

**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

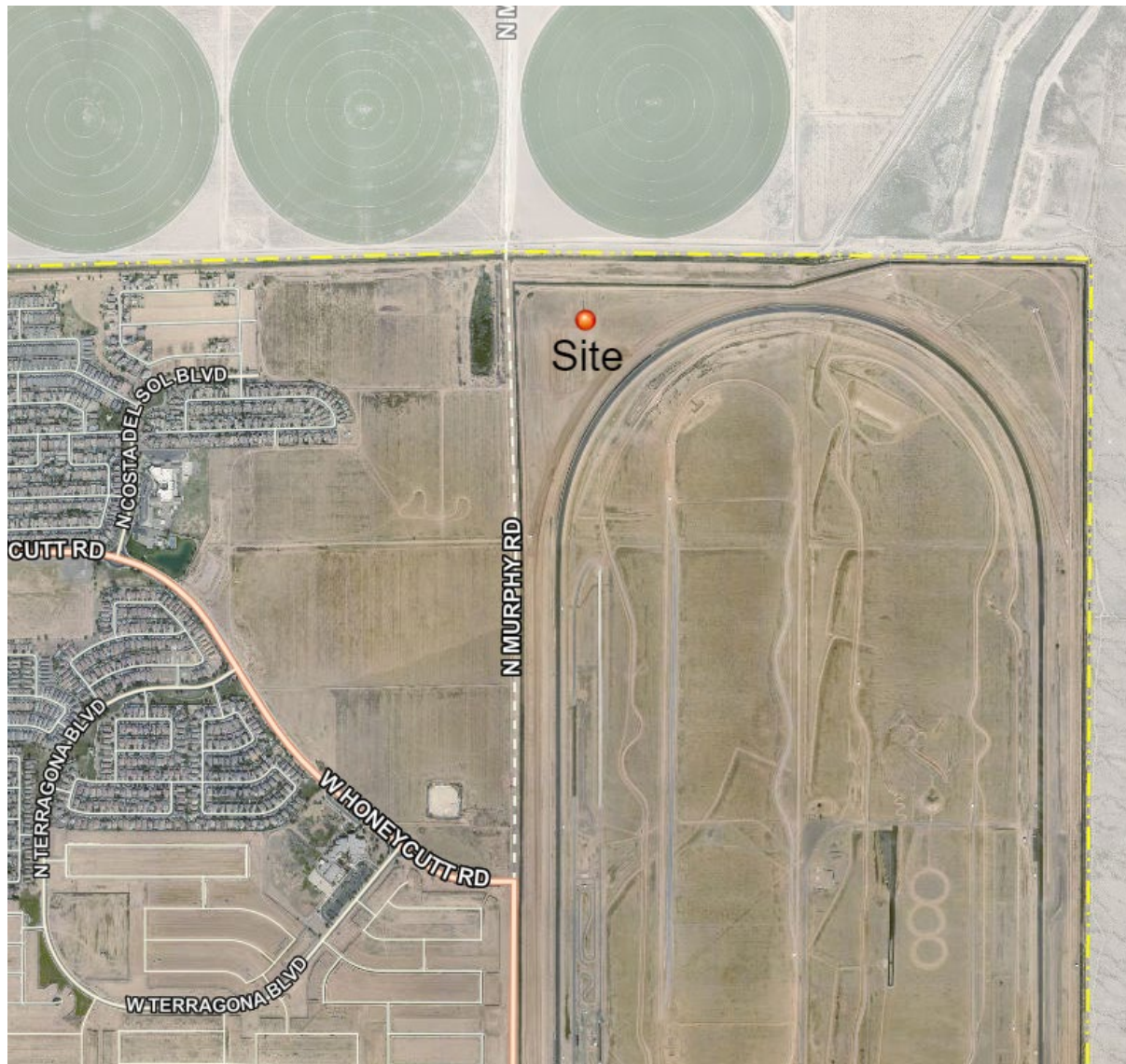
**PROJECT DATA**

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:**

