



DEVELOPMENT APPLICATION STAFF REPORT

Case Number:	CUP24-03-04	Request:	Conditional Use Permit
Project Name:	PHO ElMirage-Rd_3_SC		
Applicant/Owner:	BK Design Inc / Verizon Wireless		
Project Address:	11006 N El Mirage Rd, El Mirage AZ 85335	Acres	N/A

Considerations	The applicant is requesting the approval of a conditional use permit to an existing small wireless communication cell site approved in 2015. The project consists of the removal of (2) existing panel antennas and the installation of (3) new 5G antennas and (1) a new 4G canister antenna on an existing light pole and increasing the height of the pole. There are no changes to existing ground equipment associated with this project. This small wireless cell site is located on private property at the Cross Church. Per zoning code §154.091 small wireless communication sites shall be a conditionally permitted use in all zones but are a permitted use by right if collocated in a right-of-way in any zone.
General Plan Compliance	The El Mirage 2020 General Plan identifies the site as in the Ranchettes Planning Area and follows the plan.
Zoning & Land Use	The property is zoned Rural Area (RA) and has a land use designation as Religious Assembly (Church) Use.
ARS 28-8481 Land Use Compatibility	N/A
City Staff Review	City staff reviewed the application and found that it meets the zoning code requirements to proceed with the public hearing.
Stipulations:	The applicant shall consent and address the TAC Review comments mentioned in the April 55, 2024, memorandum.
Planning Commission	The Planning Commission recommended approval to the City Council of the zoning application with a 4-0 unanimous vote at the May 14, 2024, public hearing.
City Council	Staff will present and seek a final action from the City Council at the June 4, 2024, public hearing.
Attachments	Zoning Application, TAC Review Comments, and P&Z Commission Meeting Minutes.
Supportive Documents	Supportive documents are available for review at the El Mirage Development Services Department, Planning & Zoning Division during the city's work hours.