**STAFF REPORT****Case # CUP22-04**

To: Planning and Zoning Commission

Through: Rick Williams, Planning and Zoning Manager

From: Alexander Bosworth, Assistant Planner

Meeting Date: June 27, 2022

REQUESTS

PUBLIC MEETING: CUP22-04 Verizon Wireless at Glennwilde Groves – A request by Sender CC on behalf of Verizon Wireless to upgrade equipment on an existing wireless communications facility mounted on a ball field light. The proposed modification will not increase the height of the existing monopole and will not expand the existing walled compound area. The site is generally located west of the southwest corner of N. Porter Rd. and N. Alan Stephens Parkway.

Discussion and Action.

APPLICANT/PROPERTY OWNER

Applicant: Sender CC on behalf of Verizon Wireless Case Planner: Alexander Bosworth 39700 W. Civic Center Plaza Maricopa, AZ 85138	Owner: City of Maricopa 18800 N. Porter Rd. Maricopa, AZ 85139
---	--

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

Existing Tower Height	74'-6"
Parcel #	510-24-001Q
Site Address	18800 N. Porter Rd., Maricopa, AZ 85139
Existing Site Use	Parks/Open Space Recreation
Existing General Plan Land Use	MPC Master Planned Community
Existing Zoning	CR-3 Single Family Residential
Existing Overlays	None

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	OS Parks/Open Space	CR-3 Single Family Residential	Pacana Park
East	MPC Master Planned Community	CR-3 Single Family Residential	Glennwilde
South	MPC Master Planned Community	CR-3 Single Family Residential	Leading Edge
West	MPC Master Planned Community	CR-3 Single Family Residential	Glennwilde

ANALYSIS

Sender CC, as the applicant on behalf of Verizon Wireless, is requesting:

1. Scope of Work:
 - a. Remove six (6) antennas and replace them with nine (9) new antennas for a total of 12 antennas (4 per sector).
 - b. Three (3) new RRH's (1 per sector) to be installed behind the antennas.
 - c. One (1) new hybrid with a new j-box to be added.
 - d. New pipe mounts to be installed to facilitate upgraded equipment.

These proposed modifications are not to increase the height of the existing monopole and will not expand the existing walled compound area. All equipment on the tower shall be painted to match existing antennas and pole.

Within the City of Maricopa's Zoning Code, the City strongly encourages the joint-use (co-location) of new and existing tower sites as a primary option rather than construction of additional single-use towers. This proposal meets the intent of this Code.

This project will help "provide residents, visitors, and businesses with high-quality reliable wireless service for both personal and business purposes as well as to enhance emergency services, which are vital to the safety of the surrounding communities. This equipment upgrade will ensure that coverage and data capabilities are maintained as the need continues to increase due to continual development in the area."

CITIZEN PARTICIPATION:

Prior to recommending approval of the Conditional Use Permit, 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 area, public notice signs within the subject area, and legal notices in the local newspaper circulator. A copy of the Participation Plan is available to be reviewed upon request.

- Legal Notices mailed out on 05/06/2022
- Newspaper Notice in the Casa Grande Dispatch on 05/21/2022
- Sign Posting on 05/24/2022
- Neighborhood Meeting was held on 06/09/2022
- Public Hearing scheduled for 06/27/2022

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.*

PUBLIC COMMENT:

As of the writing of this report, no additional correspondence has been received by staff.

CONCLUSION:

Staff recommends **approval** of **case CUP22-04**, 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 Location Map

Exhibit C: Elevations

-- End of staff report --

Project: Verizon Wireless - AZ5 Glennwilde Groves

APN: 510-24-001Q

19000 N. Porter Road

Maricopa, AZ 85239

Purpose of Request:

Sender CC on behalf of Verizon Wireless requests to upgrade the technology at this existing Wireless Communications Facility in order to continue to provide residents, visitors, and businesses with high quality reliable wireless service for both personal and business purposes as well as to enhance emergency services which are vital to the safety of the surrounding community. This equipment upgrade will ensure that coverage and data capabilities are maintained as the need continues to increase due to continual development in the area.

Description of Proposal:

This is an existing Wireless Communications Facility on a ball field light pole at Pacana Park. The use will not change.

Verizon Wireless proposes to remove (6) antennas and replace with (9) new antennas for a total of (12) antennas (4 antennas per sector). (3) new RRH's (1 per sector) be installed behind the antennas and (1) new hybrid with a new j-box shall be added. Per the most recent mount analysis report, new pipe mounts shall be installed to facilitate the upgraded equipment. All new equipment installed on the tower shall be painted to match existing antennas and pole. The antennas are mounted above the existing lighting and will remain at their current RAD center of 74'6". There shall be no change or increase to the ground area and there shall be no increase to the height of the pole. There will be no change to current access or traffic.

