

PROJECT NARRATIVE

FOR

Verizon Wireless AZ5 Glennwilde Groves

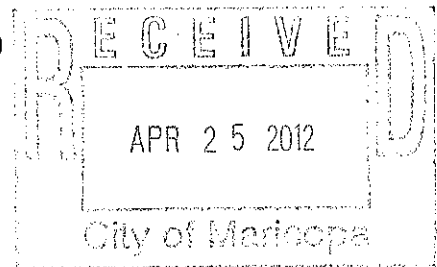
18800 N. Porter Road
Maricopa, AZ 85138
APN: 510-24-001Q
Jurisdiction: Maricopa
Zoning: CR-3



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Purpose of Application

As part of its ongoing effort to maintain the pre-eminent wireless network throughout the Maricopa area in Pinal County Verizon Wireless is proposing to place a new wireless telecommunications facility at Pacana Park. This site will greatly improve in-building coverage and capacity in this part of Maricopa as well as allow for future provisioning of the latest 4G technology in this area. This site is part of a multi-pronged approach to improve coverage for Verizon Wireless customers in Maricopa.

Verizon Wireless has been receiving complaints of poor call quality, dropped calls and poor data speed in Maricopa for years. This is a combination of a lack of sites in the area and the specific location of those sites. This new site will help to offload surrounding sites which will improve both call quality and data speeds while reducing the incidence of dropped calls. This was the first of three sites that Verizon Wireless began looking to add to the network in Maricopa several years ago.

Site Description

The park sits on two large parcels surrounded by roads on the north and east sides, a church and school to the south and homes to the west beyond a drainage area. The ball field lights on the west football field offer a unique opportunity to locate a site in an area where residents are already accustomed to seeing tall vertical structures. Replacing an existing ball field light with a new light with antennas will mean that this site will not require a new vertical structure.

The proximity of the ground equipment to the existing City maintenance area will also help obscure the site from view. The proposed location of the site is over 300' from the nearest homes and this general location was selected even before the football/soccer fields and maintenance area were finished to ensure the site is well integrated with the layout of the park.

Site History

Verizon Wireless has been working on a site in this area for over three years. In that time the area surrounding the park and the park itself have been under development. The area is mainly residential and from the beginning the site search was focused on the city park and school/church properties just south.

This candidate was selected as the current ordinance is not very clear on the approval process for new verticality in a PAD or residential area. Staff suggested we attempt to minimize the impact on the current and future neighbors and the best solution is to use a ball field light and place the equipment within an enclosure adjacent to the maintenance area.

Replacing an existing light on the west side of the field will mean no new structures will be erected to accomplish Verizon's goals.

Ultimately after reviewing the area it appeared obvious that this ball field light replacement would meet Verizon's needs while minimizing the impact on the neighbors.

Description of Proposal

The proposed site development includes replacement of the existing 70' light pole on the west side of the football/soccer fields with a new 80' light pole. The existing lights will be moved to the new structure at the same height and re-aimed to ensure continued light quality on the field. The antennas will be located just above the lights.

The Verizon radio equipment will be secured in a State-approved pre-manufactured equipment shelter (12' x 20'). Next to the shelter will be an emergency diesel generator. A new 12' block wall will be placed around the entire compound for security purposes and to reduce the visibility of the shelter. The design of the wall around the Verizon compound will be the same design as the existing wall surrounding the park maintenance compound, except for the variation of the height.

The shelter and replacement pole are within separate Lease areas to better integrate with the existing design of the park. There is a cabling route running from the shelter to the pole for buried cable which is needed to carry signal from the radios in the shelter to the antennas on the replacement light pole. There are also utility easements to bring power from the nearest ED3 transformer to the site and telco service from the nearest available Orbitel location.

Access to the site is via the existing concrete driveways/sidewalks from the parking lot on the south side of the park. Once construction is complete the site is usually only visited once every 4-6 weeks by a technician in a pick-up truck.

Conclusion

Verizon previously received an administrative approval for this proposal which has since been deemed invalid and that has led us to this request for a Conditional Use Permit. Due to the location adjacent to residential zones staff has directed us to pursue this Conditional Use Permit to ensure that there is appropriate neighborhood involvement in the process.

The design of this site is the lowest impact option available for the area and Verizon Wireless is requesting approval of a Conditional Use Permit for a Wireless Telecommunications Facility at this site.