TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: James Gagliardi, AICP City Planner

MEETING DATE: August 6, 2015

REQUEST

Request by Adam Brixius of Pinnacle Consulting, Inc on behalf of Pinal County School District No. 4, for the following land use request at Cactus Middle School at 1220 E Kortsen Rd:

1. DSA-15-00059: Conditional Use Permit to allow an 80 ft. tall monopole wireless facility within the UR (Urban Ranch) zone district.

2. DSA-15-00060: Major Amendment to a Major Site Plan to detail the placement and location of a proposed wireless facility consisting of an 80 ft. tall monopole structure.

APPLICANT/OWNER

Adam Brixius – Pinnacle Consulting Inc  
1426 N Marvin St Suite 101  
Gilbert, AZ 85233  
P: 480-217-3076  
Email: adam.brixius@pinnacleco.net

Pinal County School District No. 4  
220 W Kortsen Rd  
Casa Grande, AZ 85122

HISTORY

August 6, 1980: The site was incorporated into the City of Casa Grande per Ordinance No. 717 and consequently zoned UR (Urban Ranch).

September 30, 1999: Conditional Use Permit (CGPZ-092-099) and Major Site Plan (CGPZ-093-099) approved by Planning Commission for an elementary school campus within an UR zone.
PROJECT DESCRIPTION

Site Area  
900 sq. ft. lease area with access road within a 59.61 acre parcel

Zoning  
UR (Urban Ranch)

General Plan Designation  
Neighborhoods

Surrounding Land Use and Zoning

<table>
<thead>
<tr>
<th>Direction</th>
<th>General Plan Designation</th>
<th>Existing Zoning</th>
<th>Current Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Neighborhoods</td>
<td>R-4 (mobile-home residential)</td>
<td>Casa Verde &amp; Casita Verde mobile home parks</td>
</tr>
<tr>
<td>South</td>
<td>Neighborhoods</td>
<td>UR/ PAD (Cottonwood Ranch)</td>
<td>single-family homes</td>
</tr>
<tr>
<td>East</td>
<td>Neighborhoods</td>
<td>PAD (The Muirlands single-family residential)</td>
<td>undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>Neighborhoods</td>
<td>B-2 (General Business)/ R-3 (Multi-Family Residential)</td>
<td>Gym / Apartment complex</td>
</tr>
</tbody>
</table>

Vicinity Map
Overview

Pinnacle Consulting is requesting to construct a new Wireless Telecommunication Facility in the northeast portion of the Cactus Middle School site located at 1220 E Kortsen Rd. The request consists of the development of an 80-foot tall monopole designed to accommodate two lease areas for cellular carriers. The primary antenna array, to be leased to Verizon would be placed at the top of the monopole, with the top of this array not to exceed a distance of 80 ft. from the ground. The monopole will be designed for the future co-location of a second antenna array to accommodate another carrier below the antenna for Verizon. This tower will be placed within a 30 ft. X 30 ft. lease area which will house the equipment needed to accommodate this facility. The lease area is proposed to have an 8 ft. tall c.m.u. wall around it with an access gate. An existing road leading from the bus access area of the school will be improved to accommodate a fire-apparatus acceptable route and turnaround location to serve the lease area.

This specific location is chosen because this is an area of Casa Grande currently lacking in adequate cellular coverage, particularly for data network conveyance. The selection of this site fulfills a planned and existing pattern of telecommunication facilities throughout the area to ensure a stable level of cellular service (Exhibit A).

