



# **Conditional Use Permit #12-02 Verizon Wireless – Pacana Park**

September 18, 2012



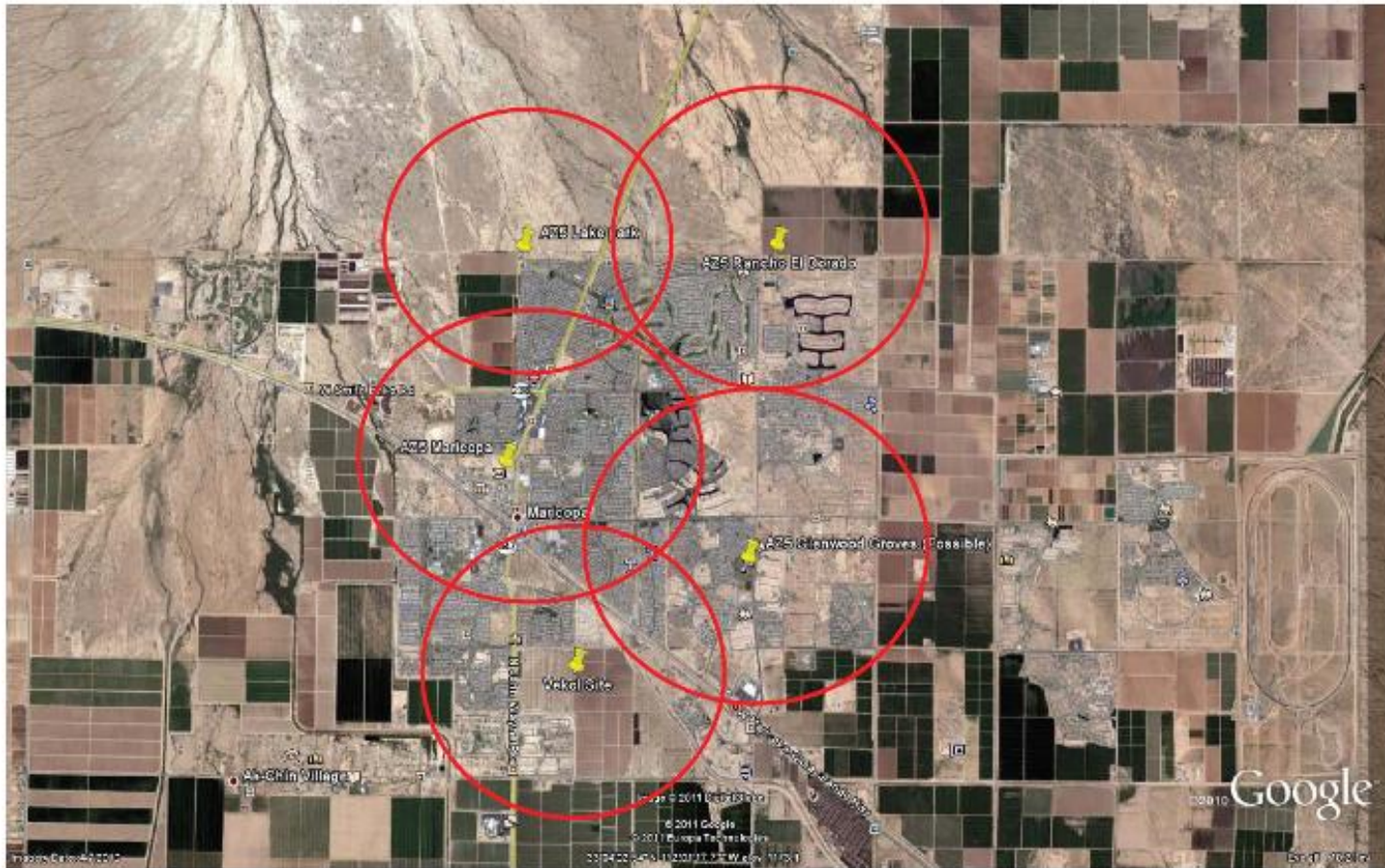
# Update on Application

- Reviewed and Confirmed CPP was met
- Met with the Concerned Neighbors
- Analyzed Other Municipal Code Req's
- Reviewed and Compared Alternative Sites
- Redesigned Antenna to Reduce Mass 25%