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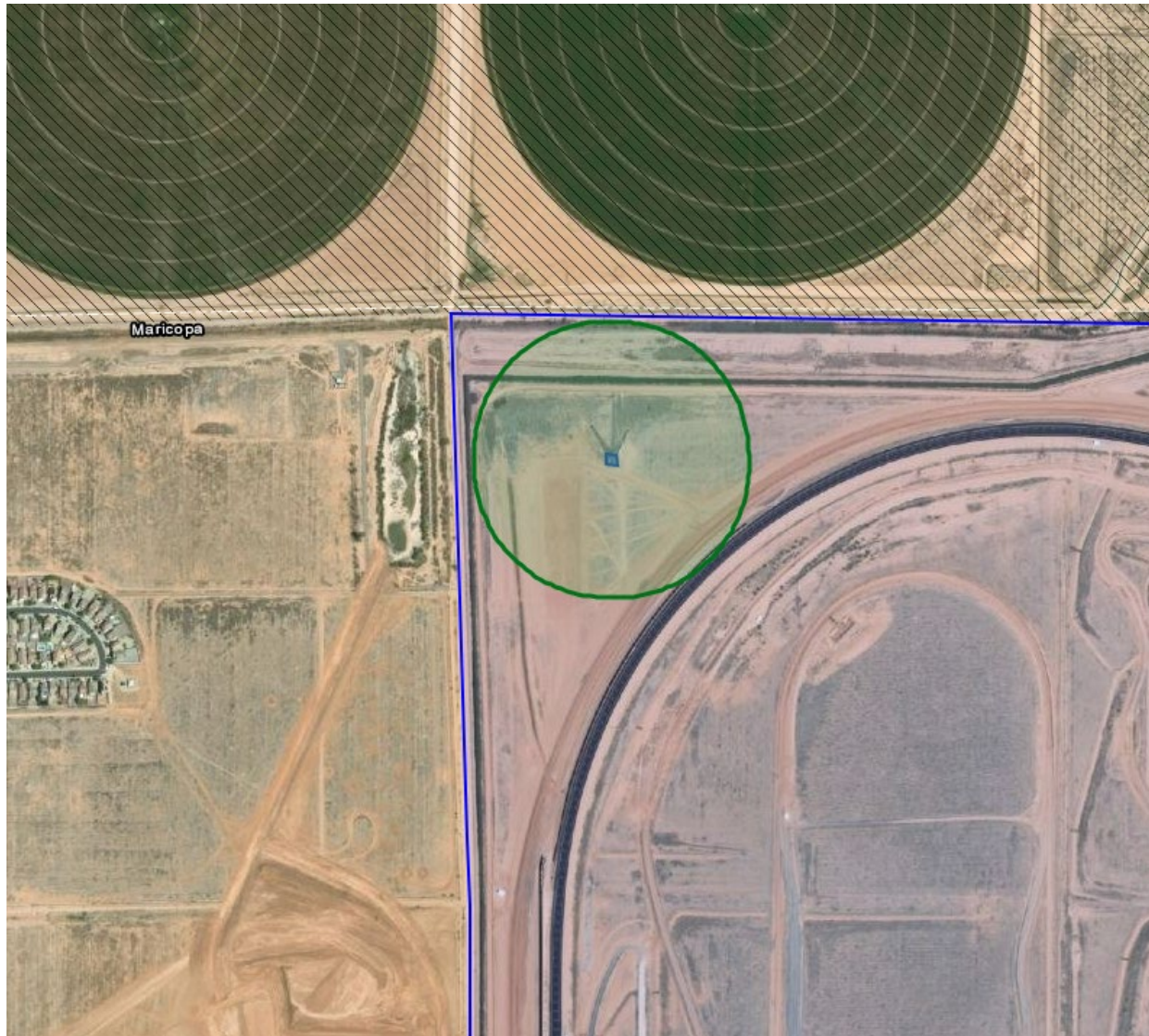


View from the west, facing the Tortosa residential subdivision.