Two applications are required to accommodate the request. A Conditional Use Permit is required of wireless telecommunication facilities within UR-zoned properties taller than 28 ft. in height; and a Major Amendment to a Major Site Plan is required to add this new use and lease area to the approved Major Site Plan for Cactus Middle School.

| CONFORMANCE WITH CONDITIONAL USE PERMIT CRITERIA |

*In accordance with Section 17.68.120 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of a Conditional Use Permit:*

That the site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping are adequate to properly relate the use with the land and uses in the vicinity;

The 30 ft. by 30 ft. walled lease area is adequate in size to house the planned and future equipment and monopole tower. The general location is determined to be adequate because of the vast amount of land owned by Cactus Middle School. At almost 60 acres, the Cactus Middle School site provides for a sizeable area between the monopole location and surrounding uses. This particular area of the school site is unused and surrounded by existing drainage areas. The previous conditional use permit approval for the school consisted of a condition that all equipment must be screened by a block wall. To adhere to this existing condition, the equipment proposed for this wireless facility will also be walled. At a height of 8 ft., this wall also provides a formidable barrier to deter trespassing onto the lease area.
That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

Though this site only necessitates one service vehicle to travel to the site intermittently, the City Fire department requires a road 12 ft. in width and treated with an all-weather surface which can support 75,000 lbs. Also, a hammerhead turnaround for the fire apparatus has also been provided. Adherence to all city department review requirements shall be a condition of approval of this application.

That the proposed use will have no adverse effect upon the abutting property;

The current development in the immediate area consists of drainage areas and ball fields for Cactus Middle School. The school itself is approximately 700 ft. from the lease area. Eighty ft. north of the proposed monopole location is the southern boundary of two mobile home parks. Two-hundred and seventy ft. east is the western boundary of The Muirlands Planned Area Development, proposed for single-family residential development. Off-site development to the south and to the west lies over 1,000 ft. away. Because of these large distances, this specific location is ideal to minimize adverse effects on surrounding properties.

At a height of 80 ft., this wireless telecommunications facility could potentially raise concerns of abutting property owners. Prior to the application submittal, a neighborhood meeting was held on April 15, 2015 at Cactus Middle School, with notification sent out to properties within 200 ft. of the Cactus Middle School parcel. Additionally, there was hand-delivered notification to the apartment complex and the mobile home parks adjacent to the site to account for the fact that these properties consist of renters who would not otherwise have received a mailed notice. There were only two people who attended the meeting. The only concern expressed was by the property owner of The Muirlands PAD, a currently-undeveloped single-family residential Planned Area Development, 270 ft. to the east of the proposed tower location. The concern was that the presence of this tall tower may discourage lot sales. One way to mitigate a cell tower’s adverse impact is to encourage a “stealth” appearance, where it is disguised within a structure, or faux vegetation. In discussing the possibility of erecting a stealth structure, the applicant contended that due to the width of the array needed for this tower for cellular data transmission, methods to disguise it become problematic. The array consists of three 7.5 ft. wide panels at the top of the monopole. A structure designed to encase this would result in an even larger structure, potentially more ostentatious than the tower itself. The location of this tower is in a remote area, which would render various stealth options out of place (Refer to Exhibit A, page 19 for a photo rendering).

Because future potential development will bring more density closer to the tower, it shall be a condition of approval, that this conditional use permit shall expire after five years from the date of approval. This allows the City staff and Planning Commission to re-evaluate the tower after five years, when The Muirlands may be developing to explore alternatives at that time. As this area of the City develops, tower height can potentially be lower. This is due to the fact that a low
density area requires an antenna at a greater height to reach further. When there is greater density, the antenna can be lower to serve a closer and denser area.

That the proposed use shall be in conformance with the General Plan;
General Plan 2020 designates this area as Neighborhoods which its primary land use is residential. The cell tower will assist in enhancing communication for the residences existing and anticipated in this area. From a spatial form and design perspective, Neighborhoods encourages non-residential uses to be buffered from mixed use and single-use residential areas. Sufficient buffering is provided due to the fact that the Cactus Middle School parcel is nearly 60 acres in size, and the lease area will be screened by a block wall and is proposed to be placed in an unused, remote portion of the school site.

General Plan 2020

That the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare;
Staff proposes that the conditions stated within the Conditional Use Permit resolution are necessary for these protections (Exhibit C).