# Why an antenna at Pacana Park?

Network Enhanced with 4G  
(Wireless Internet at Cable Internet Speeds)





# Code Comparison Table

## CODE COMPARISON - LIGHT POLE MOUNTED ANTENNA

| Jurisdiction       | Setback to neighboring residential property | Maximum Pole Height                   | Zoning Action Required   |
|--------------------|---|---------------------------------------|--|
| City of Phoenix    | 150'  | 10' above current                     | Use Permit   |
|                    | 50'   | 10' above current                     | Use Permit   |
|                    | <50'  | 10' above current                     | Variance (Existing pole within 50' of HOA land creates hardship)       |
| City of Chandler   | 300'  | 70'                                   | By right (unless more than 2 lights utilized on property - Use Permit) |
|                    | <300'                                       | Handled in Use Permit                 | Use Permit (required because of residential zoned neighboring land)    |
| Town of Gilbert    | N/A for rec light poles                     | 15' above current                     | Administrative Use Permit  |
| Pinal County       | 1 to 1                                      | 12' above current                     | By Right   |
|                    | <1 to 1                                     | 12' above current                     | Use Permit (required because of residential zoned land)                |
| Maricopa County    | 80'   | 80'                                   | Admin Approval   |
|                    | <80'  | 80'                                   | Use Permit (required because of residential zoned land)                |
| Town of Florence   | 120% of tower height                        | 15' above current                     | Admin Approval   |
|                    | <120% of tower height                       | 15' above current                     | Use Permit (required because of residential zoned land)                |
| City of Mesa       | Existing Height + 1'                        | 15' above current                     | Admin Approval   |
|                    | <Existing Height + 1'                       | 15' above current                     | Special Use Permit (required because of residential zoned land)        |
| City of Scottsdale | <150' to lot for single family dwelling     | 6' above current (not to exceed 80')  | Type II (Admin Approval)   |
|                    | N/A--only underlying zone setbacks          | 12' above current (not to exceed 80') | Type III (DRB)--(required because increase is +6' /+ antenna set-off)  |
|                    | N/A--only underlying zone setbacks          | Permit process                        | Type IV (DRB & City Council)   |

# Site Selection Criteria:

- Distance to nearest homes and home sites and total number of home sites within 300'
- Suitable access and staging for vehicle and equipment to service the antennae and equipment building
- Utility Access and Site Preparation/Infrastructure, or Construction Costs
- Impacts to the Parks & Recreation Facilities
- Impacts to Park Operations and Use
- Aesthetics



