

**STAFF REPORT****Case # CUP22-03**

To: Planning & Zoning Commission
 Through: Rick Williams, Planning & Zoning Manager
 From: Alexander Bosworth, Assistant Planner
 Meeting Date: May 9, 2022

REQUESTS

PUBLIC HEARING CUP22-03 DISH Wireless Co-location – A request by Tower Engineering Professionals (TEP) on behalf of DISH Wireless to co-locate a wireless telecommunication facility on an existing cell tower. The site is generally located approximately one mile north of the the northeast corner of N. Murphy Rd. and W. Honeycutt Rd. and just northwest of the Volkswagon facility. This project is considered an Eligible Facility Request, and falls under Section 6409 of the Spectrum Act. **Discussion and Action.**

APPLICANT/PROPERTY OWNER

Applicant: Tower Engineering Professionals
 4710 E. Elwood St.
 Phoenix, AZ 85040

Owner: Volkswagen of America DBA Vorelco Inc.
 17169 N. Murphy Rd.
 Maricopa, AZ 85138

COUNCIL PRIORITIES CONSIDERED

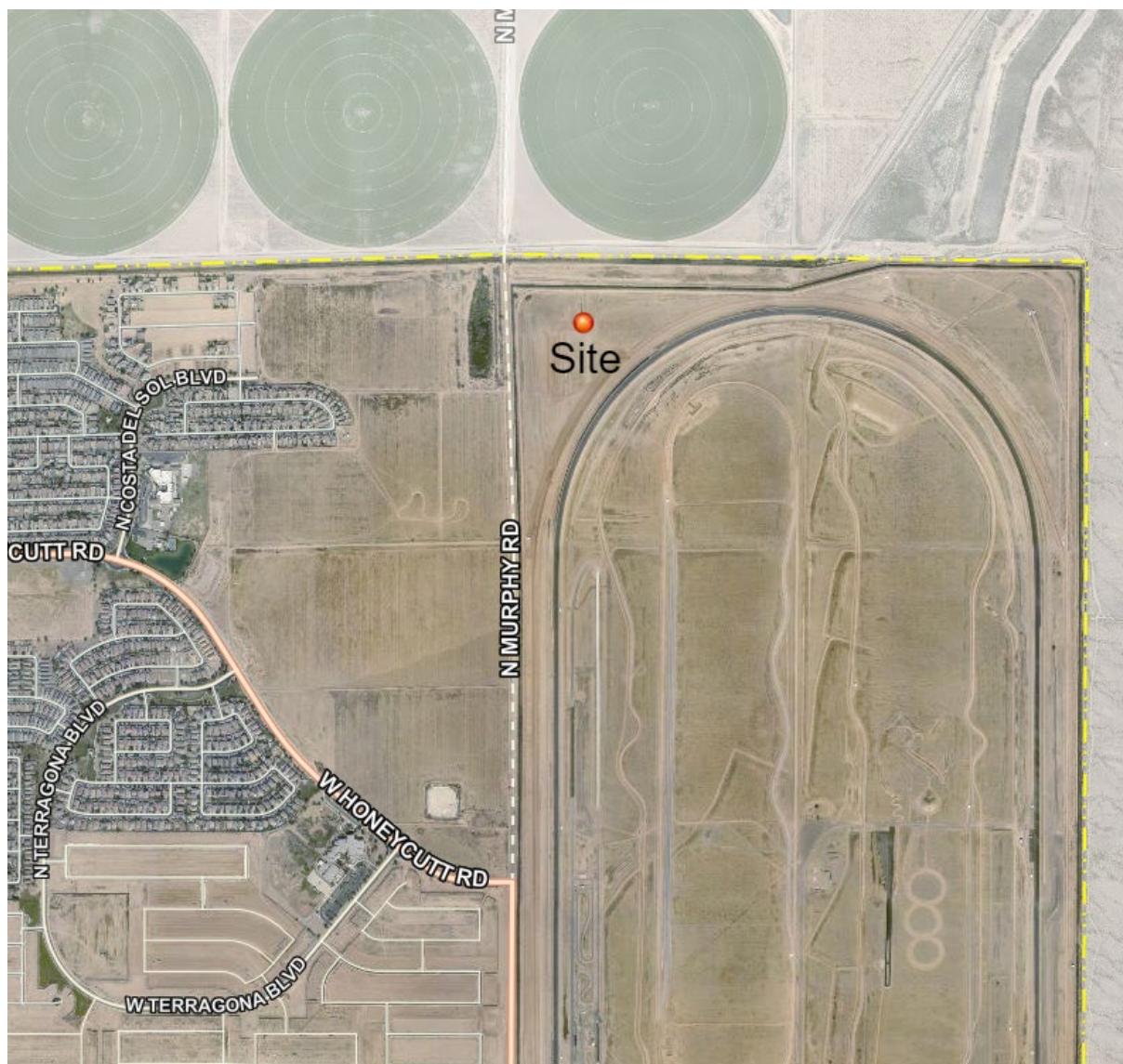
- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