Per city code section 17.68.120 B (7), the commission shall, in addition to any other
conditions, impose the following conditions upon every conditional use permit granted for wireless telecommunication facilities:

a. The setback requirements shall be thirty-five feet from any property line, plus an additional one foot for every foot of height above thirty-five feet.
   
   o The setback criterion for the site has been accomplished by the placement of this 80 ft. tower at a minimum setback of 80 ft. from all surrounding property boundaries.

b. The structure is to be designed, constructed and/or colored in order to correspond with the aesthetic, view-shed and other characteristics of the area in which they are to be placed.
   
   o This criterion has been accomplished on the site by the color of the monopole proposed to be the same color as the array to help prevent any feature of the facility from standing-out.
   
   o A condition of approval is being placed on this Conditional Use Permit that it is to expire in five years so that further methods can be explored at that time if additional aesthetic consideration is needed.

c. Appropriate landscaping and other screening shall be required along any street frontage.
   
   o This criterion is not applicable to the proposed site as it is not adjacent to any street frontage. The closest public ROW is located approximately 1,225 ft. away from the lease area. A wall is proposed around the lease area, however.

d. Appropriate measures shall be used to screen any exposed mechanical equipment such as, but not limited to, cables, etc.
   
   o The screening criteria for the site will be accomplished by the construction of 8 ft. tall CMU wall that will enclose the entire 30 ft. x 30 ft. lease area, and provide for the security of the equipment.

e. Placement of the facility shall be in conformance with any applicable requirements of the city planning, building, fire, and engineering departments.
   
   o This criterion has been accomplished by a detailed review of all City Codes and standards by all department representatives. Upon review of the codes it has been ascertained that the proposed location is appropriate and complies with all required setbacks, height standards, adjacent compatibility requirements, and access especially with regard to fire-access for emergency response purposes. Though these plans are currently under a second review by city agencies, the second submittal addresses minor comments.
f. Placement of the facility shall be in conformance with any applicable requirements of the Federal Communications Commission (FCC) and/or the Federal Aviation Administration (FAA).

   Per the applicant’s narrative (Exhibit A), all federal laws have been examined and have been accomplished by allowing the reasonable placement of the tower in an area that is as far away as possible from any established residential neighborhood, airport, roadways, buildings, etc. The tower has been strategically placed to provide adequate wireless coverage for this area of the City.

   Where possible, service providers will be encouraged to co-locate (share) their facilities on existing towers.

   This criterion has been met due to the fact that the tower has additional space to provide for the future co-location of an additional wireless company.

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**CONFORMANCE WITH MAJOR SITE PLAN REVIEW CRITERIA**

In considering applications for Major Site Plan approval, the Planning and Zoning Commission shall consider the following:

**Relationship of the plan elements to conditions both on and off the property;**

The lease area is proposed between two drainage retention areas on the school property. It presently is not used for any other purpose. For this and the details discussed within the Conditional Use Permit criteria, this item is met.

**Conformance to the City’s General Plan:**

See above under the Conditional Use Permit criteria.

**Conformance to the City’s Zoning Ordinance:**

The site is zoned UR (Urban Ranch) and is currently being used for a school. The school is approved through an existing Conditional Use Permit. The proposal of a wireless telecommunications facility over 28 ft. also requires a conditional use permit which is discussed above. UR zone requires that the setbacks for a wireless telecommunication facility are one foot of setback for every foot of height. There is no height limit for wireless facilities within the UR through the issuance of a Conditional Use Permit; however, the setbacks must match the height. The tower is proposed to be 80 ft. tall with the closest setback being the northern boundary, at 80 ft. (Exhibit B).
The impact of the plan on the existing and anticipated traffic and parking conditions;

The proposed project will not generate any additional traffic as it will only be accessed approximately once a month for routine maintenance activities. All maintenance vehicles will park within the recorded access easement near the lease area entrance.

The adequacy of the plan with respect to land use;

Discussed within the Conditional Use Permit criteria, above.

Pedestrian and vehicular ingress and egress;

Discussed within the Conditional Use Permit criteria, above.

Building location and height;

See Conformance to the City’s Zoning Ordinance, above.

