



PH68202C – TowerCom QC Elevate
8946 E Germann Road, Mesa AZ 85212
APN: 304-62-953

Purpose of Request

T-Mobile is committed to improving coverage and expanding network capacity to meet customer demand throughout the City of Mesa. T-Mobile is proposing a new Stealth Wireless Communication Facility (WCF) to be located at 8946 E Germann Road.

The proposed WCF will provide residents, visitors and businesses with improved high quality reliable wireless service for both personal & business, in addition to enhancing emergency services in the area.

Justification & Compatibility Statement

Co-location is always a first priority for T-Mobile, but unfortunately there are no co-location options in the immediate area capable of accommodating T-Mobile's equipment. So T-Mobile is proposing a new 65' WCF with an associated equipment compound to be located in NE portion of the subject commercial property.

The proposed WCF will be in the form of a Stealth Broadleaf Tree. All equipment on the proposed Tree will be painted to match. In addition, antenna socks will be placed over each antenna to give the illusion that the antennas are covered with leaves which makes for very effective camouflage.

There are a number of advantages to opting for a Stealth Broadleaf Tree versus a MonoPalm. The most recent wireless technology requires that radio equipment be mounted closer to the antennas than in the past. So a Stealth Tree can better conceal the current equipment as opposed to a MonoPalm, and also tend to hold up better overtime from an aesthetics perspective. A Stealth Tree with the proper branch density/color can be far more aesthetically pleasing and durable over time than the best quality MonoPalm.

The proposed Tree height will be 65' in height consistent with the majority of WCF's throughout the City of Mesa. In addition, the proposed site will be located behind the existing principal building. The proposed ground equipment enclosure will also be located in the rear of the subject property, and will be enclosed by an 8' masonry wall to match the adjacent trash enclosure wall. The typical site information signage will be posted on the equipment compound entrance door.



11-35-5: - LOCATION, DESIGN, AND OPERATION REQUIREMENTS

The following requirements apply to all wireless communications facilities that are not exempt from regulation under this Chapter unless the decision-making authority approves a Special Use Permit pursuant to [Chapter 70](#), Conditional Use Permits.

A.

Location Preferences. The preferred locations for wireless communication facilities are in the following order:

1.

On existing non-residential structures such as buildings, communication towers, or utility facilities located more than 300 feet from a residential zone, without modification to the structures.

There are no existing non-residential structures such as buildings, communication towers, or utility facilities in the area where the GAP in service exists to accommodate T-Mobile's equipment. The proposed WCF will be 300'+ away from the nearest residential.

2.

On existing signal, power, light or similar kinds of permanent poles located more than 300 feet from a residential zone.

There are no signal, power, light or similar poles in the area where the GAP in service exists to accommodate T-Mobile's equipment. The proposed WCF will be 300'+ away from the nearest residential.

3.

Co-located with existing wireless telecommunication facilities that conform to the requirements of this Ordinance.

There are no existing wireless telecommunication facilities in the area where the GAP in service exists capable of accommodating T-Mobile's equipment. The proposed WCF will be 300'+ away from the nearest residential.

4.

Limited, General and Heavy Industrial Districts sites more than 300-feet from a residential zone.

The proposed WCF will be located in an LI Zone 300'+ away from the nearest residential.



5.

Camouflaged, stealth, or building-mounted facilities in Limited and General Commercial Districts or in Planned Employment Park Districts.

The proposed WCF will be a camouflaged stealth tree located in an LI Zone 300'+ away from the nearest residential.

6.

Camouflaged, stealth or building-mounted facilities on non-residential structures, including monopoles, in any Agricultural or Residential District.

The proposed WCF will be a camouflaged stealth structure located in an LI Zone 300'+ away from the nearest residential.

B.

Design Preferences. The preferred design approaches for new wireless communication facilities are in the following order:

1.

Building or structure mounted antennas designed and sited to be completely concealed from view or not readily visible because of integration into design of non-residential buildings or structures erected and approved for use other than as wireless telecommunications support. Examples of antennas completely integrated into the structure include existing parapet replacements, bell towers, steeples, clock towers and cupolas.

There are no suitable buildings or structures in this area where the GAP in service exists capable of accommodating T-Mobile's equipment.

2.

Building or structure mounted antennas set back from roof edge, concealed and not visible from the public right-of-way or from surrounding residential properties or minor faux-structural alterations. Examples include faux penthouses and parapet additions.

