



CUP19-13

Market/Project Name: US-AZ-5046 / PH30678B-VB-AZ: West Glendale Baptist Church

T-Mobile- Vertical Bridge / CBS

Date: 2/14/20

CONDITIONAL USE PERMIT ZONING NARRATIVE (CUP19-13)

ADDRESS: 6635 W Maryland Ave., Glendale AZ 85301

Accessors Parcel Number: 144-16-007L

City of Glendale, Planning Division

5850 West Glendale Ave., Suite 212, Glendale AZ 85301

Attn: Thomas Ritz, AICP, Senior Planning Project Manager; Planning Division

RE: CUP19-13; Vertical Bridge / T-Mobile Zoning Submittal for Conditional Use Permit approval on a new site build on a Church which is considered a Public/quasi-public spaces—Disguised WCF (faux) 70' (75' top of branches) Collocatable) MonoELM Tree (attached) and a compound just to the North end of the existing church and textured and painted to match located at: 6635 W Maryland Ave., Glendale AZ 85301.

Dear Thomas Ritz, AICP

Vertical Bridge/ T-Mobile is submitting for approval, an application for a Conditional Use Permit to the City of Glendale to build a Disguised WCF (faux) MonoELM Tree as a Disguised WCF Communications Tower and compound, located at the above referenced location. A portion of this request falls under Article 7 under Section 3.904 Uses Subject to Conditional Use Permit; Paragraph Church-Residential Zoned Property exception as for a Disguised WCF Design for the proposed (faux) MonoELM Tree end of North side of existing church & 7.600 & 7.506 of the Wireless Communications Facilities Ordinance which mandates the City Regulations and requirements.

The proposed (faux) ELM Tree will be 70' (75' top of branches) Collocatable) in height from natural grade to the highest point of the pole or support structure as for all Disguised WCF. Vertical Bridge will require the approval to a CUP including the setback may be reduced to fifty (50) feet from a property that is zoned for residential purposes subject to obtaining a conditional use permit pursuant to Section 3.904 of the Zoning Ordinance, as the Residential Property line to the East is 114' to the proposed pole.

The City shall approve, this proposal as it is an eligible facility request on an R-4 zoned Church parcel for a new site location of an Disguised Design wireless tower and base station (compound) that does not substantially change the physical aesthetics of the surrounding area, and has known health hazards. Vertical Bridge /T-Mobile requires better coverage in the immediate area and is requesting a Conditional Use Permit to build a new Disguised WCF designed to church at its North end, and compound by Vertical Bridge on behalf of T-Mobile is complying with the Cities Ordinance and their requirements:

1. **Notification Technique:** Panning has a required a *notification letter to the 300' radius area, notification letter is required of the church parcel (attached) and have included the Planning*

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Approved Notification Letter by Jeremy Underwood (Planner) & Thomas Ritz (Planner), including the Site Plan and Photo Simulation.

2. Notification:

- a. The date the Citizen Participation Plan was submitted and approved to the project planner, Jeremy Underwood on 10/10/19, and again to the new Planner Thomas Ritz as of 1/23/20
- b. Sent required Neighborhood (36) "Interested Parties" Letter on 10/10/19, Noticed by Gary Cassel affidavit of mailing sent on 10/16/19 to city planner, Jeremy Underwood, and to the Neighborhood which was (60) parcel ownerships on 1/23/20. Gary Cassel affidavit of mailing sent on 1/23/20 to Thomas Ritz city planner.
- c. Here is a schedule with dates for completion of their Citizen Participation Plan:
 1. The date the Citizen Participation Plan Draft will be submitted to the project planner, 10/10/19
 2. The estimated plan implementation date, 10/18/19
 3. Sent required (60) Neighborhood Residential Ownership Letter (300 buffer) on 1/23/20, Noticed by Gary Cassel affidavit of mailing sent on 1/23/20 to City Planner, Thomas Ritz, AICP Senior Planner, City of Glendale
 4. The amount of time allowed for citizen input after implementation, 15 days (2/14/20)
 5. A submittal date for the Citizen Participation Final Report, 2/19/20
3. Attached as part of the Participation Plan is an Include the notification area map that was provided to you by Planning. There will be both Commercial and residential owners sent the Notification Letter within 300' radius of the church.
4. There are no List any Homeowners Associations and Registered Neighborhoods and their representatives, who will be included in the Plan.
 - a. List individuals on the "Interested Parties" list currently maintained and provided by Planning:
 1. City of Glendale Mayor's Office
 2. Glendale City Council Office
 3. Jeremy Underwood, Planner
 4. Diana Figueroa, Management Asst.
 5. Thomas Ritz, Planner
5. NO need to identify dates and locations of all meetings where citizens were invited to discuss the proposal.
6. List of the names and addresses of individuals/companies on the Additional Notification list which in the amount of (60). See attached Label List.
7. There were one (1) phone call from a Diana to Gary Cassel, who just had questions about the site where I called her back and informed her of the site and its location and look. Thomas Ritz (planner) received (1) one phone call from a neighbor who received the letter and asked what it was about, and he explained that it was for a cell tower at the church, and what the next steps in the process would be. He said he would wait for the City notice postcard and come to the hearing. He did not seem to be opposed. Also, the previous city planner had NO phone calls, or

