

STAFF REPORT

Case # CUP26-02

To: Planning and Zoning Commission

Through: Rick Williams, Planning and Zoning Manager

From: James Kamstra, Assistant Planner

Meeting Date: July 27, 2026

REQUESTS

PUBLIC HEARING: CUP26-02 Verizon Wireless at Hathaway Avenue – A Conditional Use Permit request by Crafton Communications on behalf of Verizon Wireless for an existing Verizon microwave on a 99-foot-tall wireless facility located at 44870 W. Hathaway Ave.
Discussion and Action.

APPLICANT/PROPERTY OWNER

<u>Applicant:</u> Crafton Communications Contact: Courtney Davis cdavis@craftongroup.com	<u>Tower Owner:</u> American Tower 10 Presidential Way Woburn, MA 01801	<u>Property Owner:</u> G2 Partners LLC 11901 S. 71 st St. Tempe, AZ 85284
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COUNCIL PRIORITIES CONSIDERED

- Economic Development
- Safe and Livable Community
- Well Planned Quality Growth and Development

PROJECT DATA

Site Gross Acres	0.92 acres
Existing Tower Height	53 feet (top of tower); 104.6 feet (top of appurtenance)
Parcel #	510-19-200D
Existing Site Use	Wireless Facility/Commercial
Existing General Plan Land Use	Commercial (C)
Existing Zoning District	General Business (CB-2)
Existing Zoning Overlay	Mixed Use-Heritage Overlay District

SURROUNDING ZONING/LAND USE AND VICINITY MAP

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Commercial (C)	General Business (CB-2)	Commercial
East	Commercial (C)	General Business (CB-2)	Commercial
South	Commercial (C)	General Rural (GR)	Residential
West	Commercial (C)	General Business (CB-2)	Public/Institutional

Vicinity Map



ANALYSIS

The applicant is requesting approval of a Conditional Use Permit on a 99-foot existing Verizon microwave cell tower. The previous Conditional Use Permit, case # CUP13-01, was approved by the City Council on July 2, 2013, for a duration of five (5) years. The permit expired in 2018, and as Verizon Wireless proposes future routine modification to the site, it is necessary to renew the Conditional Use Permit every five (5) years for the facility's ongoing operation.

The applicant is proposing to modify the following Verizon tower-mounted equipment:

1. Remove (1) E65 Elliptical Cable(s).
2. Install (2) EW63 Elliptical Cable(s).
3. Existing (1) Microwave Antenna(s) to remain.

These proposed modifications are not to increase the height of the existing monopole and will not expand the existing fenced compound area.

The current location of the tower includes a 22' x 34' CMU wall enclosure, located on the northwest corner of W. Hathaway Avenue and N. Condrey Avenue. The tower and enclosure are located on the same parcel as the Maricopa Town Centre. Access to the site is via an existing 30' wide driveway for Maricopa Town Centre, which guarantees access to the site for routine maintenance and other associated work.

Verizon Wireless is currently one of three tenants co-located on the tower, including T-Mobile and Dish Wireless as the other providers. The applicant provides mobile voice, data, and internet service to the surrounding area.

During the five (5) year period of the previous Conditional Use Permit and the eight (8) year period after the permit's expiration, City staff has received no major complaints related to the existing tower. After further public notification due to this renewal request, staff has received no comments in opposition to the facility.

CITIZEN PARTICIPATION:

Prior to staff recommending approval of the Conditional Use Permit renewal, the applicant submitted a public participation plan to demonstrate 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 Plan included a neighborhood meeting, notification letters to all property owners within 600 feet of the subject property, public notice signs within the subject property, and legal notices in the local circulating newspaper. During the Neighborhood Meeting, no members of the public attended and no comments were received in correlation to the meeting. A copy of the Citizen Participation Report is available to be reviewed upon request.

- Sign Posting on 06/10/2026
- Newspaper Notice in the Casa Grande Dispatch on 06/11/2026
- Notification Letter mailed out on 06/12/2026
- Neighborhood Meeting was held on 06/29/2026
- Public Hearing scheduled for 07/27/2026

PUBLIC COMMENT:

No comments have been received as of the time of this report.

CRITERIA FOR APPROVAL

As required by Sec. 18.150.060 of the Zoning Code, the Planning & Zoning Commission shall make the following findings:

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.*

5. Adequate public services and facilities and infrastructure are available to serve the proposed project.

Staff Analysis: *Public services, facilities, and infrastructure are available for the proposed project.*

6. For conditional use permits, that the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood and the community.

Staff Analysis: *The proposed use will provide necessary and desirable internet, data, and voice services to the surrounding area. Staff has not received any opposition from the community regarding the proposed project.*

CONCLUSION:

Staff recommends **approval** of Conditional Use Permit **case # CUP26-02**, subject to the conditions of approval outlined in Exhibit A of the staff report.

ATTACHMENTS:

Exhibit A: Conditions of Approval

Exhibit B: Project Narrative

Exhibit C: Construction Drawings

Exhibit D: Citizen Participation Report

– End of staff report –