

EcoSite NSD Project / Site ID AZ-0056 - North Alma School Dr
T-Mobile PH60307A
733 N Longmore, Mesa, AZ 85201
APN: 135-62-126A

Description of the Site:

This application is for the installation of a new alternative or disguised 70' monoelm EcoSite tower, antennas, and associated ground equipment at Whittier Elementary School at 733 N Longmore. The tower and ground equipment will be within a 10' tall, 32' x 30' CMU wall with topper, designed to match the existing architecture. This request is for two special use permits; First for the allowance of a tower on a residentially zoned property and second for the tower height. The proposed tower will enhance wireless data and voice communication services for the surrounding area.

Zoning & Land Uses of the Subject Parcel:

Zoning District of Subject Parcel is RS-6

The primary function of the parcel is field and bike rack area for Whittier Elementary School. The new stealth tower will be situated N of the existing parking lot on the field and where the bike rack currently sits. The bike rack will be relocated.

Proposed Modification

The proposed array is comprised of (2) antennas per sector, (1) RRU per sector installed behind antennas and (1) COVP (surge protectors) installed behind antenna. Scope of work as follows:

- Proposed 40' x 42' lease area with 32' x 30' CMU compound 10' high with chain link cover and 5' landscape buffer.
- Install new 70' Monoelm tower.
- Install new 13' x 8' equip pad.
- Install 1 Large SSC cabinet.
- Install (1) new auxiliary cabinet.
- Install (1) new BEC cabinet.
- Install (1) new PPC.
- Install (6) new antennas.
- Install (7) new RRUs.
- Install (2) new COVPs.
- Install (1) new hybrid cable.
- Install (1) new antenna platform.

Final Tower Configuration: 6 antenna / 3 RRH / 1 COVP / 1 Hybrid cable

Justification and Compatibility Statement

This tower and site will be designed to meet or exceed current standards and regulations of the FCC, FAA, and all other agencies of the State of Federal government with the authority to regulate towers and antennas. It will also be designed to comply with all local jurisdictional requirements, and in a manner to meet as many location and design preferences as possible.

Location Preference 6. Camouflaged facility in a residential district.

Design Preference 6. Free standing stealth tree.

Location of Facility: The facility is in the middle of the school property to be as far from the existing residential properties nearby as possible. The facility will be located on the back of the school to avoid school traffic and is located next to existing trees. The facility is not sited on or above a ridgeline. The tower will not be located within 1,000' of an existing tower. Techniques have been used to camouflage, screen, and otherwise minimize the visual impact of the facility to the extent feasible. The tower antennas, and all related equipment comply with all setback and separation requirements for residential zoning; The nearest property line is approx. 190' from the tower which is in compliance with the requirement of one foot for every height of the tower, plus one foot from a residentially zoned property or public right-of-way. The proposed tower exceeds the height limitation for the zoning district in which it is located, therefore, a special use permit is required for height. The support equipment for the facility will be screened by a 10' CMU wall with a chain link topper; this exceeds the requirement for a 6' wall. The CMU wall will be designed to be compatible with the building designs on the property.

Design Standards: The stealth tower will not have antenna mounts that extend beyond the outside edge of the materials used to provide stealth design. The support structure will not exceed 4' in diameter. A non-glossy artificial bark cladding will be used for the tree. The facility has been designed and located to minimize the visibility to the greatest extent feasible and to blend in with the existing environment. The facility has been designed with adequate size to allow at least one additional wireless carrier. The tower will not be artificially lit. The design will be such as to accommodate additional future co-location fully maintained within tower stealthing.

Required Signs: A permanent, weatherproof identification sign of approx. 16" x 32" will be placed on the gate of the fence surrounding the facility. The sign will identify the operator, operators address, and specify a 24-hour number for reaching the operator or an agent authorized to provide 24/7 response to emergency situations.

Required Landscaping: The lease area has been designed with a 5' landscape buffer in each direction to effectively screen the views of the base of the tower and CMU wall. The existing tree growth and natural land forms on site will be preserved to the maximum extent possible. Additional "friends" (majestic ash trees, 10'-15' at time of plant) will be planted on the school property. The majestic ash was chosen by MUSD as they are safe for the children and provide additional shade and compliment the existing landscaping on school property. At maturation, the trees can grow upward of 40'-50' in height. There is existing irrigation at the proposed tree plant locations.

Access to the facility and adjacent equipment will be limited to authorized personnel only. The communication facility will have no impact to vehicular or pedestrian pattern or school activities; it does and will not utilize connection to any water system, refuse collection, or sewer system. The proposed equipment does and will not emit any odor, dust, gas, noise, vibration, smoke, heat or glare.

The Monoelm design was chosen over other stealth designs after reviewing options with the school. All parties felt that this design would blend in with the environment most efficiently with the greatest aesthetically pleasing effect and would be consistent with designs utilized in this area and jurisdiction. It was felt that the other stealth designs would not fit in with the surrounding foliage as well.

Approval of this project will service the needs of residents in the area by allowing stronger, faster, and more reliable service while simultaneously enhancing the emergency services in the area. This will also support the continued growth and development of Mesa.

The location, size, design and characteristics of the proposed project have been chosen and designed to conform to the purposes of the residential district where it is located and conform with the General Plan and with any other applicable City plan or policies. The proposed location and design were selected as the best options for blending in with the surrounding foliage and architecture in the area.

The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City. The tower will be an unmanned facility surrounded by a CMU wall with a topper to keep unauthorized personnel out. The site will not use a generator and does not generate noise. All applicable safety laws and policies for the jurisdiction and state have been and will be adhered too. The facility will have no impact to vehicular or pedestrian traffic, and does not or will not emit any dust, gas, odor, noise, vibration or glare.

Public Right of way will provide access to the site. Power and utilities exist at the location of the site.



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Submitted By:

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A map of Mesa, Arizona, displaying various neighborhoods and landmarks. A white rectangular box with a black border is overlaid on the map, containing the text "Proposed Cell Tower Location". An arrow points from this box to a specific location labeled "PH103010", which is represented by a yellow and black antenna icon. Other similar icons are scattered across the map, each with a unique alphanumeric code (e.g., PH10225F, PH10226G, PH10228H, PH103037, PH103039B). The map includes labels for major roads like I-19, SR-103, and SR-101, as well as local businesses and parks. Neighborhood names such as Scottsdale East, Tempe Marketplace, Garden Hills, and Mesa Grande are also visible.