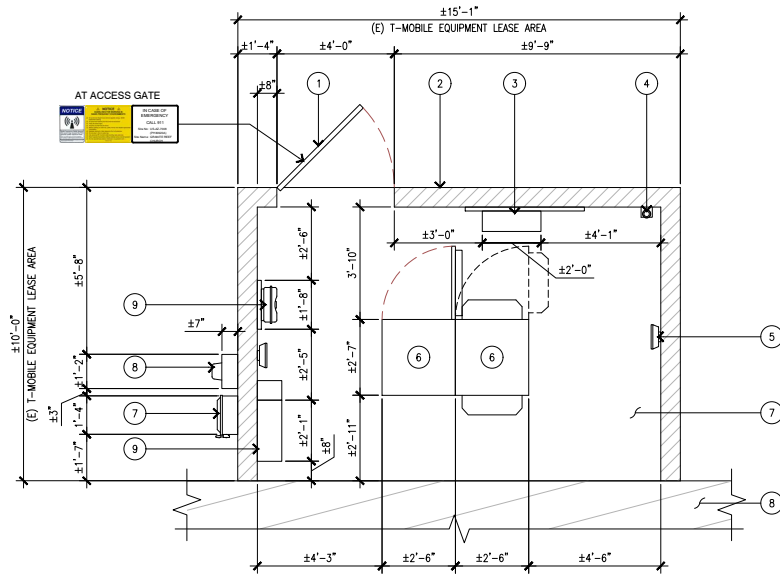
(E) T-MOBILE TELECOMMUNICATION FACILITY,
(E) EQUIPMENT AREA AT GROUND LEVEL,
SEE EQUIPMENT LAYOUT PLANS

(E) T-MOBILE TELECOMMUNICATION FACILITY,
(E) PANEL ANTENNAS INSIDE CONCEALMENT
STRUCTURE, SEE EQUIPMENT LAYOUT PLANS



KEYNOTES:

- ① (E) ±4'-0" WIDE METAL GATE
- ② (E) ±6'-8" HIGH CMU WALL
- ③ (E) HCS SPOOL BOX
- ④ (E) GPS ANTENNA
- ⑤ (E) SERVICE LIGHTS, TYP. OF (2)
- ⑥ (E) EQUIPMENT CABINETS
- ⑦ (E) MANUAL DISCONNECT SWITCH
- ⑧ (E) METER BOX
- ⑨ (E) FIBER CIENA BOX