**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 Participation 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**

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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:**

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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:**

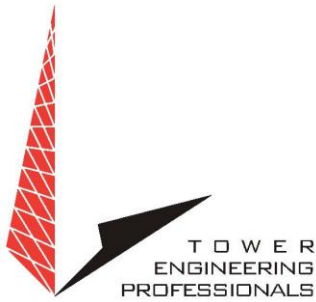
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Exhibit A: Narrative

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:
<ul style="list-style-type: none"><li>• INSTALL (3) PROPOSED PANEL ANTENNAS (1PER SECTOR)</li><li>• INSTALL (3) PROPOSED SECTOR FRAMES</li><li>• INSTALL PROPOSED JUMPERS</li><li>• INSTALL (6) PROPOSED RRU's (2 PER SECTOR)</li><li>• INSTALL (1) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP)</li><li>• INSTALL (1) PROPOSED HYBRID CABLE</li></ul>
GROUND SCOPE OF WORK:
<ul style="list-style-type: none"><li>• INSTALL (1) PROPOSED METAL PLATFORM</li><li>• INSTALL (1) PROPOSED ICE BRIDGE</li><li>• INSTALL (1) PROPOSED PPC CABINET</li><li>• INSTALL (1) PROPOSED EQUIPMENT CABINET</li><li>• INSTALL (1) PROPOSED POWER CONDUIT</li><li>• INSTALL (1) PROPOSED TELCO CONDUIT</li><li>• INSTALL (1) PROPOSED TELCO-FIBER BOX</li><li>• INSTALL (1) PROPOSED GPS UNIT</li><li>• INSTALL (1) PROPOSED SAFETY SWITCH (IF REQUIRED)</li><li>• INSTALL (1) PROPOSED FIBER NID (IF REQUIRED)</li><li>• INSTALL (1) PROPOSED METER SOCKET</li></ul>