There are no buildings or structures in this area where the GAP in service exists capable of accommodating T-Mobile's equipment. The proposed WCF will be a camouflaged stealth structure located in an LI Zone 300'+ away from the nearest residential.

3.

Building or structure mounted antennas below roof-line (façade mount, pole mount) visible from public right-of-way but artistically integrated into the existing structure and painted to match existing structure.

There are no buildings or structures in this area where the GAP in service exists capable of accommodating T-Mobile's equipment. Therefore, the most appropriate alternative is a WCF that is a camouflaged stealth structure.

4.

Freestanding camouflaged structures visible from public right-of-way and from surrounding residential properties. Examples include steeples, sculptures and clock towers.

The proposed WCF will be a camouflaged stealth structure far removed from the nearest ROW and nearest residential.

5.

Building or structure mounted antennas above the roof-line visible from public right-of-way or from surrounding residential properties behind frequency-transparent panels.

There are no building or structures in this area where the GAP in service exists capable of accommodating T-Mobile's equipment.

6.

Freestanding stealth tree, such as monopalms.

The proposed WCF will be in the form of Stealth Broadleaf Tree, which offers far superior camouflaging than a MonoPalm. All equipment on the proposed Tree will be painted to match. In addition, antennas socks will be placed over each antenna to give the illusion that the antennas are covered with leaf's which makes for very effective camouflaged structure.

7.

Freestanding monopoles or other antenna towers.

The proposed WCF will be in the form of Stealth Broadleaf Tree, which offers far superior camouflaging ability than a MonoPalm. All equipment on the proposed Tree will be painted to match. In addition, antennas socks will be placed over each antenna to give the illusion that the antennas are covered with leaf's which makes for very effective camouflaged structure.

C.

Location of Facilities. Wireless telecommunication facilities shall be located where the existing topography, vegetation, buildings or other structures provide the greatest amount of screening and in compliance with the following requirements.

1.

No new facility shall be sited on or above a ridgeline.

The proposed WCF will not be located above a ridgeline.

2.

Within Residential and Mixed Use Districts, no new freestanding antenna structure, including towers, lattice towers, and monopoles, shall be located within 1,000 feet of another freestanding facility unless mounting on a building or co-location on an existing pole or tower is not feasible and techniques have been used to camouflage, screen, or otherwise minimize the visual impact of the facility to the extent feasible.

The proposed WCF will be a stealth structure in the form of a Broadleaf Tree which offers the most effective camouflaging options available today, and located in an LI Zone 300'+ away from the nearest residential.

3.

Within Commercial and Employment Districts, new freestanding antenna structures, including towers, lattice towers, and monopoles, may be located within 1,000 feet of another freestanding facility, provided a stealth or camouflaged design is used.

The proposed WCF will be a stealth structure in the form of a Broadleaf Tree which offers the most effective camouflaging options available today, and located in an LI Zone 300'+ away from the nearest residential.

4.

Ground-mounted wireless telecommunication facilities shall be located in close proximity to existing above-ground utilities, such as permanent electrical towers, light poles, trees of comparable heights, and in areas where they will not detract from the appearance of the City.

The proposed WCF will be a stealth structure located in the rear of a commercial property far removed from the ROW and nearest residential.

5.

Facilities may only be located on a property zoned for a residential or agriculture use if the antennas, antenna structures, and all related equipment can be sited to comply with the setback and separation requirements of this Chapter. Exceptions of up to 30% of the setback and up to 75% of the separation requirements may be considered as part of a Special Use Permit request when the application includes stealth or camouflaged facilities.

The proposed WCF will be a stealth structure to be located in the rear of a commercial property in an LI Zone far removed from the ROW and nearest residential.

D.

Height of Facilities. The height limitations for each zoning district applicable to buildings and structures shall apply to all towers and antennas that are not exempt from regulation except as provided in this Chapter. The height of building-mounted antennas shall include the height of that portion of the building on which the antenna is mounted. In determining the height of portable "crank-up" or similar towers whose height is adjustable, the height of the tower shall be the maximum height to which it is capable of being raised.

The proposed WCF will be a 65' stealth structure, which is a standard height WCF throughout the City of Mesa. The proposed height is necessary to address the GAP in service.

1.

Roof-mounted or facade-mounted antennas proposed on an existing building, or on a tower, pole or other structure shall not extend or project more than 15 feet above the existing height of the building or structure.