# All Light Pole Locations Over 50'



# Pole Locations 1 & 2





# Equipment Yard 1



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# Pole Location 3

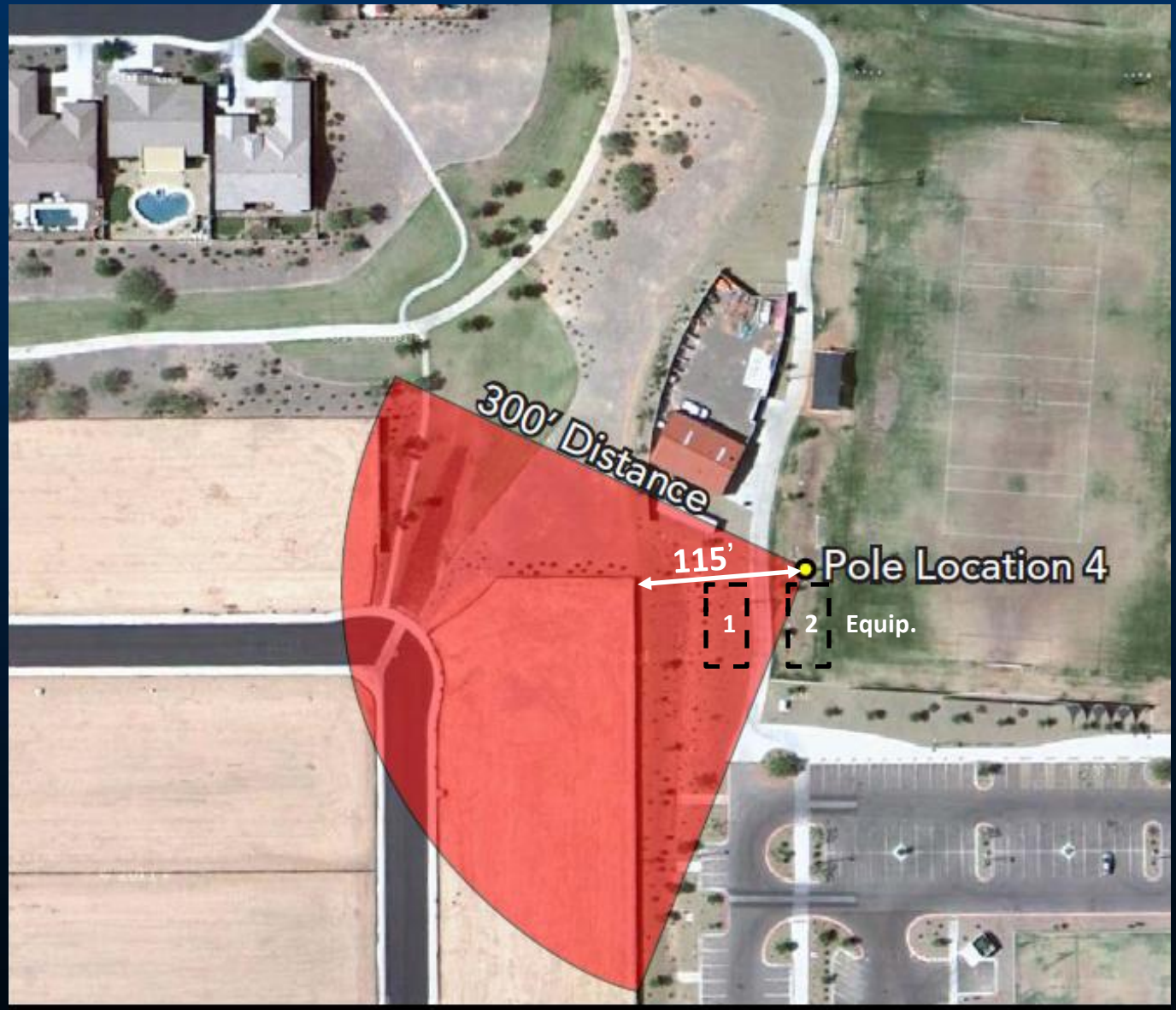


# Equipment Yard 3



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# Pole Location 4



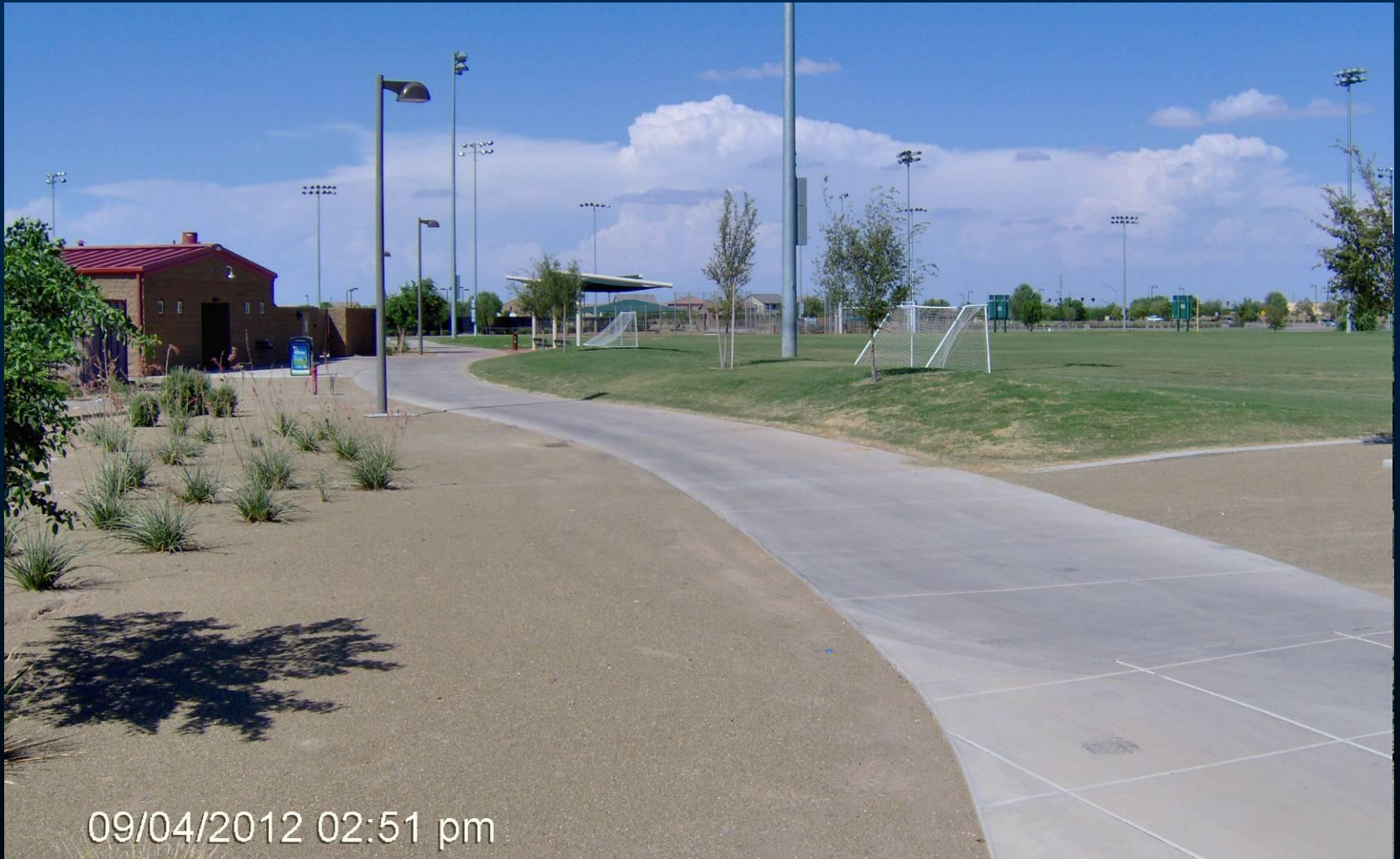
# Equipment Yard 4 - Option 1



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FIRE LANE

# Equipment Yard 4 - Option 2



# Pole Location 5



# Summary of Analysis

## Verizon / Pacana Park Site Selection

| Site # | Distance to Residential lots / homes | Access to Utilities | Requires New Freestanding Structure in Park | Negative Impact Parks & Rec Facility | Negative Impact Park Athletic Field Use |
|--------|--------------------------------------|---------------------|---|--------------------------------------|---|
| 1      | 406'                                 | Y                   | Y   | Y                                    | Y                                       |
| 2      | 590'                                 | Y                   | Y   | Y                                    | Y                                       |
| 3      | 385'                                 | Y                   | Y   | Y                                    | Y                                       |
| 4      | 115'                                 | Y                   | Y   | Y - Equip 2                          | Y - Equip 2                             |
| 5      | 300'                                 | Y                   | N   | N                                    | N                                       |



