

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

<b>SUBJECT: Special Use Permit for a Verizon Wireless Communication Facility consisting of a 65 foot tall monopalm</b>	<b>STAFF PRESENTER:</b> Katie Wilken, Planning Manager  <b>CASE NUMBER:</b> 18-350-00002  <b>APPLICANT:</b> Steve Ciolek, Coal Creek Consulting
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**PROPOSED ACTION:**

1. Conduct a public hearing to consider a Special Use Permit to allow the installation of a proposed Verizon Wireless Communication Facility (WCF) consisting of a 65-foot tall monopalm and support equipment on property located Goodyear Centerpointe.
  - a. Open Public Hearing
  - b. Staff Presentation
  - c. Applicant Presentation (10 minutes)
  - d. Receive Public Comment (3 minutes per speaker)
  - e. Close Public Hearing
2. Recommend approval of a Special Use Permit to allow the installation of a proposed Verizon Wireless Communication Facility (WCF) consisting of a 65-foot tall monopalm and support equipment on property located at Goodyear Centerpointe, 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 plans submitted with the Special Use Permit applications, except as modified by these stipulations;
  2. The existing antenna within the Goodyear Centerpointe freeway pylon sign shall be removed within 90 days of the date the wireless communication facility being approved herein becomes operational;
  3. The Verizon WCF shall consist of a stealth monopalm design with a maximum height of 65-feet;
  4. Any co-locations of additional antennae to the WCF must be approved in writing by the Development Services Director or designee. Co-locations of additional antennae on the WCF would be considered for permitting, subject to the proposed antennae not compromising the appearance of the monopalm as determined by the Development Services Director or designee; and,
  5. The development and operation of the wireless communication facility shall be in conformance with all applicable codes, including 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.

### **BACKGROUND AND PREVIOUS ACTIONS:**

This item has not been previously presented to Council. The property is currently zoned C-2 (General Commercial). There is an existing Verizon antenna located within the Goodyear Centerpointe freeway pylon sign, however in order to upgrade the equipment, the antenna must be relocated to the proposed monopalm.

### **STAFF ANALYSIS:**

#### **Current Policy:**

Wireless Communications Facilities are permitted in any district if a Special Use Permit is approved upon finding that the proposed development conforms to the regulations in section 1-3-4 (Special Use Permits) and section 4-2-4 (Wireless Communication Facilities). An analysis of those regulations is included in the Staff Analysis section of this staff report.

#### **Surrounding Properties:**

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

- North – C-2, General Commercial, existing Texas Roadhouse
- South – Interstate 10
- East – AG-Agricultural. This land is owned by the Flood Control District and is planned for the use of the extension of the Bullard Wash.
- West – C-2, Goodyear Centerpointe shopping center

#### **Phoenix-Goodyear Airport & Luke AFB:**

Phoenix-Goodyear Airport & Luke AFB request that a Notice of Proposed Construction or Alteration (Form 7460-1) be filed with the FAA for any WCF.

#### **Details of the Request & Staff Analysis:**

This request is to allow a 65' monopalm facility at the southeast corner of the Goodyear Centerpointe commercial center. There is an existing antenna within the Goodyear Centerpointe freeway pylon sign that would be removed if this request is approved. The equipment that currently serves the antenna located within the pylon sign will remain in place on the back of the commercial building and is not visible to the public. The proposal meets all of the design requirements provided by the Zoning Ordinance (Section 4-2-4-C) as follows:

1. Design – The WCF is a designed as a palm tree in order to be camouflaged.
2. Equipment design – The existing support equipment is located behind the commercial center.
3. No commercial signage – there is no signage being requested.
4. Setbacks – The monopalm meets all required setbacks.

5. Separation from existing WCFs – Currently the closest WCF is located in the pylon sign within approximately 85 feet of the proposed monopalm, however if this Special Use Permit is approved, the pylon sign antenna will be removed and the separation requirement will be satisfied. The next closest WCF is approximately 1800 feet to the east of this proposal.

**Public Participation:**

Since the WCF is only in the vicinity of three property owners (ADOT, Flood Control District, and the subject property), the item was subject to an alternative Citizen Review process. Due and proper notice was given for the scheduled public hearings. To date, staff has not received any inquiries regarding the request.

**FISCAL ANALYSIS:**

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development

**RECOMMENDATION:**

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, therefore recommends approval.

**ATTACHMENTS:**

1. Aerial Photo
2. Narrative
3. Photo Simulation
4. Site Plan