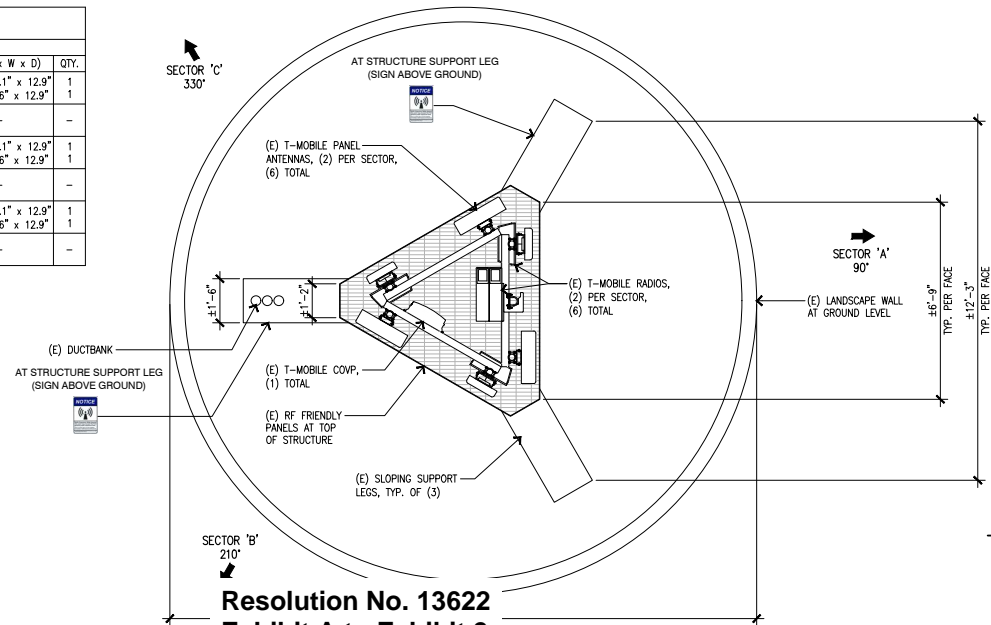


EXISTING EQUIPMENT LAYOUT PLAN

SCALE: 1/2"=1'-0" 0 1' 2' 4' 1

EXISTING ANTENNA SCHEDULE

MOUNT SECTOR	POS	ANTENNA				RADIO			
		AZIMUTH	RAD CENTER	MODEL	SIZE (L x W x D)	QTY.	MODEL	SIZE (L x W x D)	QTY.
'A'	A1	90°	42'-0"	APX17DWW-17DWS-E-A20	75.8" x 13" x 3.15"	1	AHLOA AHFIG	26.6" x 18.1" x 12.9"	1
	A2	90°	42'-0"	AEHC	38.2" x 21.5" x 5.9"	1	-	-	-
'B'	B1	210°	42'-0"	APX17DWW-17DWS-E-A20	75.8" x 13" x 3.15"	1	AHLOA AHFIG	26.6" x 18.1" x 12.9"	1
	B2	210°	42'-0"	AEHC	38.2" x 21.5" x 5.9"	1	-	-	-
'C'	C1	330°	42'-0"	APX17DWW-17DWS-E-A20	75.8" x 13" x 3.15"	1	AHLOA AHFIG	26.6" x 18.1" x 12.9"	1
	C2	330°	42'-0"	AEHC	38.2" x 21.5" x 5.9"	1	-	-	-



EXISTING ANTENNA LAYOUT PLAN

SCALE: 1/2"=1'-0" 0 1' 2' 4' 2

Resolution No. 13622
Exhibit A to Exhibit 2
Page 3 of 4



PROJECT INFORMATION:
(CUP RENEWAL)
US-AZ-7008 (PH30920A)
GRANITE REEF CHURCH
4425 N GRANITE REEF
SCOTTSDALE, AZ 85251
MARICOPA COUNTY

CURRENT ISSUE DATE:
10/21/25

ISSUED FOR:
ZONING

REV.: DATE: DESCRIPTION: BY:

Δ	10/21/25	100%	VJA

PLANS PREPARED BY:



CONSULTANT:



DRAWN BY: CHK.: APV.:
VJA AB AB

LICENSURE:

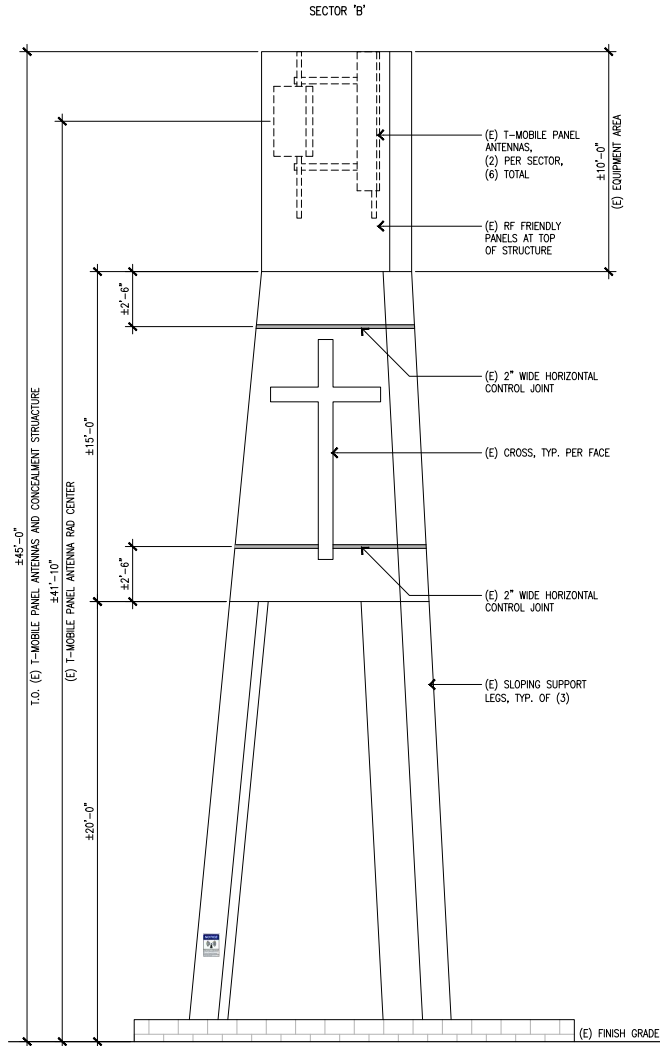


SHEET TITLE:
EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS

SHEET NUMBER: REVISION:

