

PROJECT NARRATIVE

To: Planning & Zoning Department
City of Mesa

From: Michael J. Campbell

Date: October 12, 2018

Re: Narrative for Special Use Permit
Verizon Wireless Communications Facility @ 732 N 82nd St.

Verizon Wireless proposes to develop an 65' tall monopalm and equipment compound located at 732 N. 82nd St., at the Red Mountain Stable property.

PARCEL INFORMATION:

APN# 218-08-008B

Section 17 Township 1 North Range 7 East

Zoning District: RS-43

Surrounding Zoning: North: RS-9, South: RS-7, East: RM-4, West: RS-7

Adjacent land uses: N: developed; S: developed; W: developed; E: developed

PROJECT: The proposed Verizon wireless communications facility will consist of the following:

- Installation of a new 65" monopalm.
- Installation of the Verizon antenna array at the 55' level, with the top of antennas at 59'
- Installation of the Verizon equipment cabinets inside the Red Mountain Stables walled in property. The Red Mountain Stables existing property wall will screen the equipment from the public's view.
- All associated cables will be internal to the monopalm and then underground to the equipment cabinet.
- Installation of new electrical and telco service from the local service providers. The electric and telco service will run underground from the source to the equipment compound.
- The access route from Adobe Rd, as noted in the site plan.

In response to Staff comment letter of 10/4/18:

1.a. On behalf of my client I respectfully request a deviation to allow a 6'4" equipment setback, where a 30' setback is required.

1.b. On behalf of my client I respectfully request a deviation from the required masonry screen wall around the Verizon equipment cabinets, as the Verizon equipment area is set inside a private walled facility and is not visible to the public

1.c. On behalf of my client I respectfully request a deviation from the required 4' wide landscape buffer around the equipment compound, as the Verizon equipment area is set inside a private walled facility and not visible to the public; additionally a 4' landscape buffer would create a negative impact on the area around the equipment compound that is used for horse trailer parking for the stables daily operation.

2.a. MZO 11-35-5 A: Location, Design and Operation Requirements:

The Location Preference is a level 6 of the MZO Preference list, a Camouflaged, stealth facility, monopalm. There are no existing buildings, communication towers or utility facilities that are setback from residential zones by more than 300'. The existing SRP transmission towers are setback less than 50' to residential zones. The existing use of the residentially zoned parcel is a non-residential one, horse boarding/riding stables. There are co-location possibilities on wireless communication facilities; there is no industrial type zoning within the Search Ring; there are no buildings or other structures to mount the antennas upon. There are no steeples, sculptures or

clock towers onsite to modify as viable antenna facilities. The Design Preference is a level 6 in Design Preferences as a free-standing stealth tree, in this case a monopalm. The Location of Facilities is not on a ridgeline; the proposed facility is approx 970' west of an existing wireless communication facility that is located on an SRP transmission tower. Co-location on said SRP transmission tower is not viable due to the restricted available height for the SRP structure. SRP typically allows approx 43' rad center on this type of tower, that space is currently occupied and anything lower would not allow for Verizon's antennas to meet the coverage objectives to address a coverage gap in their network for this part of northeast Mesa. The proposed facility meets the 30% of setbacks(10' where 30' is required) and 75% of separation \requirement (970' where 1,000' is required).

2.b.MZO 11-35-5 B: Design Preference:

The Design Preference is a level 6 in Design Preferences as a free-standing stealth tree, in this case a monopalm. The monopalm design is proposed as the best alternative for the property as it allows for the Verizon facility to maximize the coverage improvements, while the design blends with the area that has tall vegetation and existing visual clutter. The proposed location did not have any buildings, communication towers or viable utility facilities to locate upon. The SRP tower at the western side of the subject parcel was denied by SRP due to the congestion surrounding the base of the transmission tower and deemed not serviceable by SRP for a wireless communication facility. There are no steeples, sculptures or clock towers onsite to modify as viable antenna facilities.

2.c.MZO 11-35-5 C2: The proposed monopalm site is located on a residentially zoned parcel that has a non-residential primary use in place. There is no existing verticality that would accommodate the Verizon facility, including the previously discussed SRP transmission towers, and there are no co-location opportunities on the subject parcel.

2.d MZO 11-35-5 C4 The proposed monopalm site is located on the subject parcel, that currently has a tall SRP transmission tower line running east to west and the parcel has a number of mid range height mature trees on sit, in addition there are a few natural palms located in the surrounding neighborhood that assist in blending the monopalm into the visual landscape. The proposed monopalm site will have two natural palms of 35' height planted in the vicinity to create the 'cluster effect' on the horizon.

2.e MZO 11-35-5 C5: MZO Yard requirements for District RS-43 are:

Front 30', front is considered Adobe St: proposed equipment is 10', monopalm is 78'4"
Side Street 30', side street is considered 80' St: proposed 178' setback to the west
Interior Side 10', south property line is considered Interior Side: proposed 253' setback to the south
Interior Side aggregate N/A
Rear 30', the east property line is considered rear: proposed 1,097' setback to the east
In summary the proposed Verizon facility meets or exceeds the required setbacks, with exception to the front yard, however, the setback to the front yard is at the 30% level that is acceptable.