Parcel #	502-03-016A
Parcel Size	+/- 1,628 acres
Site Address	17169 N. Murphy Rd., Maricopa, AZ 85138
Existing Site Use	Employment
Existing General Plan Land Use	Employment (E)
Existing Zoning	CI-2 Industrial Zone

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Gila River Indian Community	N/A	Agriculture
East	Gila River Indian Community	Industrial Zone (CI-2)	Vacant
South	Master Planned Community	Industrial Zone (CI-2)	Volkswagon Facility
West	Employment	CR-3 Single Family Residential	Vacant/Residential Under Construction

SUBJECT SITE**ANALYSIS**

Tower Engineering Professionals, as the applicant, is requesting the following:

Tower Scope of Work:

- Install (3) proposed panel antennas
- Install (3) proposed sector frames
- Install proposed jumpers
- Install (6) proposed RRUs (2 per sector)
- Install (1) proposed over voltage protection device (OVP)
- Install (1) proposed hybrid cable

Ground Scope of Work:

- Install (1) proposed metal platform
- Install (1) proposed ice bridge
- Install (1) proposed PPC cabinet
- Install (1) proposed equipment cabinet
- Install (1) proposed power conduit
- Install (1) proposed telco conduit

- Install (1) proposed telco-fiber box
- Install (1) proposed GPS unit
- Install (1) proposed safety switch (if required)
- Install (1) proposed fiber NID (if required)
- Install (1) proposed meter socket