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any concerns expressed by any of the participants including dialog I had with the City Planner Jeremy Underwood who stated he had not received any phone calls from the CP participants.

8. There was a reason to State to both neighbors phone calls to answer each concern, issue, and problem has been addressed and how applicant intended to continue to address them, by making sure the site would look the way it is depicted in the CUP Application. There were NO phone calls, or any concerns expressed by any of the participants including dialog I had with the city planner Jeremy Underwood who stated he had not received any phone calls from the CP participants.

9. There was no reason to State concerns, issues, and problems the applicant is unable/unwilling to address and why, as both phone calls questions were answered completely. There were NO phone calls, or any concerns expressed by any of the participants including dialog I had with the city planner Jeremy Underwood who stated he had not received any phone calls from the CP participants.

10. There was no reason to Specifically identify how the proposal has been revised to address public concerns as there were no public concerns communicated.

11. Attached to the CP Final Report copies of letters, affidavits, with NO other info required or needed by the city planner; meeting invitations, newsletters, publications, sign-in sheets, and there were NO petitions received in support or against the proposed project, and any other materials pertaining to the notification process.

12. Attached is a complete mailing list used which includes all individuals located in the notice area, homeowners' associations, registered neighborhood groups/ associations, individuals on the district's "Interested Parties" list and individuals on the Additional Notification list. The report should specify that the mailing list is attached as an appendix

13. The Applicant has shown this requirement in the Narrative to Council: The City has adopted the 2018 codes. Applicable codes: 2018 IBC, IRC, IMC, IECC, IFGC, IPC, 2017 NEC, 2018 IFC, 2010 ADA Standards for Accessible Design and City of Glendale Amendments.

14. *Identify to the best of your ability who will be directly and indirectly affected by your proposal.* All of the T-Mobile existing sites in the area are now in overuse and causing this proposed

church location to be vital to fill the actual hole in the T-Mobile radio frequency where T-Mobile is missing radio frequency which effects all persons who are trying to make phone call, or using their T-Mobile instruments in any way including E911. T-Mobile has a major problem with their coverage in this immediate area and requires a telecom site within the radius of the West Glendale Baptist Church, as that is the location which allows T-Mobile radio frequency to meet up with the other existing sites.

- a. Vertical Bridge & T-Mobile has found many complaints having to do with coverage issue, as there is very poor coverage in the area, and we really care if there are especially 911 Emergency coverage issues. We are proposing this

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project and its location as we thought about the project from the perspective of individuals affected or otherwise interested and some of the concerns or issues these individuals may have.

- 16. Those individuals affected or otherwise interested will be provided an opportunity to discuss the proposal with the applicant if issues or questions should continue, or suddenly arise after distribution of the applicant's notification letter by either calling Gary Cassel directly, or email him at the email address (garycassel@clearblueservices.com) for more clarity of the project.
- 17. Individuals will be informed of any changes or amendments to the proposed development after applicant's initial contact, where I will be gathering their information when the contact me, so I have a way back to them.
- 18. I plan to inform Planning on the status of their Citizen Participation efforts through both emails and phone calls to the Planner.

3.904 - Findings.