There are no building or structures in this area where the GAP in service exists capable of accommodating T-Mobile's equipment, which is why T-Mobile is proposing a 65' stealth structure (standard height WCF throughout the City of Mesa)

2.

Antenna support equipment for stand-alone facilities (not attached to a building) shall be screened by a minimum 6-foot high masonry wall unless placed within a fully enclosed building. When placed in a building, the building design shall be no taller than one (1) story or 15 feet in height with elevations designed and constructed in a manner compatible with building designs typically found in the area.

The antenna support equipment will be located in the rear of a commercial building completely screened from view by an 8' masonry wall.

3.

Antenna support equipment that is roof mounted shall meet the screening requirements specified in Section 11-30-9 of this Ordinance.

The antenna support equipment will be located at ground level in the rear of a commercial building completely screened from view by an 8' masonry wall.

E.

Required Separation and Setbacks. Antenna structures and antennas that are not exempt from regulation under this Chapter shall be setback from property lines and separated from other antenna structures in compliance with the following requirements.

1.

Antenna structures other than alternative antenna structures must be set back from any property in residential use a distance equal to the twice the height of the structure. Alternative antenna structures shall be setback from residential uses a distance equal to the height of the structure plus one (1)-foot.

The proposed WCF and antenna support equipment is compliant with the setbacks for an LI Zone and 300'+ from the nearest residential.

2.

Antenna structures, including alternative antenna structures, must be set back from public right-of-way a distance equal to the height of the structure plus one foot.

The proposed WCF and antenna support equipment is setback 400'+ from the public right-of-way far exceeding the required setbacks.

3.

In Non-Residential Districts, all free-standing antenna structures, except for alternative tower structures, must be at least 1,000 foot feet from another free-standing antenna structure, unless appropriate camouflage or stealth techniques have been used to minimize the visual impact of the facility to the extent feasible and mounting on a building or co-location on an existing facility is not feasible.

The proposed WCF will be in the form of Stealth Broadleaf Tree. All equipment on the proposed Tree will be painted to match. In addition, antennas socks will be placed over each antenna to give the illusion that the antennas are covered with leaf's which makes for very effective camouflaged structure.

4.

All wireless communications facilities and related equipment shall comply with the required building setbacks for the zoning district in which the facility is located. However, in no instance shall the facility (including antennae and equipment) be located closer than 5 feet to any property line. Exception: Antenna support equipment that is not placed within enclosed buildings provided the surrounding security wall complies with the maximum fence height requirements as found in Section 11-30-4, Fences and Freestanding Walls.

No building is being proposed as part of this WCF project. The antenna support equipment will not be placed within an enclosed building, but will be screened from view and compliant with this section of the ordinance.

F.

Design Standards. Antennas, antenna support structures, and related equipment shall be located, designed and screened to blend with the existing natural or built surroundings and existing supporting structures.

1.

Facilities that are not camouflage or stealth shall close mount all panel antennas.

The proposed WCF will be in the form of Stealth Broadleaf Tree. All equipment on the proposed Tree will be painted to match. In addition, antennas socks will be placed over each antenna to give the illusion that the antennas are covered with leaf's which makes for very effective camouflaged structure.

2.

Stealth or camouflaged facilities shall not have antenna mounts that extend beyond the outside edge of the materials used to provide the stealth or camouflage design.

The proposed WCF will be in the form of Stealth Broadleaf Tree. All equipment on the proposed Tree will be painted to match. In addition, antennas socks will be placed over each antenna to give the illusion that the antennas are covered with leaf's which makes for very effective camouflaged structure.

3.

When freestanding, non-stealth tower elements are used, antennas and support structures, where utilized, shall be monopole type.

The proposed WCF will be in the form of Stealth Broadleaf Tree. All equipment on the proposed Tree will be painted to match. In addition, antennas socks will be placed over each antenna to give the illusion that the antennas are covered with leaf's which makes for very effective camouflaged structure.

4.

Monopole support structures shall not exceed 4 feet in diameter unless technical evidence is provided showing that a larger diameter is necessary to attain the proposed tower height and that the proposed tower height is necessary.

The proposed WCF will be in the form of Stealth Broadleaf Tree and will not exceed 4' in diameter.

5.

Wireless telecommunications facility support structures and antennas shall be a non-glossy color and/or exterior finish so as to minimize visual impacts from surrounding properties. Example: galvanized steel for freestanding, non-stealth facilities; fiberglass artificial bark cladding for stealth tree-like facilities.