A-2 0
US-AZ-7008 (PH30920A)

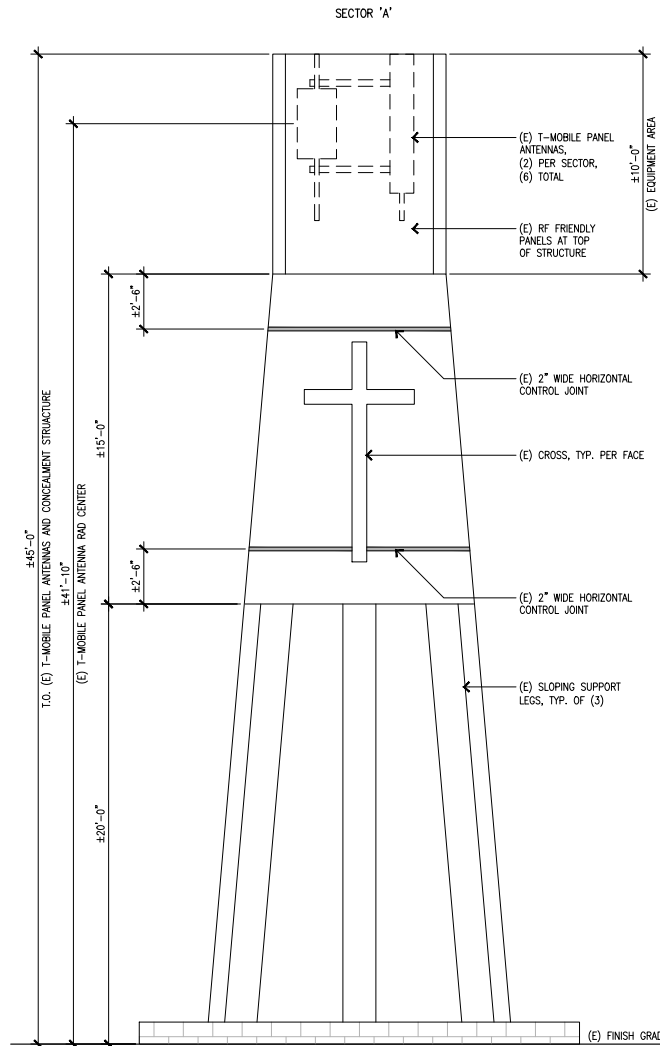
- NOTE:
 1. (E) T-MOBILE RADIOS, (2) PER SECTOR, (6) TOTAL ARE NOT SHOWN FOR CLARITY.
 2. (E) CONCEALMENT STRUCTURE ARE PAINTED AND TEXTURED TO MATCH THE (E) BUILDING.
 3. (E) RF FRIENDLY PANELS ARE IN GOOD CONDITION.



EXISTING SOUTH ELEVATION

SCALE: 3/8"=1'-0" 0 1' 2' 5' 2

- NOTE:
 1. (E) T-MOBILE RADIOS, (2) PER SECTOR, (6) TOTAL ARE NOT SHOWN FOR CLARITY.
 2. (E) CONCEALMENT STRUCTURE ARE PAINTED AND TEXTURED TO MATCH THE (E) BUILDING.
 3. (E) RF FRIENDLY PANELS ARE IN GOOD CONDITION.



EXISTING SOUTH ELEVATION

SCALE: 3/8"=1'-0" 0 1' 2' 5' 1

Resolution No. 13622
 Exhibit A to Exhibit 2
 Page 4 of 4



PROJECT INFORMATION:
 (CUP RENEWAL)
 US-AZ-7008 (PH30920A)
 GRANITE REEF CHURCH
 4425 N GRANITE REEF
 SCOTTSDALE, AZ 85251
 MARICOPA COUNTY

CURRENT ISSUE DATE:
 10/21/25

ISSUED FOR:
 ZONING

REV.: DATE: DESCRIPTION: BY:

△	10/21/25	100%	VJA

PLANS PREPARED BY:
NETWORK CONNEX
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CONSULTANT:
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 GLENDALE, CA 91203
 OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: VJA
 CHK.: AB
 APV.: AB

LICENSURE:

SHEET TITLE:
 EXISTING ELEVATIONS

SHEET NUMBER: A-3
 REVISION: 0

US-AZ-7008 (PH30920A)

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.