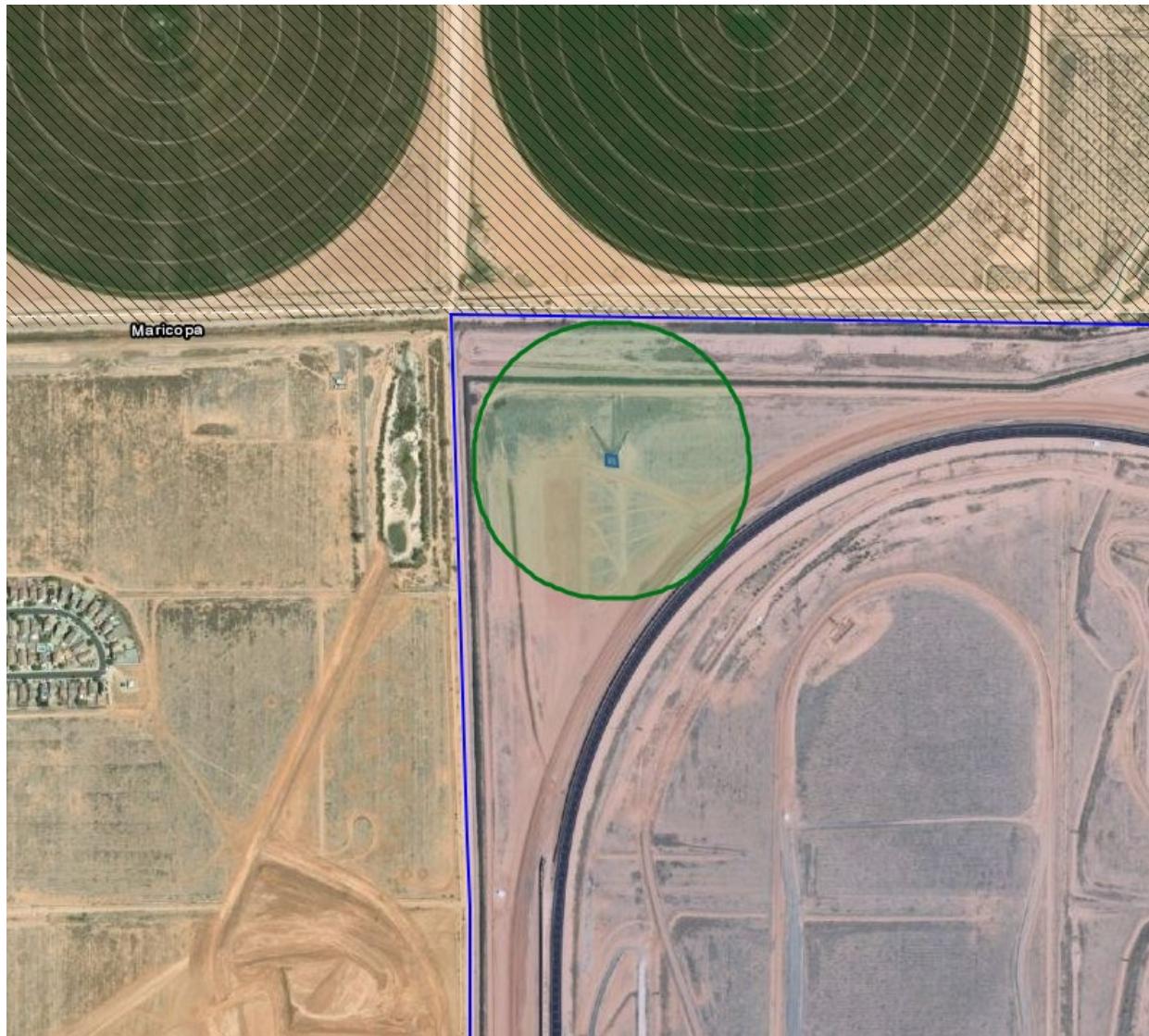
PHOTO SIMULATIONS:



View from the west, facing the Tortosa residential subdivision.

CITIZEN PARTICIPATION:

Prior to recommending approval of the Conditional Use Permit, the applicant demonstrated the materials used to inform surrounding property owners of the proposed Conditional Use Permit as required per the city's Zoning Code. The Public Participation materials included courtesy notification letters to the property owners nearest to the site, as the subject site is more than **600 feet** from any neighboring parcel, a public notice sign within the subject area, and legal notices in the local newspaper circulator. A neighborhood meeting could not be held due to no residences present within 2,300 feet of the subject site. A copy of the Pariticipation Report is available to be reviewed upon request.



- Courtesy Mailing Notices mailed out on 03/14/2022
- Sign Posting on 04/07/2022. Reposted with updated hearing date on 04/19/2022
- Newspaper Notice in the Casa Grande Dispatch on 04/19/2022
- Public Hearing scheduled for 05/09/2022

PUBLIC COMMENT:

There has been no public comment formally submitted as of the time of this writing.

CRITERIA FOR APPROVAL

As required by Sec. 18.150.060 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this code and the Maricopa City Code.

Staff Analysis: *The proposed use is allowed within this zoning district and complies with all other applicable provisions of the Code.*

2. 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 plan and/or policies that the city has adopted.

Staff Analysis: *The approval of this proposed project will advance the goals and objectives of and is consistent with the policies of the general plan and any other applicable plan and/or policies that the city has adopted.*

3. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the zoning district where it is located and conform in all significant respects with the general plan and with any other applicable plan or policies adopted by the city council.

Staff Analysis: *All of the above criteria of the proposed project are consistent with the purposes of this zoning district and with the policies of the general plan and all other applicable plans and policies adopted by the city council.*

4. The proposed project will not be injurious or detrimental to the property or improvements in the neighborhood or to the general welfare of the city.