Questions & Answers

The Planning Commission shall make the following findings before granting a conditional use permit:

A. General Findings.

- 1. **That the proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zone district in which the site is located;**

Answer: T-Mobile / Vertical Bridge is requesting a CUP to allow T-Mobile an exception to the R-4 Zoning use as the site qualifies for the Ordinance (Policies) with the exception of Public/quasi-public spaces—Disguised WCF, which the new city ordinance allows for. The Objective of the purposed site location at the church parcel with the R-4 zoning is really for a T-Mobile Telecommunication site to allow for the required missing radio frequency which means NO / limited E911 for the people who expect and think they are safe. The proposed use of the church parcel is consistent with the Land Use Map of the Glendale General Plan, as the proposed site location to the church is next to the (Century Link) parcel to the South which has a C-2 zoning (Century Link), and there are ROW's on South side, and also on the West side of the church parcel. The residences on the West side across from (ROW) 67th Ave, is over 200' from the nearest residences to the proposed site location, and actually more than 114' from the East residences. The purpose of this CUP process is the East residences are more than the required 50' from residences per the new City Ordinance which is the consideration of the CUP Approval, as the proposed site location is the only location on the church parcel that allows for all the SET BACKS to be met and qualifies for the over 50' City Ordinance stipulation from any residential property line with a CUP Approval. There is an existing parking lot owned by the church between the purposed site and the nearest residence East. There are no other commercial properties in the area of the Vertical Bridge / T-Mobile Search Ring radius within in a mile. Century Link will not allow the site to be in their secured facility.

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2. **That the proposed use will not be materially detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the city when consideration is given to the character and size of the use and hours of operation;**

Answer: The proposed use will not materially be detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the city. The proposed site will not cause any adverse impact on adjacent property or properties in the area, as this is an un-manned facility and we only maintain the property around once a month, but in the case of an emergency it could be sooner. There will be no increase in Vehicular or pedestrian traffic in adjacent residential areas, emissions of any order, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions; contribution in a measurable way to the deterioration of the area or contribution to the lowering of property values.

3. **That the proposed site is adequate in size and shape to accommodate the intended use and that all requirements for the zone district, including but not limited to: setbacks, walls, landscaping and buffer yards are met;**

Answer: T-Mobile / Vertical Bridge proposes to build a new MonoELM Tree (attached site plan) and a 20' x 30' (600 sq. ft) compound just to the North end of the existing church (painted to match) with an 8' high walled in (painted to match the church building) compound enclosing the equipment and sized for two carriers. Access will be from the existing front access of the parcel to the church, and there will be a parking space allocated next to the site location. We will be relocating the existing 3 parking space to the North of the site next to the church. No other parking will be affected.

The site location Disguised WCF is proposed to be located on the North side of the existing side of the church end and compound. The existing parcel is open to an existing parking lot, on the East side of the parcel owned by the same church, with the residences over 114' away (purpose of this CUP process) and is more than the required 50' from residences per the new City Ordinance which is the consideration of the CUP Approval, as the proposed site location is the only location on the church parcel that allows for all the SET BACKS to be met and qualifies for the over 50' stipulation from any residential property line with a CUP Approval. The church owned parcel West side is an existing (ROW) 67th Ave. which is 150' from the proposed site location. North is a smaller street Maryland Ave and the site is 150' from that street. South is the church itself and the parking lot with the Century Link parcel with the parcel North of that which is commercial zoning C-2 on that parcel.

Landscaping for the proposed site outside of the compound wall site includes. For the plants go with (1) box size Palo Verde tree and (4) Chuparosa shrubs, aka; ("Justicia Californica"), 1 gal size. Both are hardy native type plants and established should not need any regular watering if at all. Both also are low maintenance and have nice flowers.

Colors for Elm Tree: The branches will be colored Elm branch green (per the photo sims and the pole will be textured with bark brown.

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- 4. **That the proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient;**

Answer: The church owned parcel West side is an existing (ROW) 67th Ave. which is 150' from the proposed site location and has access to the church and site location. North is a smaller street Maryland Ave and the site is 150' from that street and has access to the church parcel and site. South is the church itself and the parking lot with the parcel North of that that is commercial zoning C-2 on that parcel. The proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient. The site location Disguised WCF is proposed to be located on the North side of the existing side of the church end and compound. The existing parcel is open to an existing parking lot, on the East side of the parcel owned by the same church, with the residences over 114' away (purpose of this CUP process) and is more than the required 50' from residences per the new City Ordinance which is the consideration of the CUP Approval. The proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient

- 5. **That adequate conditions or stipulations have been incorporated into the approval of the conditional use permit to ensure that any anticipated detrimental effects can be mitigated.**

Answer: Vertical Bridge / T-Mobile proposed a Disguised WCF 70' (75' top of branches) Collocatable) MonoELM Tree (attached site plan) and a compound just to the North end of the existing church and textured and painted to match and compound new site build Complies with WCF USES AND STANDARDS ARE REGULATED BY NEW SECTION 7.506, which includes the Uses Subject to Conditional Use Permit; Article 7 under Section 3.904 Uses Subject to Conditional Use Permit, where the Church-Residential Zoned Property exception as in Disguised Design & Section 3.904: SET BACKS-The minimum setbacks for the zoning district shall apply to all towers, equipment shelters, and accessory buildings. The dimensions of the entire lot or parcel shall apply and not the dimensions of the leased area and is more than the required 50' from residences per the new City Ordinance which is the consideration of the CUP Approval. Adequate conditions or stipulations have been incorporated into the approval of the conditional use permit to ensure that any anticipated detrimental effects can be mitigated.