Narrative for WCF CUP Renewal

Date: November 9, 2025

Project No: 878-PA-2025

Project Name: CUP Renewal – Site ID US-AZ-7008 (PH30920A)

Site Name: Granite Reef Church

Address: 4425 N. Granite Reef Rd., Scottsdale, AZ 85251

Applicant: Isabel Chavez, Network Connex

Carrier: T-Mobile

Site Type: Steeple Concealment Structure

Jurisdiction: City of Scottsdale

Project Description

Vertical Bridge REIT, LLC is requesting a renewal of the Conditional Use Permit for continued operation of an existing Wireless Communication Facility (WCF) located at the above address. The facility consists of a concealed monopalm structure housing six panel antennas, six radios, one microwave dish, and associated ground equipment including cabinets, battery backup, and utility connections.

Compliance with Section 1.403 – Conditional Use Criteria for WCFs

1. Compatibility with Surrounding Area

The WCF is designed as a monopalm concealment structure, blending with the surrounding residential and church property. It is located within a church parcel and does not negatively impact adjacent residential uses. The concealment design includes realistic fronds and bark texture, and the equipment area is screened with a CMU wall and landscaping.

2. Conformance with General Plan

The facility supports the City's General Plan goals by enhancing wireless infrastructure and connectivity. No changes to land use, density, or building footprint are proposed.

3. Traffic and Access

The site is unmanned and does not generate traffic. Access is limited to periodic maintenance visits, which do not interfere with surrounding traffic patterns or parking availability.

4. Noise and Lighting

The facility operates silently. Two service lights are installed for maintenance purposes and are shielded to minimize light spill. No additional lighting is proposed.

5. Public Health and Safety

The facility complies with FCC regulations for radio frequency emissions. An updated RF-EME study is included in the submittal to demonstrate compliance with safety standards.

6. Community Notification

All property owners within 750 feet of the site have been notified in accordance with city requirements. Documentation of the mailing list, notification letter, and mailing date is included.

7. Design and Screening

The concealment structure is painted and textured to match the existing building. RF-friendly panels are in good condition. Ground equipment is enclosed within a CMU wall and screened from public view.

8. Duration and Renewal

This application seeks to renew the CUP for continued operation of the existing facility. No modifications to the structure or equipment are proposed.

