DEVELOPMENT APPLICATION STAFF REPORT

Case Number:	CUP24-03-05	**Request:**	Conditional Use Permit		
Project Name:	PHO ElMirage-Rd_2_SC				
Applicant/Owner:	BK Design Inc / Verizon Wireless				
Project Address:	12325 N B St, 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) 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 and existing landscaping with this project. The City of El Mirage owns the property located at the South Brisas Community Park. 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 Neighborhood Planning Area and follows the plan.
Zoning & Land Use	The property is zoned Suburban Neighborhoods (SN) and has a land use designation as Community Park 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 15, 2024, memorandum.
Planning Commission	Staff is seeking a recommendation from the Planning and Zoning Commission to the City Council for final action.
City Council	Staff will present and seek a final action from the City Council at the June 4, 2024, public hearing.
Attachments	Zoning Application, and TAC Review Comments.
Supportive Documents	Supportive documents are available for review at the El Mirage Development Services Department, Planning & Zoning Division during the city's work hours.