



## DEVELOPMENT APPLICATION REQUEST REVIEW

### APPLICANT INFORMATION

<b>Case:</b>	PZ22-01-02
<b>Owner/Applicant:</b>	Crown Castle (Tower Owner)
<b>Agent:</b>	Tom Wilkerson / Tower Engineering Professionals
<b>Request(s):</b>	Conditional Use Permit

### PROPERTY INFORMATION

<b>Parcel(s):</b>	501-33-013K
<b>Address:</b>	14010 N El Mirage Road
<b>Property History:</b>	City Park, Gentry Park
<b>Land Area:</b>	0.59 acres
<b>Building Area:</b>	N/A

### ZONING / LAND USES

<b>Existing Zoning/Land Use:</b>	Civic Use / Public Park
<b>Proposed Zoning/Land Use:</b>	Civic Use / Public Park
<b>ARS 28-8481 Zone:</b>	65 ldn
<b>Flood Zone:</b>	N/A

### SURROUNDING PROPERTY

<b>North:</b>	Civic Use / City Court
<b>East:</b>	Residential / Single Family Dwellings
<b>South:</b>	Civic Use / City Park
<b>West:</b>	Commercial Use / Retail (Vacant)

### COMMUNITY SERVICES

<b>Water:</b>	City of El Mirage
<b>Sewer:</b>	City of El Mirage
<b>Electric:</b>	City of El Mirage
<b>Police:</b>	City of El Mirage
<b>Fire:</b>	City of El Mirage

### ACCESS

<b>Road:</b>	El Mirage Road
<b>Class:</b>	Major Arterial
<b>Improvements:</b>	Good
<b>Condition:</b>	Good

#### SCHOOLS

<b>District:</b>	Dysart Unified School District
<b>Elementary:</b>	El Mirage Elementary
<b>High School:</b>	Dysart High School

#### STAFF REPORT

<b>Compliance with General Plan:</b>	The 2020 General Plan identifies this area as part of the Neighborhoods Planning Area and is compatible with the land use plan.
<b>City Zoning/Land Use</b>	The collocation of wireless communication equipment on an existing monopole tower requires a conditional use permit approval by the City for the applicant to continue with the submittal of construction plans for review.
<b>ARS 28-8481 Land Use Compatibility</b>	The site is located within the 65 ldn of the Luke Air Force Base Noise Contour Zone. Since the wireless communication equipment is being installed on an exiting tower a Luke AFB review for land use compatibility was not required.
<b>Considerations:</b>	The applicant is requesting the approval of a conditional use permit to be able to collocate wireless communication equipment on an existing communication facility located in Gentry Park. The tower is owned by Crown Castle and the land is owned by the City of El Mirage. The collocation of the new equipment will not increase the height or the ground area of the existing communication facility. Section 6409 mandates that state and local governments must approve any eligible facilities request for the modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station and requires the application to be reviewed and approved within 60 days. Based on the filing of the application, the deadline for issuance of approval is March 6, 2022. This item is scheduled to be on the March 1, 2022, Council agenda for final action.
<b>City Staff Review</b>	No concerns or objections.
<b>Stipulations:</b>	Applicant shall consent to and address the TAC Review Comments mentioned in the January 25, 2022, Memorandum with the submittal of construction design plans.
<b>Planning Commission</b>	Staff will seek a recommendation at the February 8, 2022, Public Hearing
<b>Council</b>	Staff will seek a final action at the March 1, 2022, Public Hearing
<b>Attachment</b>	Development Application, TAC Review Comments Memorandum
<b>Supportive Documents</b>	None

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#### Attachments

## TAC Review Comments