Existing Site Photo:



Aerial View of Facility and Surrounding Area

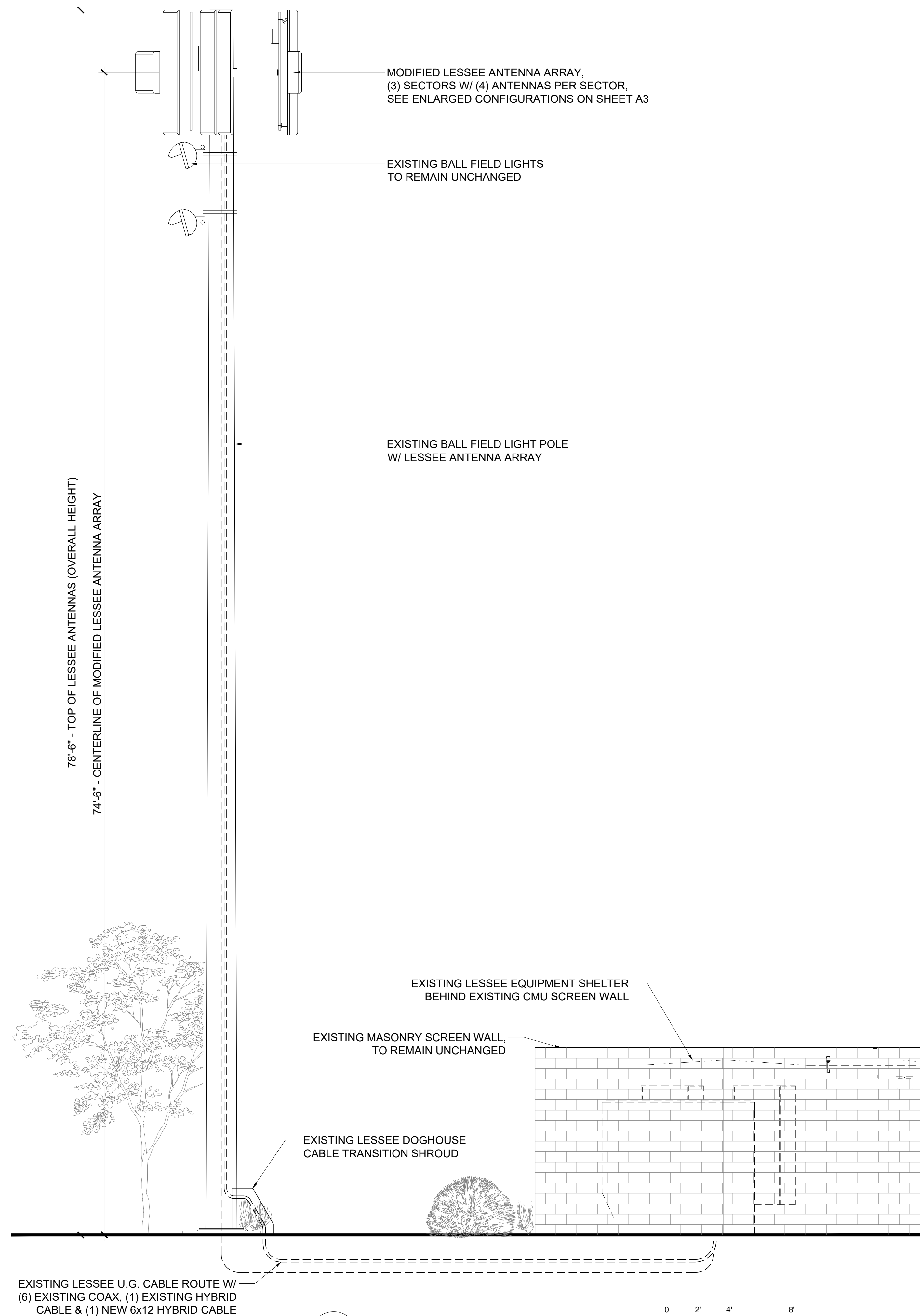
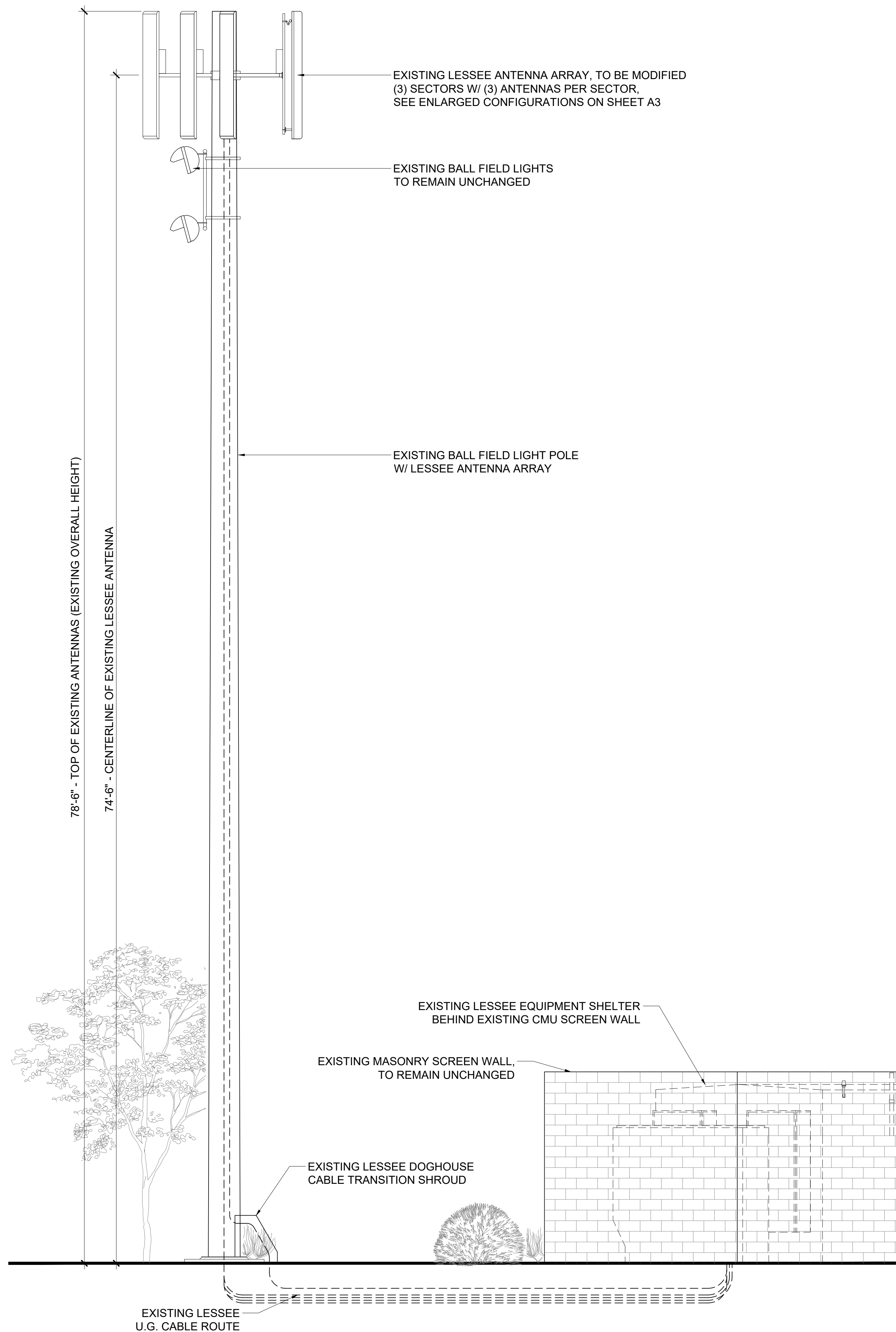