B. Wireless Communication Facilities Findings.

Questions & Answers

- 1. **The proposed facility is required to provide adequate wireless service, and other alternative locations are either infeasible or less desirable from a community perspective;**

Answer: T- Mobile has a major problem with their coverage in this immediate area, and requires a telecom site within the radius of the West Glendale Baptist Church, as that is the only location which allows T- Mobile radio frequency to meet up with the other existing sites

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as seen in the attached T-Mobile radius map as part of the zoning submittal package. T-Mobile is detrimentally affected as to their much-needed location of the proposed telecom site location where the site location is zoned for R-4 but is really for a church, and with an exception to the R-4 Zoning use as the site qualifies for the Ordinance (Policies) with the exception of Public/quasi-public spaces—Disguised WCF, which the new city ordinance allows for this proposed site location.

All of the T-Mobile existing sites in the area are now in overuse and causing this proposed church location to be vital to fill the actual hole in the T-Mobile radio frequency where T-Mobile is missing radio frequency which effects all persons who are trying to make phone calls or using their T-Mobile instruments in any way including E911 allowing for the required missing radio frequency which means NO / limited E911 for the people who expect and think they are safe.

There are no other commercial properties in the area of the Vertical Bridge / T-Mobile Search Ring radius within in a mile. Century Link will not allow the site to be in their secured facility. The proposed facility location is required to provide adequate wireless service, and other alternative locations are not feasible and could not be desirable from a community perspective;

2. The proposed facility will blend into the context of its setting and not be overly conspicuous within the community;

Answer: The maximum height of the (faux) tree is proposed to be 70' (75' top of branches) Collocatable) monoElm Tree and included in the compound of 20' x 30' (600 sq. ft) walled in compound (textured and painted to match) the existing church building, where the monoELM will stealth the antennas as to the look of the attached PHOTO SIMULATIONS as part of the zoning submittal. There are existing Elm Trees on the parcel which will match the look of the proposed (faux) Elm Tree. Vertical Bridge / T-Mobile intends to minimize the visibility by using the proposed branches to cover the antennas from view, and landscaping surrounding the compound.

Landscaping for the proposed site outside of the compound wall site includes. For the plants go with (1) box size Palo Verde tree and (4) Chuparosa shrubs, aka; ("Justicia Californica"), 1 gal size. Both are hardy native type plants and established should not need any regular watering if at all. Both also are low maintenance and have nice flowers.

Colors for Elm Tree: The branches will be colored Elm branch green (per the photo sims and the pole will be textured with bark brown.

The proposed facility will blend into the context of its setting and not be overly conspicuous within the community.

3. The scale and mass of the facility will not adversely affect the land use character of the property or the surrounding area;

Answer: There are existing Elm Trees on the parcel which will match the look of the proposed (faux) Elm Tree. Vertical Bridge / T-Mobile intends to minimize the visibility by using the proposed branches to cover the antennas from view. There is a required separation of antennas due to potential diversity which causes another 1.5" to the antenna configuration. Please see

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attached site plans. As part of the zoning submittal there is a PDF of the 70' (75' top of branches) Collocatable) monoElm Tree antenna configuration showing with the 8 ft FASB antenna w/2 ft. standoff & COVP mounted on standoff arm, which requires the total antenna width, but intended to be visually minimized by the covering within the branches.

4. Adequate setbacks have been provided to ensure the facility will not be intrusive on adjacent land uses or the streetscape.