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

N MURPHY RD

N MURPHY RD

WHONEYCUTT RD

TERRAGONA BLVD

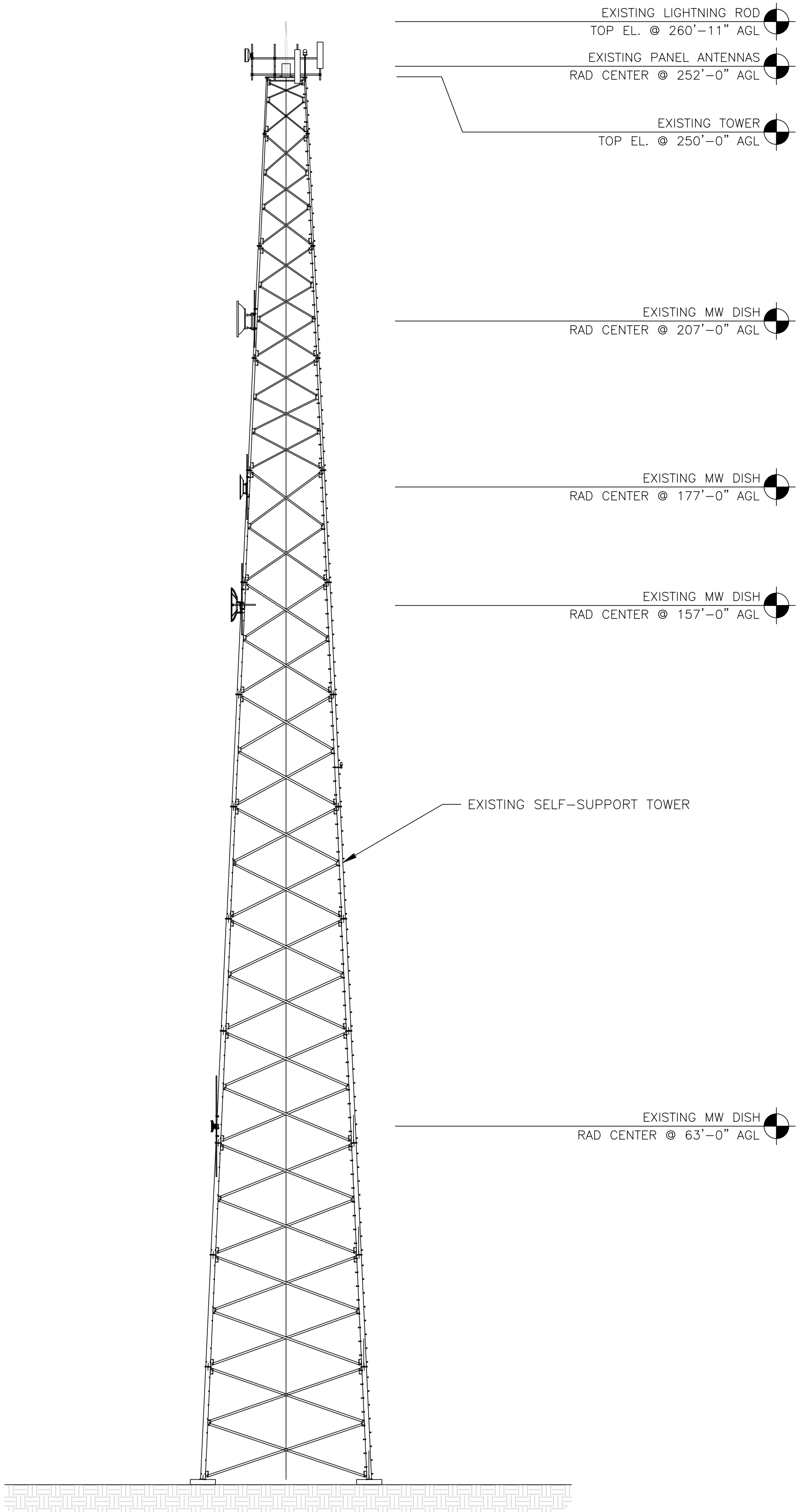
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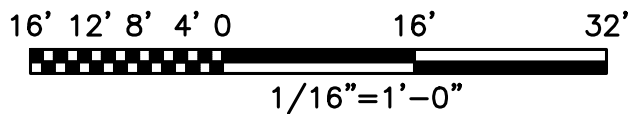
- NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