Landscaping:
Due to the remoteness of the site, no landscaping is required; however, an 8 ft. wall provides screening and safety, that landscaping would less effectively achieve.

**Lighting:**

No specific lighting is proposed. The tower’s height does not trigger any specific aviation light requirement.

**Provisions for utilities:**

N/A

**Site drainage:**

Drainage calculations were provided with this request to assess the run off created by the impervious surface within the lease area. It has been evaluated by City Engineering and has been found generally satisfactory. Because the location of the lease area is situated between two drainage areas within the parcel, City Engineering is presently evaluating the engineering of the wall and tower to ensure that they both are constructed to withstand any potential erosion by these adjacent drainage areas. Similarly, the findings of this pending review will determine if additional stability to these drainage areas has to be provided. The fire access road to the side of the lease area leading to the hammerhead turnaround to the rear of the lease areas for the fire apparatus is also being evaluated to ensure it does not disturb the drainage areas. A condition of approval of this Major Site Plan and for the Conditional Use Permit is that this facility meet all City reviewing departments requirements.

**Open space:**

N/A

**Loading and unloading areas:**

N/A

**Grading:**

See Site drainage.

**Signage:**

N/A

**Screening:**

The entire site will be screened by an 8 ft. tall CMU wall.

**Setbacks:**
The tower will be in compliance with the minimum 80 ft. setback requirement.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Actual</th>
<th>Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>80 ft.</td>
<td>No maximum height requirement with issuance of CUP</td>
</tr>
<tr>
<td>Setbacks</td>
<td>North- 80 ft. South- 1,225 ft. +/- East- 270 ft. +/- West- 1,658 ft. +/-</td>
<td>80 ft. minimum</td>
</tr>
</tbody>
</table>

### PUBLIC NOTIFICATION/COMMENTS

#### Notification

Public hearing notification efforts for this request meet and exceed those requirements set out by City Code. They include:

- A pre-application neighborhood meeting for property owners and residents within 200 ft. of the Cactus Middle School Parcel
- A notice was published in the Casa Grande Dispatch on July 21, 2015 for the August 6, 2015, Planning and Zoning Commission public hearing
- Notice was mailed by the applicant on July 22, 2015 at least fifteen days before the day of the hearing to each owner of property situated within 200 ft. of the subject property. An affidavit confirming this mailing is on file.
- A sign was posted by the applicant on July 22, 2015 on the subject site. An affidavit confirming this posting was supplied by the applicant.

#### Inquiries/Comments

None have been received at this time.

### STAFF RECOMMENDATION

Planning Staff recommends that Planning Commission approve the Conditional Use Permit DSA-15-00059 and its associated resolution with the following conditions:

1. Any expansion of the lease area, increase of the monopole height of 80 ft., and/or a change in the use of the facility will require a new conditional use permit review.

2. This conditional use permit is to expire five years from the date of approval.

3. An access and utility easement between the owner of the property and cellular providers or their lessee be maintained.
4. This approval shall be in accordance with the approved Major Site Plan associated with this Conditional Use Permit, as amended.

5. The lease area is to be screened by an 8 ft. high C.M.U. wall.

6. The structure is to be designed, constructed and/or colored in order to correspond with the aesthetic, view-shed and other characteristics of the area in which they are to be placed. Specifically, the color of the monopole must match that of the color of the antenna.

7. Placement of the facility shall be in conformance with any applicable requirements of the city planning, building, fire, and engineering departments. Specifically, the access road must be a minimum of 12 ft. wide and consist of an all-weather surface designed to withstand 75,000 lbs.

8. Placement and operation of the facility shall be in conformance with any applicable requirements of the Federal Communications Commission (FCC) and/or the Federal Aviation Administration (FAA).

9. Service providers and property owners must allow co-location of additional providers on the proposed tower subject to structural analysis and approval by the City of Casa Grande.

