

PROJECT NARRATIVE

To: City of Goodyear  
Planning & Zoning Department

From: Michael J. Campbell  
Campbell A&Z, LLC

Date: April 26, 2016

Re: Verizon Wireless 'PHO Palmilla West'  
13657 W McDowell Rd  
APN#500-03-004m

Verizon Wireless proposes to develop a new wireless communications facility located at 13657 W McDowell Rd. The location of the proposed site is in the southwest corner of the parcel in the parking lot adjacent to a landscape island.



PARCEL INFORMATION:

APN#: 500-03-004m  
Zoning District: PAD  
Surrounding Zoning: North: PAD, South: PAD, East: PAD & West: PAD  
Adjacent land uses: N: developed; S: developed; W: developed; E: developed

**PROJECT**

- Develop a new wireless communications facility on a new 65' monopalm. The new monopalm will be in the southwest corner of the property, occupying a landscape island and one parking space.
- Installation of the Verizon antenna array at the 56' level. The array to consist of 4 antennas per sector, 3 sectors for a total of 12 antennas; and 12 remote radio heads, 4 per sector mounted behind the antennas. The antennas are 8' tall.
- All associated cables will be internal to the monopalm then set on a cable tray to the equipment cabinets. The cable tray is below the 8' compound wall.
- Development of a new equipment compound, approx 18'8"x22', to house the new equipment cabinets, monopalm and emergency generator. The compound would be secured a new 8' tall cmu block wall; color and design to match existing property wall. The electric meter and disconnect would be mounted to the exterior of the equipment compound wall.
- Access to the site is via McDowell Rd at 136<sup>th</sup> Drive then south to the driveway of 13657 W McDowell Rd office building, to the site. The non-exclusive tech parking will be in an existing paved parking space adjacent to the site.

The proposed site will improve the Verizon network serving this high density area of the Valley with enhanced digital voice and data services.

**Goodyear Zoning Ordinance Section 4-2-4B-7**

7. *Proof that:*

a. *reasonable measures have been taken to assure that the proposed wireless communication facility will be placed in a location which will minimize the visual impact on the surrounding area.*  
The proposed Verizon wireless communication facility will be set back approx 170' from the north property line/McDowell Rd. The backdrop of the West Valley Hospital buildings provide a 'busy' visual for the monopalm to be set against. Additionally, the wireless communication facility is set back approx 105' from the west/Target Store building and the Palm Valley Medical Plaza building located approx 142' east provides a significant visual backdrop. With these existing buildings and landscape trees in the area, the monopalm will have minimal visual impact on the surrounding area.

b. *the proposed antenna and equipment could not be placed on a pre-existing facility under control of the applicant and function under applicable regulatory and design requirements without reasonable modification.*

The proposed Verizon wireless communication facility could not be placed on an existing wireless facility that is under control by Verizon, as the nearest Verizon facility are located approx 1.1 mile north, 1.25 mile east, 1.1 mile south and 1.5 mile west. The proposed Verizon facility fits in between the existing Verizon facilities to improve the network coverage.

c. *if the application is for siting in a residential area, the area cannot be adequately served by a facility placed in a non-residential area*

The proposed Verizon wireless communication facility is not located in a residential area.

d. *a new wireless communication tower is designed to accommodate the applicant's potential future needs, is of suitable construction, and consideration has been given in the design of the tower for the co-location of additional antenna.*

The proposed Verizon wireless communication facility is designed for to accommodate the future needs of the Verizon network serving the area inside the Verizon search area. The monopalm design is structurally engineered for co-location and placement of additional antennas inside the 'faux pineapple bulb' at the base of the fronds.

**Goodyear Zoning Ordinance Section 1-3-4-A**

A. *Special Use Permits...Special Use Permits may be approved or approved with conditions only upon finding that the proposed develop and/or use reflected in the application submittal for the Special Use Permit:*

1. *Will be desirable or necessary to the public convenience or welfare; and, The Verizon facility and network has become a necessity to public convenience as well as to emergency services, i.e, Police and Fire Department usage.*
2. *Will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site or sites; The Verizon facility is compatible with the other uses in the area as a commercial use in a commercial use area.*
3. *Is in conformance with the adopted General Plan and any adopted Area Plans; and,*

The Verizon facility is in conformance with the General Plan and adopted Area Plans. The wireless communication facility is deemed a commercial use, and the underlying parcel is located within the "Job Center I-10 Corridor/Business & Commerce Land Use in Chapter 8 of the General Plan. Reliable wireless networks are now a critical factor in developing successful commercial and employment centers.

4. *Will not be detrimental to surrounding properties or persons in the area due to:*
- a. *Impact on the circulation system of the adjacent neighborhood;* The Verizon facility will have no impact on the circulation system of the adjacent neighbor, located north of McDowell Rd.
  - b. *Excessive noise or light generated from within the site;* The Verizon facility will not generate excessive noise or light pollution. The facility noise levels are near the level of air conditioning units; and the site has one light in the compound on a motion sensor for the service technician's safety.
  - c. *Excessive scale or height in relationship to surrounding properties;* The Verizon facility will not be detrimental to the surrounding properties or persons based on the proposed height of the structure. As the Verizon facility falls within the measurable heights of the surrounding buildings. The Verizon facility, a 65' tall monopalm, is within reason of the height of the adjacent buildings. The Palm Valley Medical Plaza is 32' tall, the Target Store is approx 30' tall and the heights at the West Valley Hospital reach 108' in height.
  - d. *Hours of operation;* The Verizon facility will not be detrimental to the surrounding properties or persons based upon the hours of operation. The Verizon facility operates 24/7, however, there is no vehicular or pedestrian traffic to the unmanned facility with exception to a once a month technician site visit.
  - e. *Inadequate parcel size to provide adequate buffers or mitigation measures to surrounding properties;* The Verizon facility will not be detrimental to the surrounding properties as a result of the space utilized to house the facility. The location of the Verizon facility utilizes a parking lot landscape island and one existing parking space, which will be replaced with a new parking space created in an area north of the building entry.
  - f. *Inconsistency with the development character or architecture or the adjacent properties.* The Verizon facility is commercial in nature, which is consistent with the land uses of the property and the surrounding parcels.

#### REQUEST

On behalf of Verizon Wireless, I respectfully submit this Special Use Permit package for review and approval by Staff, Planning & Zoning Commission and City Council.

Please contact me at 602-616-8396, or via email at [campbellaz1@earthlink.net](mailto:campbellaz1@earthlink.net) if you have any questions and/or need additional information.

Sincerely,

*Michael J Campbell*

Michael J. Campbell  
Campbell A&Z, LLC

Enclosures:

- Site Plan
- Site photos
- Photo simulations
- CD of submittal package information