Answer: The site location Disguised WCF is proposed to be located on the North side of the existing side of the church end and compound. The existing parcel is open to an existing parking lot, on the East side of the parcel owned by the same church, with the residences over 114' away (purpose of this CUP process) and is more than the required 50' from residences per the new City Ordinance which is the consideration of the CUP Approval. The church owned parcel West side is an existing (ROW) 67th Ave. which is 150' from the proposed site location. North is a smaller street Maryland Ave and the site is 150' from that street. South is the church itself and the parking lot with the parcel North of that that is commercial zoning C-2 on that parcel. The location of the church is zoned R-4, and all the zoning in the immediate ½ mile Radius of the church is zoned R-1 residential (except Qwest who does not allow any other telecom sites), which the city does not allow for telecommunication facilities to be erected. The distance from the proposed (faux) ELM (attached) to the property lines is; North property line is 150'-0", South 229'-5", West 159'-10", East 114'-3 (purpose for the CUP process). Adequate setbacks have been provided to ensure the facility will not be intrusive on adjacent land uses or the streetscape.

5. All applicable development standards and design guidelines have been met.

Answer: Vertical Bridge / T-Mobile proposed a Disguised WCF 70' (75' top of branches) Collocatable) MonoELM Tree (attached site plan) and a compound just to the North end of the existing church and textured and painted to match and compound new site build Complies with WCF USES AND STANDARDS ARE REGULATED BY NEW SECTION 7.506, which includes the Uses Subject to Conditional Use Permit; Article 7 under Section 3.904 Uses Subject to Conditional Use Permit, where the Church-Residential Zoned Property exception as in Disguised Design & Section 3.904: SET BACKS-The minimum setbacks for the zoning district shall apply to all towers, equipment shelters, and accessory buildings. The dimensions of the entire lot or parcel shall apply and not the dimensions of the leased area. All applicable development standards and design guidelines have been met.

T-Mobile is a major wireless carrier and their license is federally mandated to provide Coverage to all persons using their wireless instruments. The expectancy of the federal government in providing this license is that each area T-Mobile is present that E911 is mandatory for all emergency services, which allows each individual's precise location in the case of an emergency services, which is sparse at best in this immediate area. T-Mobile / Vertical Bridge is requesting a CUP to allow T-Mobile an exception to the R-4 Zoning use as the site qualifies for the Ordinance exception of Public/quasi-public spaces—Disguised WCF, as the church zoning is really for a T-Mobile Telecommunication site to allow for the required missing radio frequency which means NO E911 for the people who expect and think they are safe.

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The Applicant has shown this requirement in the Narrative to Council: The City has adopted the 2018 codes. Applicable codes: 2018 IBC, IRC, IMC, IECC, IFGC, IPC, 2017 NEC, 2018 IFC, 2010 ADA Standards for Accessible Design and City of Glendale Amendments.

There are no other towers in the 1/2 mile area, and due to the T-Mobile mature system build they really need this location to improve the services as there are many blocked calls due to the weak signal in the surrounding area. (see the T-Mobile existing site map as part of the submittal package. The existing right of way power poles, light standards and stop light pole have been thoroughly investigated by T-Mobile's Radio Frequency Engineers. It was found that there is a greater radio frequency requirement in this immediate area for a lot more radio frequency capability then a small cell antenna configuration will allow including, after a thorough investigation the existing power poles as they don't offer the height or the antennas configuration demanded by the lack of radio frequency required for this area to stop the block calls and even emergency cut offs.

The request for zoning CUP approval is required to supply residents and those traveling through the area with the most advanced technology and reliability possible, along with the facility which will enhance call quality and data usage, which is not present at this time. T-Mobile is realizing very poor coverage in the area of the proposed tower. Please see the (T-Mobile existing tower map) as part of the zoning submission which shows lack of existing radio frequency hole in the T-Mobile system specifically in this immediate area.

The proposed scope of work is detailed in full in the attached information as part of the Zoning CUP Submittal Package including Zoning Drawings, and a brief summary including a Zoning Application (CUP19-13), T-Mobile Informational Booklet on this property (SCIP), Citizen Participation Plan, along with a Parcel Map, Aerial Map, Zoning Map, General Plan Map, Photo Simulations, required photos of the site (Photograph Context Plan), and Ownership Authorization.

Vertical Bridge / T-Mobile Zoning Submittal for Conditional Use Permit approval on a new site build on a Church which is considered a Public/quasi-public spaces—Disguised WCF (faux) 70' (75' top of branches) Collocatable) MonoFLM Tree (attached) and a compound just to the North end of the existing church and textured and painted to match. The use of proposed telecommunication facility will be in compliance with all provisions of the Zoning Ordinance and the laws of the City of Glendale.

Gary Cassel
Site Acquisition Specialist
Clear Blue Services
T-Mobile / Vertical Bridge LLC Contractor
O: 602.762.8809
E: GaryCassel@clearblueservices.com



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