

Zoning Narrative – “Hunt Hwy”



June 13, 2023
City of Chandler
Development Services
Planning Division
215 E. Buffalo St., Chandler Arizona 85225

To Whom It May Concern:

Atlas Tower 1, LLC is submitting a Use Permit Application to The City of Chandler Planning Division Department for review of a new proposed wireless telecommunications facility build on the property of 6240 Sunbird Blvd Chandler, AZ 85249 Maricopa County Parcel #: 303-57-984. This letter shall serve as a narrative to City of Chandler Zoning Code for the proposed 65' Monopine telecommunications facility and how this project will provide the needed mobile network coverage while reducing the need for additional cellular facilities in the future. This project is being proposed and this justification is being provided in an effort to alleviate current mobile network voice, data, and first responder issues in an area that is severely lacking reliable network coverage and capacity.

SITE DETAILS

Land Owner:

SB GOLF CLUB INC
6841 S YOSEMITE ST STE 110
CENTENNIAL CO 80112-1410

Site Address:

6240 Sunbird Blvd
Chandler, AZ 85249
Maricopa County Parcel #: 303-57-984

Applicant:

Atlas Tower 1, LLC
3002 Bluff St., Suite 300
Boulder, CO 80301

Coordinates:

33.212985 -111.811035

Zoning:

PAD

Lease Area:

30'x 50', 1,500 Sq. ft.

PROPOSAL SUMMARY

The purpose of this request is to build a 65' Monopine tower telecommunications tower within a 1,500 sq. ft. wireless facility. This facility will provide critical wireless coverage to the surrounding area. The proposed site is in the Planned Community zone with proximity to commercial and some residential zoned areas where coverage is lacking, and the capacity of the existing infrastructure is reaching its limit. As the area develops further, and the existing users demand more data for their existing devices, existing infrastructure will reach capacity limits and be unable to meet coverage needs. This tower and facility will be used for structural support of up to four wireless providers. Each provider will install antennas and on-the-ground base-station equipment.

WIRELESS TELECOMMUNICATION FACILITY CHARACTERISTICS

Visual Effect

We strive to design our facilities and locate parcels that create the least amount of community disturbance. The surrounding area is largely golf course with zones with medium density residential zones nearby. The proposed site is on a portion of the golf course property immediately adjacent to the maintenance buildings and compound, amongst existing vegetation, chosen to maximize visual aesthetic and distance from residential homes.

Frequency Of Maintenance Work On The Proposed Facility

On average, after initial installation, a carrier or its contactors would likely visit the facility about one to four times a year for maintenance, though this number could vary depending on the specific circumstances of the facility.

The Average Number Of Vehicles Visiting The Facility

The average maintenance visit by a carrier or its contractors would likely involve one pickup truck. With an average of one to four visits a year and one truck a visit, there would likely be about one pickup truck visiting the site a month, per carrier, if at full capacity.

The Average Duration Work Visits On The Facility

For typical maintenance visits, a carrier or its contactors would only be at the site a few hours, but this number could increase depending on the work that needed to be completed at the site.

Expected Noise Levels

Telecommunications facilities are essentially silent. This would be true whether there were one or four carriers. A generator could be operated on site in the rare instance that power went out. The generator would create noise, but it would not be noticeable or audible in the location the telecommunications facility is proposed to be.

Building Codes; Safety Standards

Atlas Tower will ensure the structural integrity of towers, ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, City of Chandler concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards, unless a longer time is reasonably necessary. Failure to bring such tower into compliance within said thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense.

FAA/FCC Compliance

The proposed facility shall conform to the requirements of this title, this code, and other laws, including pertinent federal regulations of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA).

Collocation

This project is being proposed for Verizon Wireless as the initial mobile network provider to install on this tower, the tower itself will have the structural capacity to host additional mobile carriers in the future, thus reducing the need for additional future towers.

This narrative represents required and supplementary information to document the technological, economic, and social necessity and benefits of a new 65' monopine telecommunications tower in Chandler. The information provided highlights the advantages associated with a telecommunications facility at our proposed site. See attached documents to showing our survey and tower drawings.

Atlas Tower 1, LLC respectfully requests the acceptance of our application for a Use Application review for the proposed communications tower facility.

Best Regards,

Cornelius Whitehead
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Boulder, CO 80301
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