2.f. MZO 11-35-5 D2:

On behalf of my client I respectfully request a deviation to allow the 6'6" equipment height to be screened by the existing 6' screen wall along Adobe St.

2.g MZO 11-35-5 E.1: The required setback from residential use for 'alternative antenna structures is the height of the structure plus 1'. The proposed Verizon facility is a 65' monopalm and the setback approx 253' to the nearest residential use lands to the south. The setback table is on the A-1 sheet of the site plans.

2.h MZO 11-35-5 E.2: The required setback from public right of way for 'alternative antenna structures is the height of the structure plus 1'. The proposed Verizon facility is a 65' monopalm

and is set back from Adobe St approx 78' and from 80th St approx 178'. The setback table is on the A-1 sheet of the site plan.

2.i MZO 11-35-5 E.4: The wireless facility and related equipment shall comply with the required building setbacks for the zoning district in which the facility is located. The proposed Verizon facility consists of equipment cabinet(s), an H-frame for the utility meter, disconnect, NEMA cabinet and J-box are not considered as buildings and are setback approx 10' from the north property line,

2.j MZO 11-35-5 F.6: The wireless facility shall be designed and located to minimize their visibility to the greatest extent feasible. The proposed Verizon facility designed as a monopalm generally fits the area as there are mature trees, a few natural palms nearby. The monopalm design is less impacting and more widely accepted in the community than a monopole design.

2.k MZO 11-35-5 H.1: The standard landscape buffer around the facility is 4'. I respectfully request a deviation from the required landscape buffer for this proposed facility as the location is within a private property that is not visible to the public.

2.l MZO 11-35-5 H.2: The addition of natural vegetation on the subject parcel will serve as a buffer to the surrounding properties. The site plan shows the addition of two 35' tall natural palms to be planted within the subject parcel near the monopalm to create a cluster effect of palms.

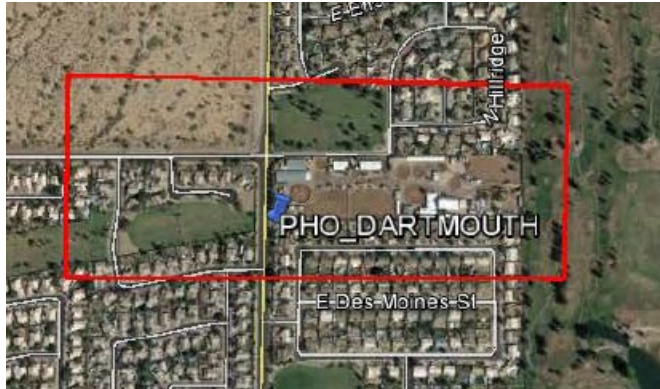
2.m MZO 11-35-6 E: The proposed wireless communication facility by Verizon Wireless will comply with all applicable State, Federal and Local standards and requirements. The proposed project is consistent with the general requirements of this Chapter and any specific requirements applicable to the proposed facility.

2.n MZO 11-35-6 E.8: The proposed wireless communication facility is located within a residential zone district and is necessary for the provision of personal wireless services to Mesa residents and businesses, or their owners, customers, guests or invitees, or other persons traveling in or about the City based on substantial evidence that siting the facility outside of the residential district is infeasible and with the proposed facility, Verizon will be unable to provide personal wireless services to its customers in the proposed coverage area, or unable to provide capacity necessary to meet call volumes. The RF coverage maps are included herein as justification for the proposed facility location.

2.o MZO 11-35-6 E.9: The proposed wireless communication facility location was approved by the Verizon RF Engineer as the best option to meet the RF coverage objectives, that being to address a coverage gap in the Verizon network serving this area of northeast mesa. It is not feasible to reduce the height, increase the height or add facilities in this area to maximize the coverage over the proposed location. The alternative design, monopalm, is widely accepted in the community as the design of choice over a straight monopole concept and there are no other designs that would be viable at this location or any where within the targeted search area.

3. The Search Area is shown below. The blue colored marker is the RF target location. The Search Area is largely residential with a few parks, north and west, vacant land northwest and a golf course on the eastern edge of the Search Area.

CAMPBELL A&Z, LLC



4. Landscape Plan: The proposed facility does not have a landscape plan as the facility is set behind a 6' permitted wall and is screened from the public view.
5. Photo simulations: attached
6. Citizens Participation Plan: signed copy attached
7. LOA from the owner:
8. Standard City of Mesa Conditions of approval for new monopalm wireless sites:
 - Items: a-f noted;
 - Item g: requiring a 9' screen wall: I respectfully request a deviation from this requirement as the facility equipment will be mostly screened from the public view with the existing 6' perimeter wall. The base station equipment stands at 6'6".
 - Item h-i: noted
 - Item j: landscape buffer: I respectfully request a deviation from this requirement as the facility equipment will be screened from the public view with the existing 6' perimeter wall.
 - Items k-o: noted

The proposed wireless communication facility is designed to provide improved network coverage for Verizon Wireless in the surrounding communities.

On behalf of Verizon wireless, I respectfully request submit this Special Use Permit package for review, comment and/or approval.

Please contact me at 602-616-8396, or via email at campbellaz1@earthlink.net if you have any questions and/or need additional information.

Sincerely,

Michael J Campbell, 10/12/18

Michael J. Campbell
Campbell A&Z, LLC