Yvette Potkonjak
Sender Construction-SCC on behalf of Verizon Wireless
Phone Number: 480-685-0858
ypotkonjak@sendercc.com





Site



CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

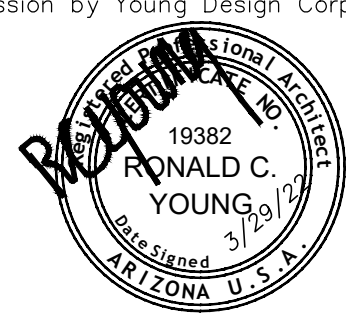
PLANS PREPARED BY

young design corp

architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

SEAL

This drawing is copyrighted and the property of Young Design Corporation (YDC) & produced solely by YDC and affiliates. reproduction or use of this drawing and/or the information contained hereon is forbidden without written permission by Young Design Corporation.



19382
RONALD C. YOUNG
Professional Engineer
STATE OF ARIZONA
EXP. 12/31/2022

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	03/29/2022	FINAL ISSUE

ARCHITECTS JOB NO.
YDC-10022

PROJECT INFORMATION

AZ5_GLENNWILDE GROVE

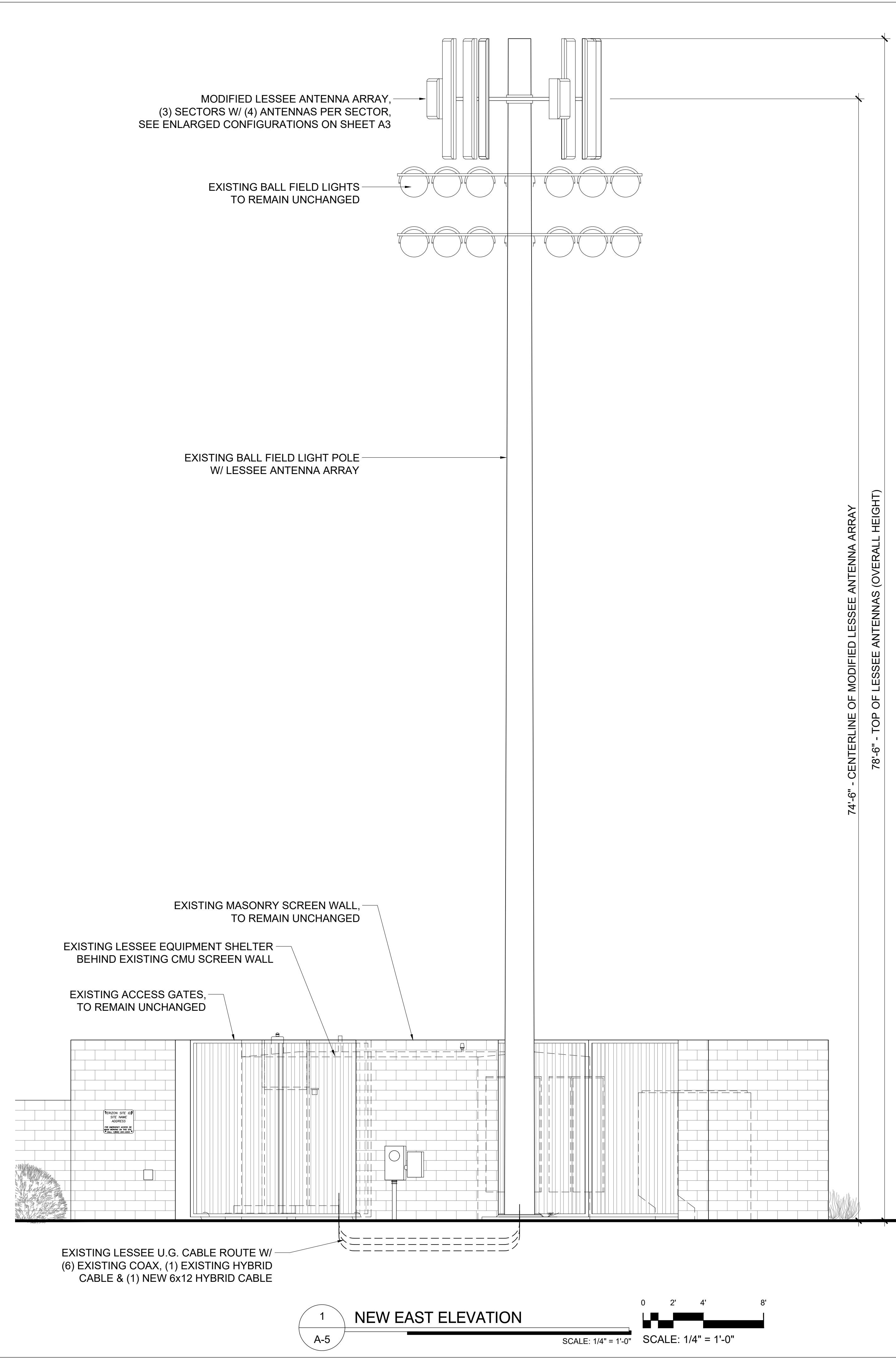
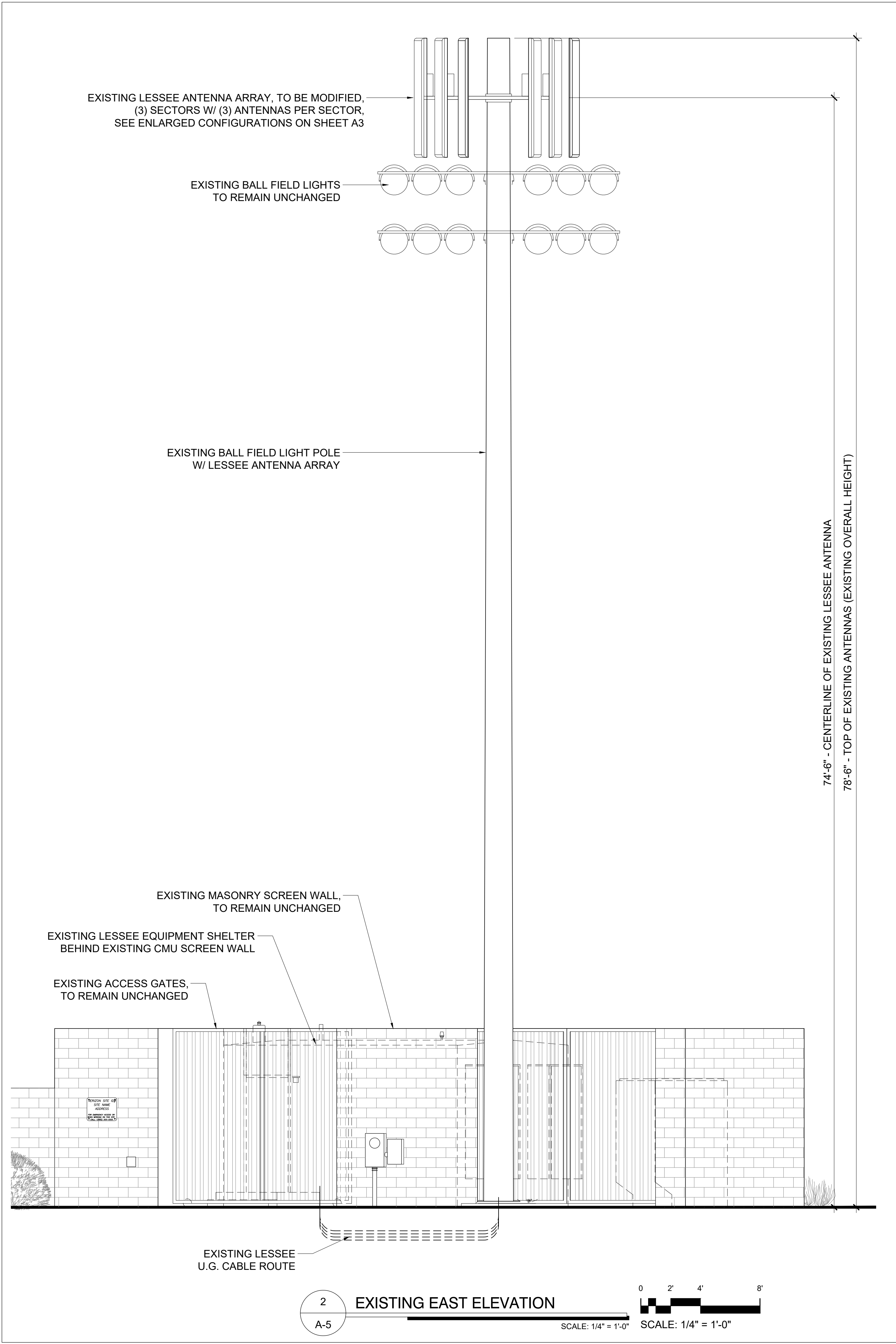
CBRS

19000 N. PORTER ROAD
MARICOPA, ARIZONA, 85139

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
A-4



CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW

DATE

CONSTRUCTION SIGNATURE

RF SIGNATURE

FACILITIES SIGNATURE

REAL ESTATE SIGNATURE

PLANS PREPARED BY

young

design corp

architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

SEAL

This drawing is copyrighted and the property of Young Design Corporation (YDC) & produced solely by YDC and affiliates. reproduction or use of this drawing and/or the information contained hereon is forbidden without written permission by Young Design Corporation.

19382

RONALD C. YOUNG

REGISTERED PROFESSIONAL ENGINEER

STATE OF ARIZONA U.S.A.

EXP. 12/31/2022

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

NO.

DATE

DESCRIPTION

1

03/29/2022

FINAL ISSUE

ARCHITECTS JOB NO.

YDC-10022

PROJECT INFORMATION

AZ5_GLENNWILDE GROVE
CBRS
19000 N. PORTER ROAD
MARICOPA, ARIZONA, 85139

SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

A-5