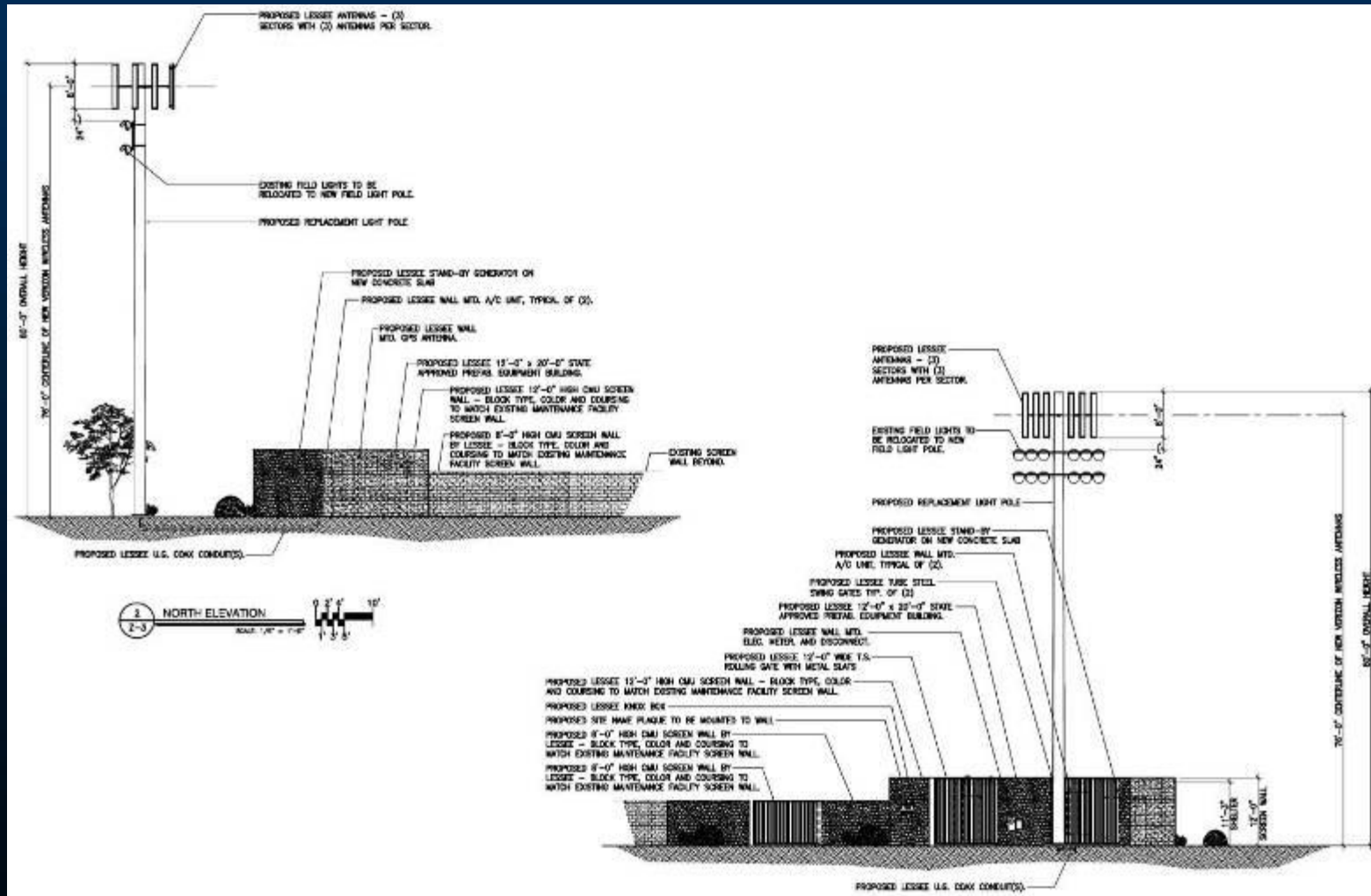
# Recommendation for Site 5, because...

- Planning & Zoning Commission Recommends Site 5
- Ground Equipment:
  - Does not obstruct existing site lines in park
  - Is not located in turf / irrigated area
  - Does not obstruct the field setup scenarios
  - Does not obstruct spectator or special event areas
  - Contiguous to existing facilities for maintenance & security
- Of the two most feasible poles (4 & 5), this location affects the least amount of homes w/in 300'
- Provides other benefits to the Park facilities





# Elevation



# Photo Simulation



-BEFORE-



-AFTER-

# Questions ?