Staff Analysis: *The proposed project will not be injurious or detrimental to the property or improvements in the neighborhood or to the general welfare of the city.*

CONCLUSION:

Staff recommends **approval** of **case CUP22-03**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

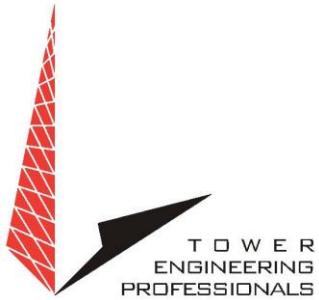
ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Site Map

Exhibit C: Elevations

-- End of staff report --



TEP PHOENIX OFFICE
4710 E. ELWOOD, SUITE 9
PHOENIX, AZ 85040
(480) 993-4212
WWW.TEPGROUP.NET

March 14, 2022

RE: NARRATIVE FOR DISH WIRELESS MODIFICATION PROJECT - CROWN CASTLE BU #879253

COLLOCATION FOR WIRELESS TELECOMMUNICATION FACILITY APPLICATION
17169 N MURPHY RD, MARICOPA, AZ 85239 (PARCEL #502-03-016A)

City of Maricopa,

Please accept the enclosed Wireless Telecommunication Facility Collocation Application along with the other submittal materials including the EFR Notice Cover Letter, Dish Wireless Cover Letter, Photosims, Response Letter, Public Notices, Construction Drawings, the Engineering Structural Analysis.

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

TOWER SCOPE OF WORK:

- INSTALL (3) PROPOSED PANEL ANTENNAS (1PER SECTOR)
- INSTALL (3) PROPOSED SECTOR FRAMES
- INSTALL PROPOSED JUMPERS
- INSTALL (6) PROPOSED RRUs (2 PER SECTOR)
- INSTALL (1) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP)
- INSTALL (1) PROPOSED HYBRID CABLE

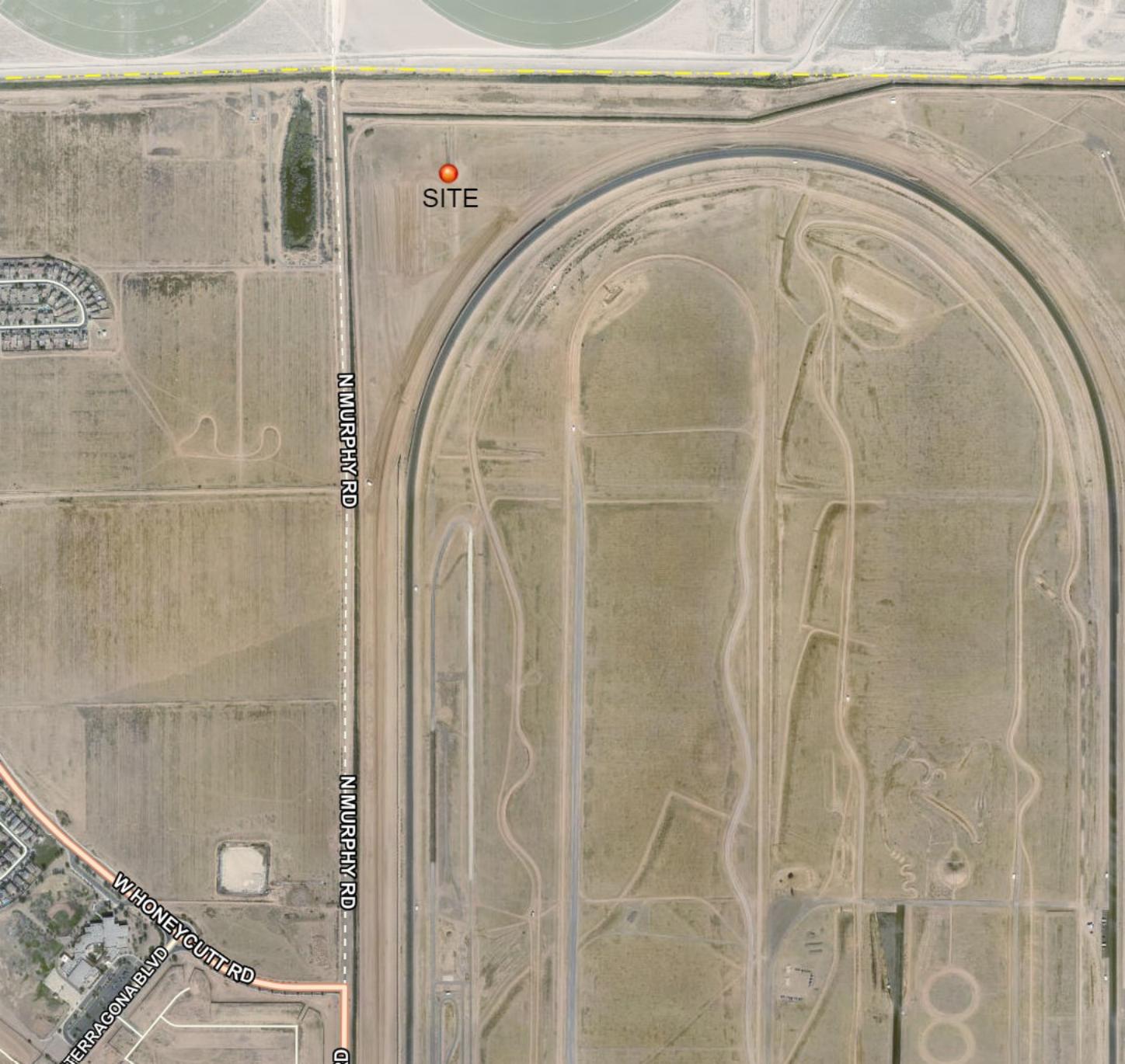
GROUND SCOPE OF WORK:

