



**DEVELOPMENT APPLICATION
REQUEST REVIEW**

APPLICANT INFORMATION

Case:	PZ22-03-09
Owner/Applicant:	Crown Castle
Agent:	Tower Engineering Professionals
Request(s):	Conditional Use Permit

PROPERTY INFORMATION

Parcel(s):	501-45-017X
Address:	10341 N. El Mirage Road
Property History:	Industrial Use
Land Area:	0.03 ac.
Building Area:	N/A

ZONING / LAND USES

Existing Zoning/Land Use:	Employment/Industry (E/I) / Office -Exterior Storage Yard
Proposed Zoning/Land Use:	Employment/Industry (E/I) / Office -Exterior Storage Yard
ARS 28-8481 Zone:	65 DNL
Flood Zone:	N/A

SURROUNDING PROPERTY

North:	Industrial
East:	Industrial
South:	Industrial
West:	Agricultural

COMMUNITY SERVICES

Water:	City of El Mirage
Sewer:	City of El Mirage
Electric:	APS
Police:	City of El Mirage
Fire:	City of El Mirage

ACCESS

Road:	El Mirage
Class:	Major Arterial
Improvements:	None required
Condition:	Good

SCHOOLS

District:	Dysart Unified School District
Elementary:	El Mirage Elementary
High School:	Dysart High School

STAFF REPORT

Compliance with General Plan:	The 2020 General Plan identifies this area as part of the Commerce/Industry Park Planning Area and is compatible with the land use plan.
City Zoning/Land Use	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.
ARS 28-8481 Land Use Compatibility	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 existing tower, a Luke AFB review for land use compatibility was not required.
Considerations:	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 on private property. The tower is owned by Crown Castle and the land is owned by Kevin's Landscaping. The City will not be receiving any additional revenue since the tower is on private land. 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.
City Staff Review	No concerns or objections
Stipulations:	Applicant shall consent to and address the TAC Review Comments mentioned in the March 25, 2022, Memorandum with the submittal of construction design plans.
Planning Commission	Staff will seek a recommendation at the April 12, 2022, Public Hearing.
Council	Staff will seek final action at the April 19, 2022, Public Hearing
Attachment	Applicant Packet and TAC Review Comments
Supportive Documents	None

Attachments

Application Packet
TAC Review Comments