

**CITY OF GOODYEAR
PLANNING AND ZONING COMMISSION ACTION FORM**

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| SUBJECT: Special Use to allow the installation of a Verizon Wireless Communication Facility monopalm at 17605 W. McDowell Road | STAFF PRESENTER: Alex Lestinsky, Planner II APPLICANT: Heather Chadwick, Reliant Land Services CASE NUMBER: 15-350-00002 |
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RECOMMENDATION:

1. Conduct a public hearing to consider approving a Special Use to allow a Wireless Communication Facility (WCF).
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. Recommend approval of a Special Use to allow the installation of a proposed Verizon Wireless Communication Facility (WCF) to include a 65-foot tall monopalm and support equipment on property located at 17605 West McDowell Road, subject to the following stipulations:
 1. The development and use of the site for a Verizon WCF shall be in substantial conformance with the project narrative and preliminary development plan submitted with the Special Use application, except as modified by these stipulations;
 2. The Verizon WCF shall consist of a stealth monopalm design with a maximum height of 65-feet;
 3. The co-location of additional antennae on the Verizon WCF shall not be permitted unless such antennae do not compromise the appearance of the monopalm as determined by the Development Services Director or designee. Site plan review and approval shall be required for any co-location; and,
 4. The development and operation of the wireless communication facility shall be in conformance with all applicable health, nuisance, fire and safety codes. If upon inspection, the city determines that the facility fails to comply with such applicable codes, then the facility operator and/or owner shall have 30 days to bring the facility into compliance. Failure to bring the facility into compliance within 30 days shall constitute grounds for the removal of the facility at the operator and/or owners expense.

PURPOSE:

The request is for a Special Use to allow the installation of a proposed Verizon Wireless Communication Facility (WCF) to include a 65-foot tall monopalm, antennas, and support equipment on the 60-acre site. Staff finds the proposed request will be compatible with the surrounding area, will not be a detriment to surrounding properties or persons, and will be in conformance with the General Plan.

BACKGROUND AND COMMUNITY BENEFIT:

Current Policy:

Special Uses are land use activities that may be allowed in the City, but because of their unique nature, potential for creating impacts on other uses, or pre-existing legal status may require particular consideration as to their proper location and/or maintenance in relation to adjacent established or intended uses, or to the planned development of the City.

Section 1-3-4 (Special Use Permits) of the Zoning Ordinance provides that Special Use Permits may be approved only upon a finding that the proposed development and/or use reflected in the application submittal for the Special Use Permit conform to the regulations in section 1-3-4. An analysis of those regulations is included in the Staff Analysis section of this staff report.

Historical Information:

The subject parcel is currently an undeveloped 60-acre parcel that is owned by the State of Arizona and maintained by the Arizona Department of Transportation.

Surrounding Properties:

Existing and proposed land uses surrounding the site include the following:

- North – Perryville Prison zoned AG – Agricultural.
- South – Interstate 10 and vacant land zoned AG – Agricultural.
- East – State Route 303 and vacant land zoned AG – Agricultural.
- West – Citrus Road, vacant land zoned C-2 – General Commercial, and the Canada Village subdivision zoned MHS – Manufactured Home Subdivision.

Details of the Request:

The request is for a Special Use to allow the installation of a proposed Verizon WCF to include a 65-foot tall monopalm, antennas, and support equipment on a 60-acre parcel that is zoned C-2, General Commercial. The property is located northeast of the intersection of N Citrus Road and Interstate 10.

The proposed WCF will be located within an approximate 800-square-foot lease area. An 11.3-foot high decorative screen wall will enclose the equipment cabinet. The nearest existing WCF is a monopalm, located roughly 3,500+ feet to the east at 17601 W McDowell Road.

Staff Analysis and Findings:

Staff finds the proposed Special Use will be compatible with the existing and proposed uses in the surrounding area, and will not be a detriment to any surrounding properties or persons, and

will be in conformance with the General Plan. The application included all information required per Section 4-2-4 of the City Zoning Ordinance for staff to conduct its review.

The immediate area surrounding the proposed WCF is designated for commercial uses. The nearest residential dwellings are in Canada Village Park, located approximately 600 feet to the west. The monopalm and equipment shelter will be setback from Citrus Road, the closest right-of-way, by 75-feet.

The accessory equipment will not be visible to the public given the 11.3-foot tall screen wall proposed around the WCF. Access will be provided to the WCF site off of Citrus Road for general maintenance anticipated to take place once a month. There will be no adverse effects to roadway circulation, nor a significant increase in traffic.

The facility will require electrical utilities, accessible via the public right-of-way and will be underground to the site. In the event of a power outage, backup power will be provided by a 30kW diesel-driven backup generator within the proposed cabinet. There will be no excessive odor, dust, gas, noise, vibration, smoke, heat or glare emitted from this facility.

Considering the details of the request, staff finds that the proposed Verizon WCF would be a compatible use in the surrounding area and the proposed setback deviation would not adversely affect the surrounding area.

DEPARTMENT/FUNCTIONAL IMPACTS:

Luke Air Force Base:

Luke AFB requests that the applicant and/or site operator file a Notice of Proposed Construction or Alteration (Form 7460-1) with the FAA. A recommended stipulation of approval will require the applicant and/or site operator to file the subject form with the FAA and provide the “No Hazard Determination” to the City prior to the issuance of a building permit for the WCF.

Phoenix-Goodyear Airport:

Phoenix-Goodyear Airport requests that a Notice of Proposed Construction or Alteration (Form 7460-1) be filed with the FAA for any WCF, and a copy of the “No Hazard Determination” provided to the City prior to the issuance of a building permit. A recommended stipulation of approval will require the applicant and/or site operator to file the subject form with the FAA and provide the “No Hazard Determination” to the City prior to the issuance of a building permit for the WCF.

Public Safety:

The WCF should not adversely affect public safety communication.

PREVIOUS ACTION AND DISCUSSION:

Citizen Review Meeting:

This item was subject to an alternative Citizen Review process. A written notification of the proposed project was sent to property owners within 500-feet of the site detailing the project and indicating staff contact information. To date, no comments have been received.

Planning and Zoning Commission Meeting:

Notice for this public hearing before the Planning and Zoning Commission included a postcard mailed to the owners of property within 500 feet of the subject property on December 23, 2015; a legal notice published in the Arizona Republic on January 1, 2016; and a notice of public hearings sign posted on the property on January 5, 2015. The item was scheduled to be presented at the January 20, 2016 Planning and Zoning Commission Meeting but was ultimately continued to the March 16, 2016 meeting due to the property owner finding conflict with the proposed location. The applicant and the property owner have come to a conclusion on the placement of the tower and are now prepared to move forward for approval.

FISCAL ANALYSIS:

A fiscal impact analysis was not conducted for this item.

ATTACHMENTS:

1. Aerial Photo
2. Narrative (Includes Narrative and Photo Simulations)
3. Site Plan