- INSTALL (1) PROPOSED METAL PLATFORM
- INSTALL (1) PROPOSED ICE BRIDGE
- INSTALL (1) PROPOSED PPC CABINET
- INSTALL (1) PROPOSED EQUIPMENT CABINET
- INSTALL (1) PROPOSED POWER CONDUIT
- INSTALL (1) PROPOSED TELCO CONDUIT
- INSTALL (1) PROPOSED TELCO-FIBER BOX
- INSTALL (1) PROPOSED GPS UNIT
- INSTALL (1) PROPOSED SAFETY SWITCH (IF REQUIRED)
- INSTALL (1) PROPOSED FIBER NID (IF REQUIRED)
- INSTALL (1) PROPOSED METER SOCKET

This project is considered an Eligible Facility Request, per Section 6409 of the Spectrum Act. As the primary point of contact for the application, please let me know what else is needed to obtain approval in a timely and compliant fashion.

Thank you for your assistance.

Jordyn Moreland
Site Acquisition Agent
Jmoreland@tepgroup.net
(480) 251-0092



SITE

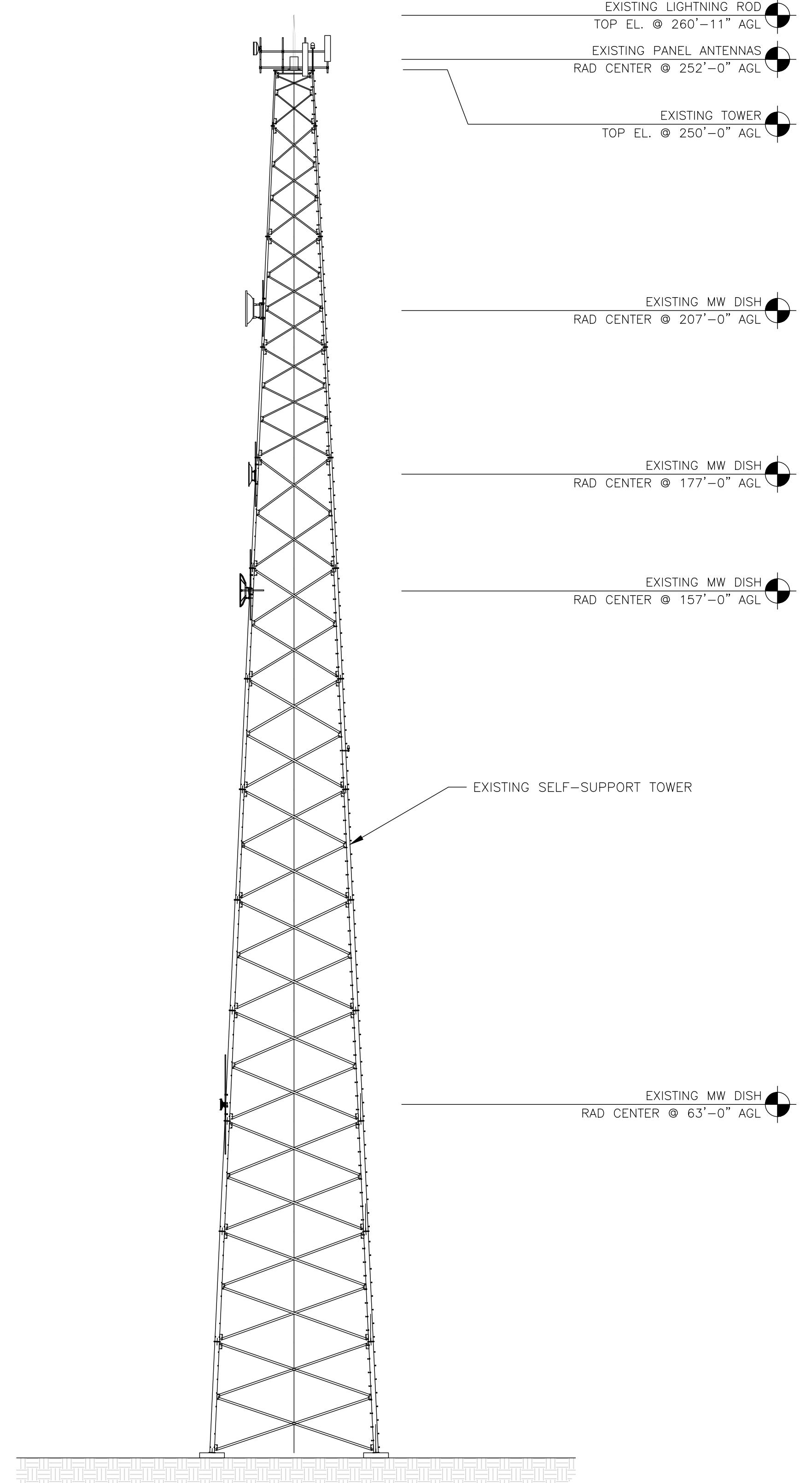
NIMURPHY RD

NIMURPHY RD

WHONEYCUTT RD

TERAGONA BLVD

NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS
3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.

