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Justification and Compatibility Statement

Verizon is proposing to construct a stealth 65' tall monopalm at 3520 E Brown Rd, at the Living Word Bible Church, Mesa, AZ, 85213 to improve network capacity in this area. There will be 12 -8' antennas, and 12 RRHs attached to this stealth structure, and a ground cabinet adjacent to the palm tree. The monopalm is proposed to be located on the East side of the church, and will be somewhat hidden behind the right dome. We selected this location so it would be less visible from Brown Rd. There is an existing monopalm for a different carrier located on the same parcel, directly West of the Verizon proposed monopalm. We initially looked for a site on an existing structure, an SRP power pole, or a Commercial parcel, however none of the candidates submitted would address the Verizon engineers' coverage objective.

The search area was nearly entirely residential, located near the intersection of North Val Vista and East Brown Roads. The objective is to offload traffic from 2 existing wireless sites which have capacity issues during high traffic periods, and to fill a gap in service for the very large residential area between Brown Road and University Road. This site is necessary to meet Verizon's service needs to City of Mesa residents.

We looked at the commercial parcels located on the southwest corner of N. Val Vista and E. Brown, however the parcels were too small to allow for this site, and traffic flow would have been impacted. We contacted Citrus Heights Farms on the Northwest corner of N Val Vista and E Brown, however staff felt that should the owner ever decide to sell the parcel, a wireless facility would prevent redevelopment of that parcel. We submitted an SRP substation candidate for a collocation opportunity, on the NW corner of Brown Rd and 32nd Street, however the Verizon engineer determined that the location was too far West of his coverage objective. We submitted another SRP candidate collocation opportunity in a greenbelt near N Val Vista and E Covina St, which initially we pursued with SRP, however SRP later determined that they could only allow antennas to be installed at a height of 30', which would not cover the area effectively, and would require an additional wireless facility to be required. We submitted a City of Mesa candidate well site at 3522 E University Dr., along the canal, but this candidate was a bit too far South for the engineer, and after a feasibility meeting with City staff, the City didn't support this location due to access concerns. We submitted a candidate at 342 N Val Vista Dr., Farnsworth Physical Therapy, however this candidate was also too far to the South for the engineer. The last candidate we submitted was located at 3305 E University Dr, A New Leaf, but again, the engineer determined this site was too far South to cover his objective.

This request will be in conformance with the intent of the City of Mesa Wireless Ordinance, Chapter 35, 11-35-5: Location, Design and Operation Requirements. There is a neighborhood to the north, zoned RS-35 (residential single dwelling), to the east is an orange grove, zoned RS-35, to the south are offices zoned OC (office commercial), and to the west is an open field, zoned AG (agricultural). The size of the parcel the proposed wireless site is to be located on is approximately 38 acres, comprised of a church and surrounded by parking lots.

For the stealth design, we are proposing a Monopalm. We will comply with the City policy of adding 2 additional 35' live palm trees, to be located between the existing monopalm and the proposed monopalm. There were no additional trees required by Zoning at the time the original monopalm went in, so we positioned the new trees to try and tie the landscaping together. The ground cabinet will be located adjacent to the monopalm, and shall be completely screened by a 9' tall CMU wall, which will be finished and painted to match the existing Church building. The monopalm has been designed with a minimum of 65 palm fronds of varying lengths, per the city requirement. There will be a 10' wide solid metal gate painted to be compatible with the buildings on site. Additionally, there will be a 4' wide landscape buffer, per city requirement surrounding the screen wall, using new plants to match the existing plants on the property. The height of the monopalm does not exceed the 70' height limit stated in the Ordinance. All wiring will be placed underground and run inside the monopalm to the antennas, so will not be visible.

This will be an unmanned facility, and once constructed, will require periodic maintenance checks a couple of times per year to ensure there is no graffiti, weeds or trash gathering at the site. There will be no lights on the monopalm. A permanent, weatherproof identification sign, 16" x 32" will be placed on the gate of the compound identifying Verizon, with contact information for 24 hour response.

Verizon will comply with the operation and maintenance standards of Mesa Zoning Ordinance 11-35-5.I. The proposed wireless facility will comply with all applicable state and federal standards and requirements. Verizon will comply with the provisions of City of Mesa Zoning Ordinance 11-35-7.