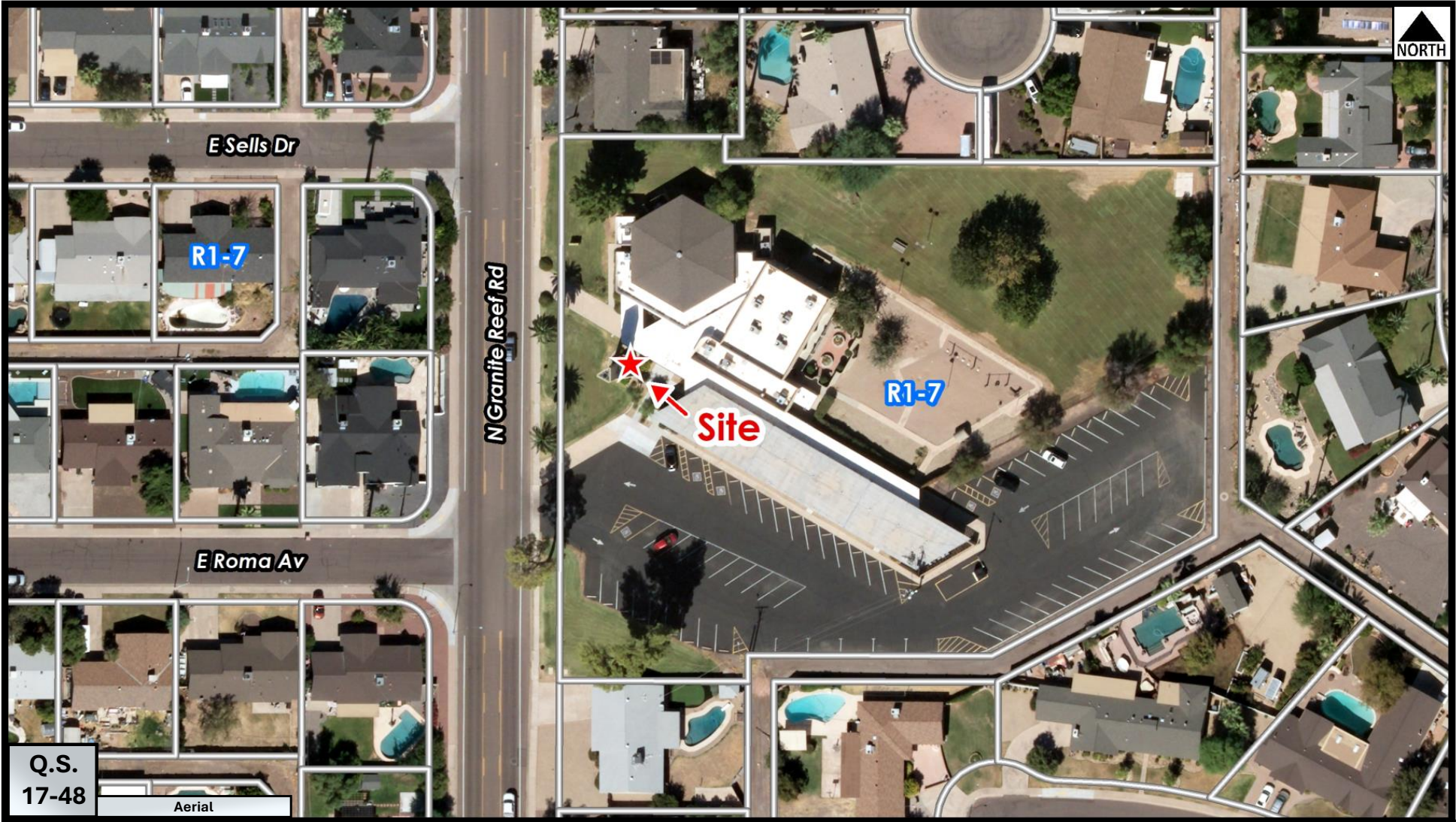
Sincerely,

Isabel Chavez

**Site Acquisition Specialist Network
Connex**

Email: ichavez@networkconnex.com

Phone: 951.496.2452



Zoning Aerial

4-UP-2016#3

Site Photos- Area of request



December 4, 2025

Community Notification Letter



Subject: Community Notification Regarding Conditional Use Permit (CUP) Renewal for Wireless Communication Facility (WCF) at 4425 N. Granite Reef Rd., Scottsdale AZ 85251

Dear Neighbor:

Network Connex, on behalf of the provider T-Mobile/Vertical Bridge, is committed to maintaining existing coverage and expanding network capacity to meet customer demand throughout the City of Scottsdale. An existing Wireless Communication Facility (WCF) is located at 4425 N. Granite Reef Rd., 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. We intend 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 951-496-2452 anytime with questions or concerns regarding this project, or email me at ichavez@networkconnex.com.

Alternatively, please contact the designated City Staff Contact for this project: Andrew Dobson at the City of Scottsdale 480-312-2515 or adobson@scottsdaleaz.gov.

Please reference Project No. 878-PA-2025 in all correspondence with the City.

Sincerely,

Isabel Chavez
Site Acquisition Specialist - Authorized Agent for Vertical Bridge
Network Connex
(951) 496-2452
ichavez@networkconnex.com



Property Ownerships
Land Use Maps
Radius Maps
Plot Plans

Service, Inc

3055 W. VALLEY BLVD., ALHAMBRA, CA 91803 OFFICE (626) 441-1080 FAX (626) 441-8850
E-MAIL: GCMAPPING@RADIUSMAPS.COM

Affidavit of Mailing

I hereby certify that on Thursday, December 4, 2025


GC Mapping mailed notifications regarding,

“Community Notification Letter”

Based on the provided list notice was sent out to a total of 236 recipients.

Project Address: 4425 N. Granite Reef Rd.

The letters were mailed at the US Post Office located at 10 W Bay State Street in the City of Alhambra.