The proposed WCF shall be a non-glossy color and/or exterior finish so as to minimize visual impacts, but will be in the form of Stealth Broadleaf Tree. All equipment on the proposed Tree will be painted to match. In addition, antennas socks will be placed over each antenna to give the illusion that the antennas are covered with leaf's which makes for very effective camouflaged structure.

6.

All facilities shall be designed and located to minimize their visibility to the greatest extent feasible. All wireless telecommunications facilities proposed for locations where they would be readily visible from the public right-of-way or from the habitable living areas of residential units within 100 feet shall incorporate appropriate techniques to disguise the facility and/or blend into the surrounding environment, to the extent feasible. Facilities shall be compatible in scale and integrated architecturally with the design of surrounding buildings or the natural setting.

The proposed WCF will be in the form of Stealth Broadleaf Tree and will utilize the very best available camouflaging techniques to-date. The proposed WCF will be 300'+ from the nearest residential.

7.

No telecommunications antenna or ancillary support equipment shall be located within a front or corner side setback except for facilities that are completely placed within sub-grade vaults no higher than the maximum height of a fence within a street or front setback, pursuant to Section 11-30-4, Fences and Freestanding Walls.

The proposed WCF and antenna support equipment will be located in the rear of the subject property compliant with this section of the ordinance.

8.

Support structures and site areas for wireless telecommunications antenna shall be designed and of adequate size to allow at least one additional wireless service provider to co-locate on the structure. Stealth facilities are exempted from this requirement.

The proposed WCF will be in the form of Stealth Broadleaf Tree, and capable of accommodating additional service providers without compromising the camouflaging ability of the structure.

9.

Towers shall not be artificially lighted unless required by the FAA or other applicable government authority. All objects affecting navigable airspace must comply with Federal Aviation Regulation [Section 77](#) and must be in conformance with the current restrictions for land within one mile of a runway.

The proposed WCF will not require any type of lighting and will have FAA clearance before any construction commences.

10.

All proposed fencing shall be constructed of masonry, and provide decorative texture, color and design in a manner compatible with the adjacent buildings and properties within the surrounding area and shall be designed to limit graffiti.

The proposed antenna support equipment will be enclosed by a masonry to match the adjacent wall, and will be located in the rear of a commercial property. The subject property will be secure and should be well guarded from any type of graffiti or vandalism.

11.

Within the Desert Uplands area, as defined on page 33 in Section 9-6-5(A) of the Mesa City Code, Desert Uplands design standards shall apply, including compatibility of stealth and camouflage facilities with the list of approved landscape plant materials.

The proposed WCF will comply with the existing landscape plan in place for this property as outlined in the associated site plan.

G.

Required Signs. A permanent, weather-proof identification sign, approximately 16 inches by 32 inches in size, must be placed on the gate of the fence surrounding the facility or, if there is no fence, on the facility itself. The sign must identify the facility operator(s), provide the operator's address, and specify a 24-hour telephone number for reaching the operator or an agent authorized to provide 24/7 response to emergency situations.

A weather-proof identification sign will be placed at the entrance to the facility as detailed in the attached site plan/elevation.

H.

Required Landscaping. Sites with antennas, antenna support structures, and related equipment shall be landscaped with a buffer of plant materials that effectively screens views of the base of support structures and equipment facilities from adjacent residential property or from any public right-of-way, path or trail.

The proposed WCF will located in the rear of this commercial property and will not compromise the overall approved landscape plan for the subject property, and will blend/comply with the existing landscape plan in place as outlined in the associated site plan.

1.

The standard buffer shall consist of a continuous landscaped strip with a minimum radius of 4 feet around the perimeter of the installation.

The proposed WCF will be located in the rear of this commercial property and will not compromise the overall approved landscape plan for the subject property, and will blend/comply with the existing landscape plan that's in place as outlined in the associated site plan.

2.

Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. In some cases, towers sited on large lots, natural vegetation around the property perimeter may serve as a sufficient buffer.

The proposed WCF location in the rear of this commercial property shall integrate very well with the overall existing landscaping/landscape plan.

3.

Street trees and other landscaping may be required for telecommunications facilities proposed on lots lacking street frontage landscaping.

The proposed Stealth Broadleaf Tree will be located in the rear of this commercial property and shall integrate very well with the overall existing landscape plan.