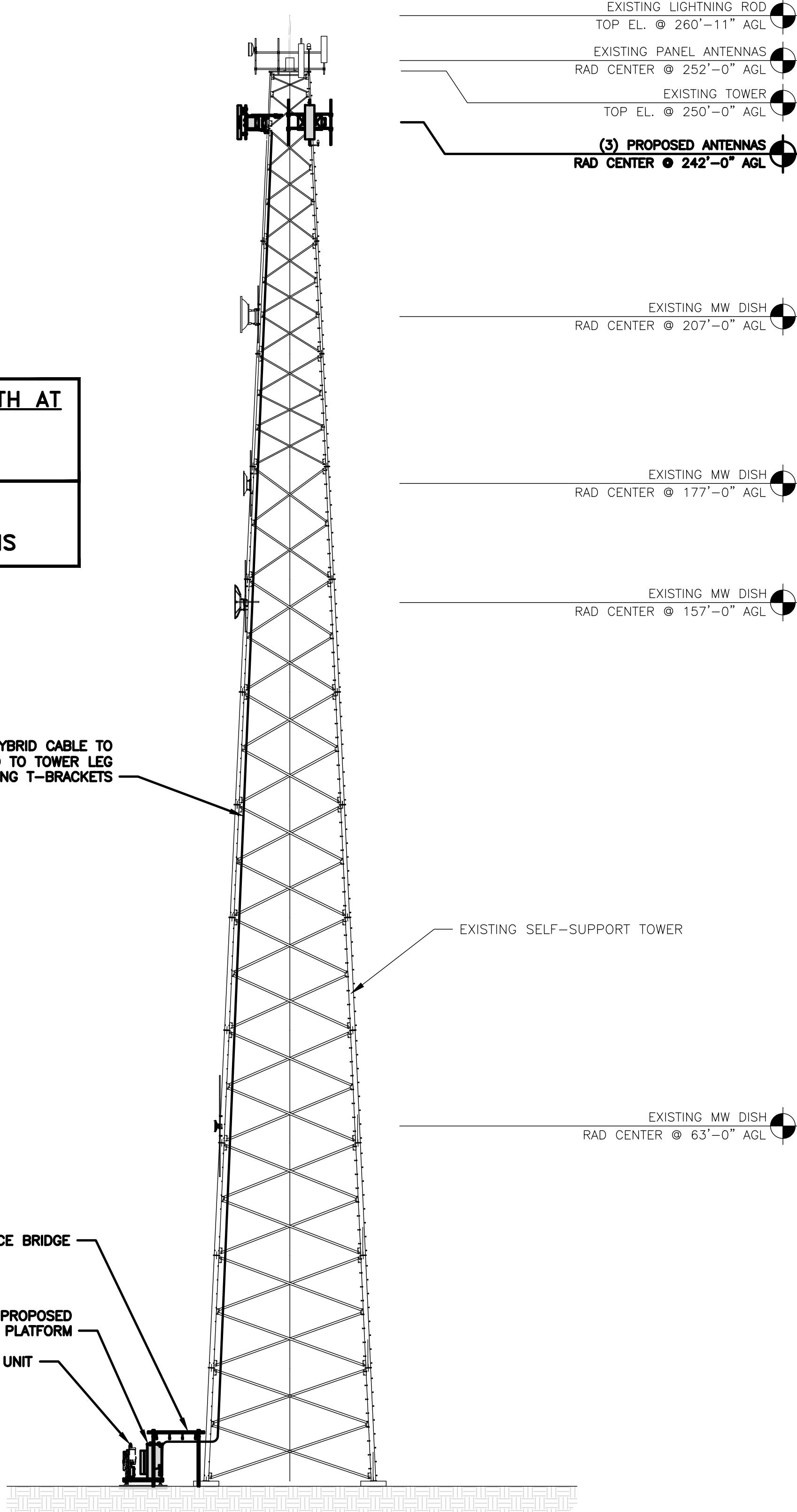


EXISTING SOUTH ELEVATION

16' 12' 8' 4' 0 16' 32'
1/16"=1'-0"

NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS
3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.

PROPOSED SOUTH ELEVATION



16' 12' 8' 4' 0 16' 32'
1/16"=1'-0"

1

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

BROADUS
services

4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016
OFFICE: (817) 349 3449
FAX: 800 401 4234



EXPIRES JUNE 30, 2024

CAA SOLUTIONS, PLLC
CONSULTING ENGINEER
5400 STRATFOR ROAD
ATLANTA, GA 30326
(770) 5488268

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:
MN AJ CA

RFDS ISSUE DATE: 04/29/2021

RFDS REV #: 1

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
A	11/22/2021	ISSUED FOR REVIEW
O	12/05/2021	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER
PXPHX00581A

DISH Wireless LLC.
PROJECT INFORMATION
PXPHX00581A
AZ-CCI-T-879253
17169 N. MURPHY RD
MARICOPA, AZ 85239

SHEET TITLE
EXISTING & PROPOSED
TOWER ELEVATION

SHEET NUMBER

A-2



VIEW FROM WEST (BEFORE)

dish
TM

PXPHX00581A

350 W. SAHUARITA RD, MARICOPA, AZ 85629



dish
TM

PXPHX00581A

350 W. SAHUARITA RD, MARICOPA, AZ 85629