



45145 W. Madison Ave.
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Planning Division

PROJECT INFORMATION

Applicant:

Reg Destree c/o Verizon Wireless
126 W. Gemini Drive
Tempe, AZ 85283

Owner:

City of Maricopa
45145 West Madison Avenue
Maricopa, AZ 85139

Surrounding Land Uses and Zoning Info:

North: Pacana Park Ball fields & Lake	CR-3	-	Single Family PAD
East: Pacana Park Ball fields & Porter Rd	CR-3	-	Single Family PAD
South: Community Hope Church	CR-3	-	Single Family PAD
West: Glennwilde Platted Subdivisions	CR-3	-	Single Family PAD

Project Site Data:

- Overall Site Acreage: +/- 1,371 square feet
- Parcel #: 510-24-001Q
- Site Address: 18800 North Porter Road
- Current Zoning: (CR-3 PAD) Single Residence (open space use)
- General Plan Designation: Park / Open Space
- Tower Height: 80'
- Tower Components:
 - Nine (9) antennas
 - Ground Mounted Equipment Building, Generator, and Enclosed Service Yard
 - Existing Ball field lights



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Aerial:



Analysis:

Under the City of Maricopa Zoning Ordinance a **cell tower is not specifically allowed** as a use within the Single Residence Zone (CR-3) Zoning Designation. It is staffs determination that since the use will not conform to the zoning a Conditional Use Permit can be recommended.

- **Background History:**
 - Glennwilde Planned Area Development was approved for a residential development in 2003 by Pinal County (case # PZ-PD-017).
- **Setbacks:**
 - The existing and proposed replacement light tower respects a 33.25' setback from the nearest property line. Additionally, the tower is located adjacent to a common area and landscaped retention should the light pole fall off-site. The pole is located approximately 304 feet from the nearest residential structure.



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- The ground mounted equipment building and backup generator meet the minimum setbacks and height regulations for accessory structures.
- **Access:**
 - Proper access to the site is noted on the site plan (refer to Exhibit A) from the existing public parking lot to the proposed facility via a proposed 12 foot wide access easement.
- **Transportation:**
 - A Traffic Impact study was not required based on the amount of trips generated. However, should the Council wish to approve this permit, the Planning Commission is requesting the Council include a condition to this use permit requiring the construction and future maintenance of this facility be coordinated with the Parks and Recreation Department staff to avoid conflicts with park functions. (Stipulation # 7)
- **Landscape Plans:**
 - Landscaping is not required. All disturbed landscape, hardscape, and irrigation will be repaired to the City's satisfaction.
- **Illumination:**
 - One existing sidewalk light pole will be relocated as noted on the site plan (refer to Exhibit A).
- **Elevations:**
 - Proposed wall enclosure elevations and replacement light pole are consistent with the existing park facilities.
- **Public Notice:**

The applicant has conducted the required elements of the Citizen Participation Plan that includes a neighborhood meeting, notification via mail, newspaper publication and site posting.
- **Citizen Participation Plan Report:**
 - The applicant has fulfilled all necessary requirements for processing a Citizen Participation Plan. This included meeting date for all public meetings, meeting notices, evidence of posting of the site, newspaper clipping of all public meeting in the local newspaper circulation, and a sign in sheet (refer to Exhibit C).
 - The report indicates that there were two (2) attendees from the public that expressed concerns with the proposed replacement light pole and cellular antennae. Reg Destree, with Reliant Land Services, Inc., provided responses for each concern (refer to Exhibit C).





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- **Planning & Zoning Commission Public Hearing Testimony:**
 - Jim Livesey opposes this request and explained his concerns that the RF Frequency may have negative impacts on a person's health at this park location, particularly for susceptible groups such as children, pregnant woman, and the elderly. He also stated the antennae location adjacent to the residences may diminish the property values of the adjacent homes and suggests relocating the facility across Porter or in the back of Province, away from the pedestrian activity.
 - Jamison Tyler supports this request as it may improve reception at the Wells Retail Shopping area, claiming it is difficult to gain reception inside the buildings. He also believes the park patrons will be better served during the large events which could also benefit public safety by providing improved coverage for communications in the event of an emergency.

CONCLUSION

The Planning & Zoning Commission believes that this proposed cellular antennae and replacement light tower will not adversely affect the public health, safety, and general welfare of the area and will promote the orderly growth and development of the City. The Commission has determined, based on the above stated facts and criteria within this report, that a recommendation of **Approval** for Conditional Use Permit CUP12-02 be submitted for City Council's consideration.

