
Technical Advisory Committee Review Comment Memorandum

To: Charlie Martin, BK Design Inc.
From: Jose A. Macias, Senior Planner
Development Services Department, Planning & Zoning
Re: CUP24-03-04 PHO ElMirage-Rd_3_SC
Date: April 5, 2024

Mr. Martin,

Please see the review comments from the El Mirage Technical Advisory Committee (TAC) for the conditional use permit zoning application.

BUILDING & SAFETY – Brigham Bennett

1. No comment.

ECONOMIC DEVELOPMENT – Tom Doyle

2. No comment.

ENGINEERING – Bryce Christo

3. No comment.

FIRE DEPARTMENT – Jason Napier

4. No comment.

PLANNING & ZONING – Jose A. Macias

5. See attached memorandum.

POLICE DEPARTMENT – Andrew Vanderwerf

6. No comments.

PUBLIC WORKS – Scott Ketchmark

7. No comments.

If you have any questions regarding these comments or would like to set up a follow-up meeting or call, please feel free to contact my office.

Planning and Zoning Division
Zoning Application Review Memorandum

TO: Charlie Martin,

FROM: Jose A. Macias, Senior Planner
Development Services Department, Planning & Zoning

RE: CUP24-03-04 PHO ElMirage-Rd_3_SC

DATE: April 5, 2024

Mr. Martin,

Please see the review comments from the Planning and Zoning Division for the proposed development project mentioned above.

CONDITIONAL USE PERMIT

The Planning Commission and City Council shall, in addition to any other conditions, impose the following general conditions upon every conditional use permit granted.

1. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure.
2. All of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his or her successors, or assigns.
3. All conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his or her successors, or assigns.
4. All of the special conditions shall be consented to in writing by the applicant.
5. The proposed use of the improvements to the existing small wireless cell site shall not create noise, vibrations, or odor that may become a nuisance to the public.
6. *Design standards.* Wireless communication facilities shall be designed and constructed in conformity with and/or architecturally integrated with surrounding building designs or natural settings to minimize the adverse visual impact and ensure the facility is compatible with the environment in which it is located. Methods of camouflage design include:
 - a. Canister, facilities under 45 feet in height shall conceal antennas with a canister or approved equal.
 - b. Screening, ground equipment shall be screened with landscaping plantings or a material approved by the City Engineer or designee.
 - c. Color, facilities poles, and ground equipment color shall match the surrounding existing poles, or a color approved by the City Engineer or designee.
7. *Standards of service.* The company shall operate the site areas in a first-class manner and shall keep the site areas attractively maintained, orderly, clean, neat, and tidy at all times, including immediate removal of graffiti.

8. The applicant has one calendar year from council action to submit construction documents for review.
9. If the conditional use permit is granted, the permit shall be issued upon the signature of the Senior Planner / Zoning Administrator, and any conditions, automatic termination date, or period of review shall be stated on the permit.

If you have any questions regarding these comments, please feel free to contact my office; at (623)876-2996 or jmacias@elmirageaz.gov.