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



1

- NOTES
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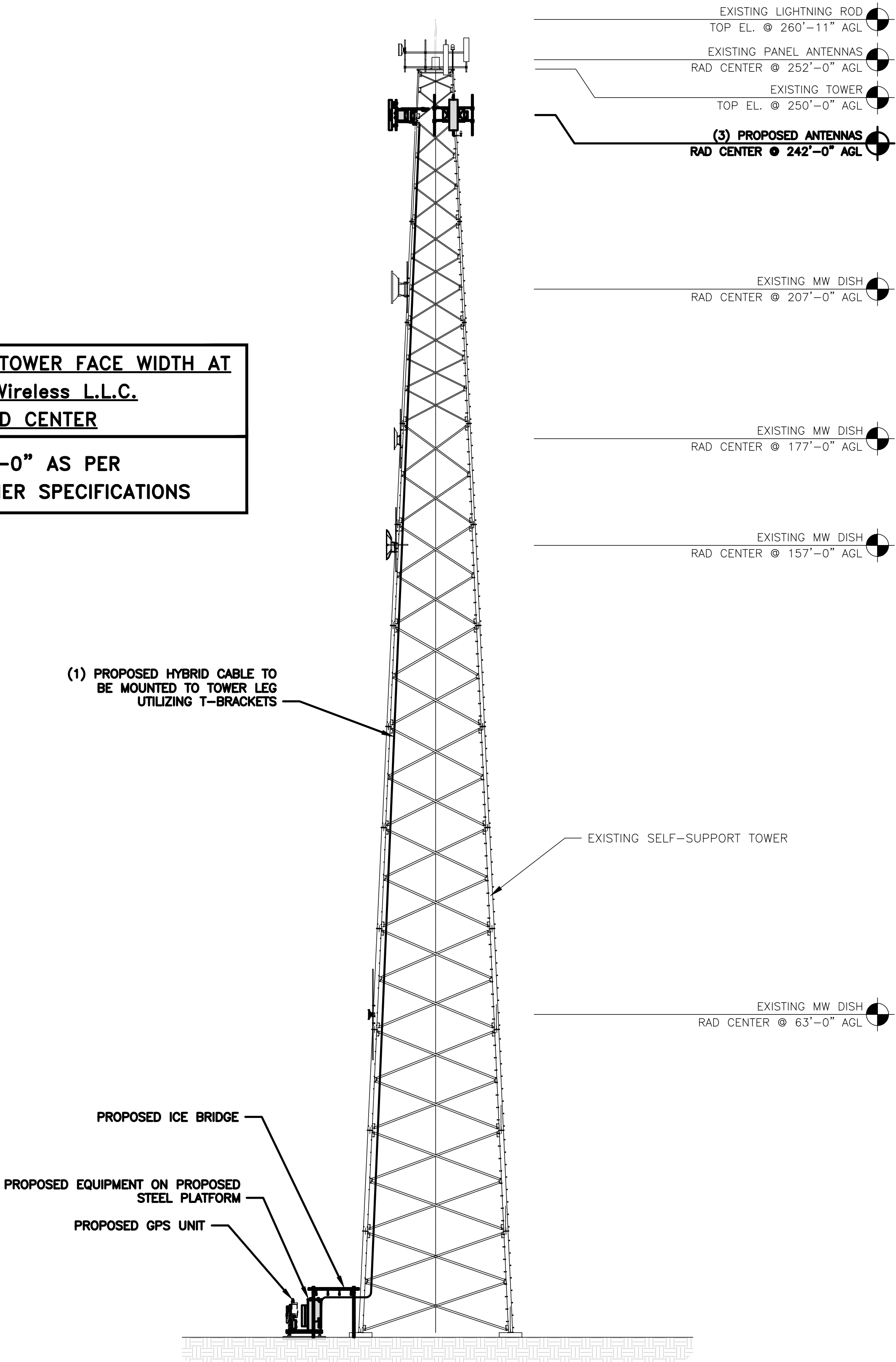
SELF SUPPORT TOWER FACE WIDTH AT

DISH Wireless L.L.C.

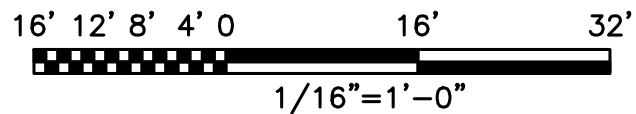
RAD CENTER

242'-0" AS PER

TOWER OWNER SPECIFICATIONS



PROPOSED SOUTH ELEVATION



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

Professional Engineer  
C. ALEXANDER  
0427-1-21  
Signed  
ARIZONA U.S.A.

EXPIRES: JUNE 30, 2024

CAA SOLUTIONS, PLLC

CONSULTING ENGINEER  
3400 STRATFORD 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: MN  
CHECKED BY: AJ  
APPROVED BY: CA

RFDS ISSUE DATE: 04/29/2021

RFDS REV #: 1

CONSTRUCTION  
DOCUMENTS

REV	DATE	DESCRIPTION
A	11/22/2021	ISSUED FOR REVIEW
0	12/05/2021	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER  
PXPHX00581A