4.

As determined by the context of the site and design preference proposed, additional landscaping, such as secondary plantings of trees similar in appearance to the stealth design of the telecommunications facility, may be conditioned as part of the approval to mitigate the visual impact of the facility.

The proposed Stealth Broadleaf Tree will be located in the rear of this commercial property and will not have a negative impact on the overall existing landscape plan for this property.

I.

Operation and Maintenance Standards. All wireless communications facilities shall at all times comply with the following operation and maintenance standards.

1.

Wireless telecommunications facilities and related equipment, including lighting, fences, shields, cabinets, and poles, shall be maintained in good repair, free from trash, debris, litter, graffiti and other forms of vandalism, and any damage from any cause shall be repaired as soon as reasonably possible so as to minimize occurrences of dangerous conditions or visual blight. Graffiti shall be removed from any facility or equipment as soon as practicable, and in no instance more than 48 hours from the time of notification by the City.

The proposed WCF will comply with all standards outlined in the previous paragraph. There is an active business on the property which will ensure that any issues will be promptly reported to the facility owner.

2.

The owner or operator of a facility shall be responsible for maintaining landscaping in accordance with the approved landscape plan and for replacing any damaged or dead trees, foliage, or other landscaping elements shown on the approved plan. Amendments or modifications to the landscape plan shall be submitted to the Zoning Administrator for approval.

The proposed WCF in the form of a Stealth Broadleaf Tree is far more capable of withstanding the harsh UV and other weather elements that typically cause issues with other types of stealth sites here in the desert. There is an active business on the property which will ensure that any issues with landscaping or the tree aesthetics will be promptly reported to the facility owner. We believe the proposed WCF location and type of Stealth Tree will integrate very well with the overall landscape aesthetics of the property as detailed in the attached site plan/elevation.

3.

Each facility shall be operated in a manner that will minimize noise impacts to surrounding residents and persons using nearby parks, trails, and similar recreation areas.

The proposed facility will not emit any noise.



a.

Except for emergency repairs, testing and maintenance activities that will be audible beyond the property line shall only occur between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Friday, excluding holidays.

The proposed facility will not emit any noise.

b.

All air conditioning units and any other equipment that may emit noise that would be audible from beyond the property line shall be enclosed or equipped with noise attenuation devices to the extent necessary to ensure compliance with applicable noise limitations in [Title 6](#), Chapter 12 of the Mesa City Code.

The proposed facility will not emit any noise. The associated ground equipment will have cooling fans which will not be audible beyond the walls of the proposed facility.

c.

Backup generators shall only be operated during periods of power outages or for testing. Any testing of the backup generators should occur during daylight hours.

The proposed equipment will have backup batteries, so an emergency backup generator would only be deployed in very rare circumstances. The facility is located in the rear of a commercial property far removed from the street and nearest residential.

d.

For the protection of emergency response personnel, each telecommunications facility shall have an on-site emergency "kill switch" to de-energize all RF-related circuitry and components at the site. For collocation facilities, a single "kill switch" shall be installed that will de-energize all carriers at the facility in the event of an emergency.

Safety for technicians and the general public is of the highest priority from a T-Mobile perspective, in fact technicians are actively involved in the design/layout of these sites to ensure the highest safety standards, a "kill switch" will be in place.

11-70-5: - SPECIAL USE PERMIT

E.

Required Findings. A SUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria. If it is determined that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established in the record.

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;

The proposed WCF is necessary to address a GAP in service in this area, and will improve access to high speed data which is absolutely an essential utility nowadays from a business, residential and emergency services perspective. There are no negatives to what's been proposed from a Community and City Plan/Policy perspective.

2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;

The proposed WCF is necessary to address a GAP in service, and will be a 65' stealth structure which is a standard height WCF throughout the City of Mesa. The proposed WCF will be located in an LI Zone 300'+ away from the nearest residential.

3. 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; and

The proposed WCF will not have any negative impact in the area or negative impact to surrounding properties. In fact access to high speed data has become one of the essential utilities, so the proposed site will have a positive impact in this area.

4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

There are adequate public services, public facilities and public infrastructure available to serve the proposed WCF.



The proposed site maybe visited once a month for routine maintenance, or the event of a breakdown, so the proposed use will not impact traffic in the area. The proposed site will comply with all local, state and federal laws & regulations.

Please let me know if you need any additional information.

Sincerely,

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

Declan Murphy
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