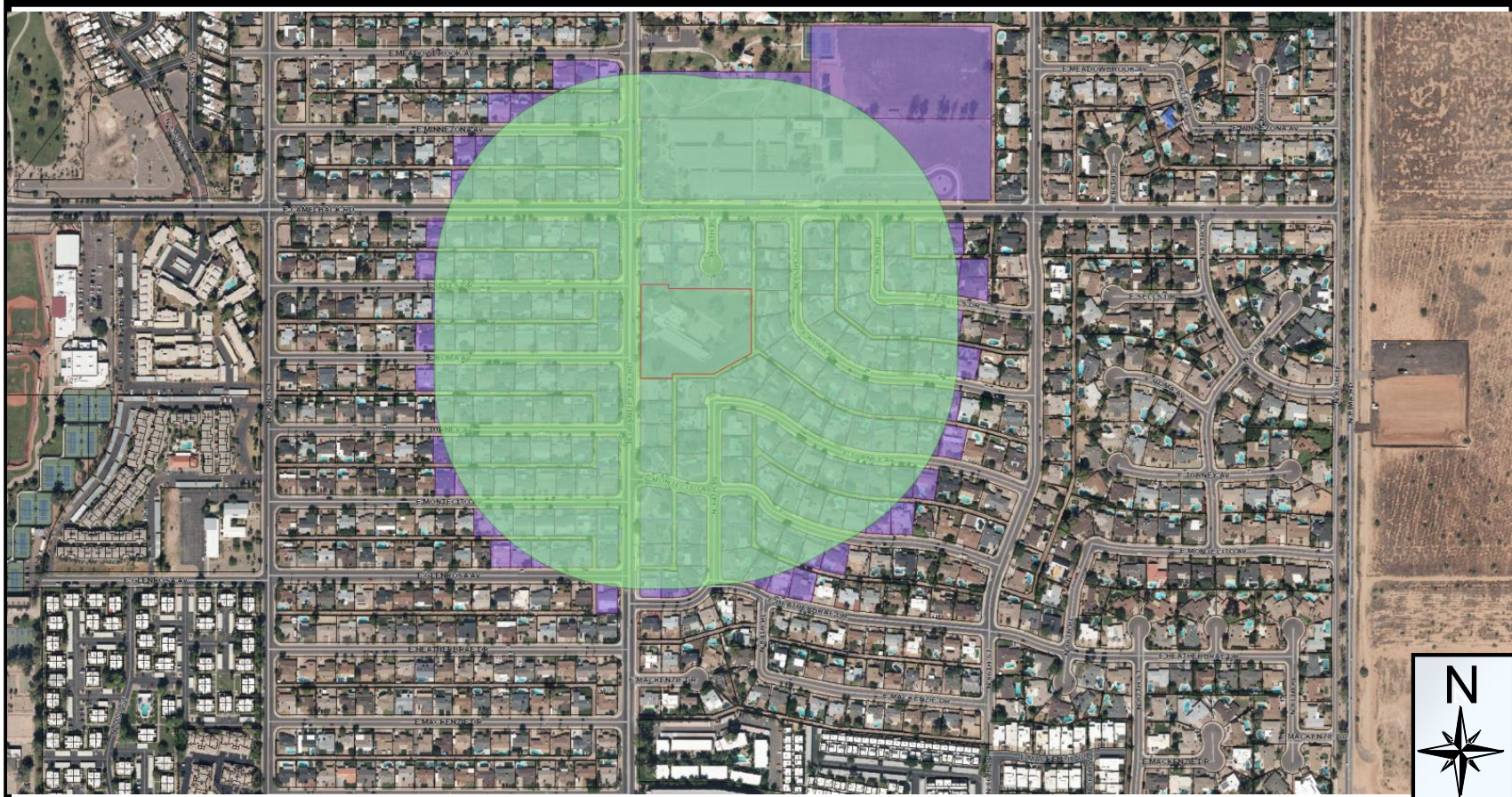


Jason Fleming
GC Mapping Service Inc

December 4, 2025
Date

City Notifications – Mailing List Selection Map

Vertical Bridge - US-AZ-7008 T-Mobile PH30920A Granite Reef Church



Additional Notifications:

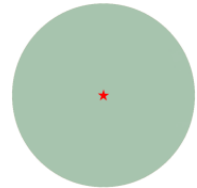
- Interested Parties List**
- Adjacent HOA's**
- P&Z E-Newsletter**
- Facebook**
- Nextdoor.com**
- City Website-Projects in the hearing process**

Pulled Labels
February 11, 2026

Map Legend:



Site Boundary



Properties within 750-foot

Postcards: 251

4-UP-2016#3

Dobson, Andrew

From: linda kascht <lmkascht@hotmail.com>
Sent: Sunday, December 14, 2025 8:01 AM
To: Dobson, Andrew
Cc: ichavez@networkconnex.com
Subject: 4425 N. Granite Reef Rd. CUP

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

I am in support of renewing this CUP

Linda Kascht
4725 N 84th Way
Scottsdale, AZ 85251