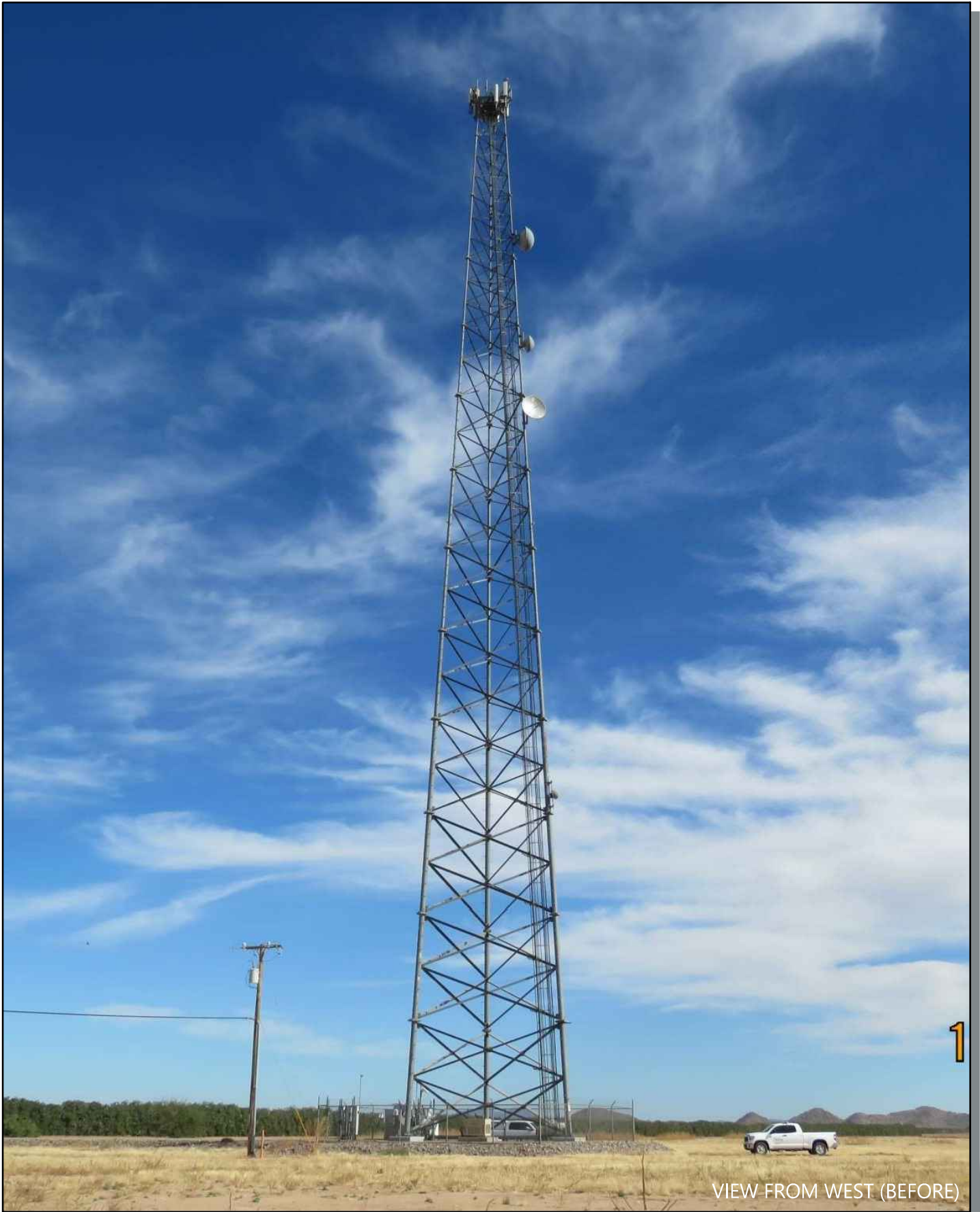
DISH Wireless L.L.C.  
PROJECT INFORMATION  
PXPHX00581A  
AZ-CCI-T-879253  
17169 N. MURPHY RD  
MARICOPA, AZ 85239

SHEET TITLE  
EXISTING & PROPOSED  
TOWER ELEVATION

SHEET NUMBER  
A-2

DISH Wireless L.L.C. TEMPLATE VERSION 45 – 10/29/2021





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Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - [csiino@siinodesign.com](mailto:csiino@siinodesign.com)



**PXPHX00581A**

350 W. SAHUARITA RD, MARICOPA, AZ 85629



Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - [csiino@siinodesign.com](mailto:csiino@siinodesign.com)

**dish**<sup>TM</sup>

**PXPHX00581A**

350 W. SAHUARITA RD, MARICOPA, AZ 85629