Planning Staff recommends that Planning Commission approve the Major Amendment to the Major Site Plan DSA-15-00060 with the following conditions:

1. The following drainage comments, currently under review by City Engineering must be satisfactorily addressed as determined by City Engineering:

   a. All water which falls within the property must be retained within the boundaries of the development with the proposed walls (15.40,1240A, 15.40.1250A, 702.1). Please revise and provide clarification in the drainage statement.

   b. On the Revised FIRM provided in the submittal, show the project site.

   c. The site is within the 500-year floodplain on the North Branch Santa Cruz Wash, and is in between two retention basins. The safety of the tower (and the proposed walls) is a concern in the light of scour setback requirements per the State standards and bottom of retention basins. The drainage statement should provide a statement regarding structural safety with respect to scour depths.

   d. Provide any scour protection needed and reflect this accordingly on site plan, if needed.
e. Any grading needed for the access road the fire apparatus turn-around in relation to the nearby drainage areas is adequately mitigated.

Exhibits:

A. Narrative
B. Site Plan
C. Conditional Use Permit Resolution DSA-15-00059
Exhibit A – Narrative

Conditional Use Permit - Wireless Communications Facility
Verizon Wireless – AZ5_MISSION VALLEY / Sun State Towers AZ03-016 Kortsen
May 12, 2015

Request for a Conditional Use Permit & Major Site Plan Amendment, APN# 505-07-048A

PROPERTY OWNER
Pinal County School Dist 4 Casa Grande

APPLICANT
Pinnacle Consulting on behalf of Sun State Towers for Verizon Wireless
1426 N. Marvin Street Suite 101
Gilbert, Arizona 85233

INTRODUCTION AND POLICY

An approximate 59.51 acre parcel located on the south side of Prince Road. This parent parcel’s current use is; Public Middle School with a zoning designation of Major Site Plan - UR. The area at large consists of many different types of residential uses., with some neighborhood commercial areas along trekell Road.

AZ03-016 Kortsen project proposal is consistent with many goals highlighted in the City of Casa Grande General Plan:

Goal C-3.2: Support rural communities that are economically and environmentally sustainable.
Policy C-3.2.1: Encourage investment in services while maintaining the rural lifestyle and character of the area.
Strategy Accomplishment: Expansion of modern infrastructure.

Goal C-11.5: Casa Grande is accessible by digital technologies.
Policy C-11.5.1: Continue to work with private digital service providers to enhance the wireless accessibility of Casa Grande.
Strategy Accomplishment: All technologies will be provided here with the proposed antenna configuration size. Multiple wireless carriers can be accommodated in a single location for future carriers to locate and not burden them with the cost of a new facility.

Wireless Communications these days are relied on for commercial and residential uses and used for communication, public safety, global commerce, and personal conveniences. This facility is a commercial service that promotes wireless technology services for the surrounding community and has been designed to accommodate multiple carriers which will help to mitigate Wireless Communication Facility proliferation.
Sun State Towers, AZ03-016 Kortsen application is subject to Conditional Use Permit and is an allowed Conditional Use in an UR zone per the City of Casa Grande’s Code, Table 17.16.030A. The Wireless Communications Facility was sited in the rear of a middle school property on a large area of open space. All minimum setbacks set forth in Table 17.20.060 have been exceed and the additional Conditional Use Permit setback standard of one foot for every foot of tower height found in Article II, Title 17.68.120 Section 7, have been met or exceeded.

Wireless Communication Facilities in urban areas are engineered to cover approximately a one half-mile radius, in a perfect world. In all cases a colocation opportunity on existing verticality or another wireless site was considered first. In this case Verizon Wireless has four existing sites, on air (See Propagation Map) within a four (4) mile radius from the proposed. Two of the four sites, AZ5_Rodeo Road and AZ5_O’neil Park are heavily trafficked sites and are currently experiencing a deficiency in network capabilities. The proposed site (AZ5_Mission Valley) will fix the deficiency in coverage. (See Site Specific Propagation Maps for current and future coverage.) Verizon wireless is in the process of proposing (5) five new sites in this area of Casa Grande / Pinal County as part of their LTE coverage expansion/ Network Densification. (See Big Picture Propagation Maps for current and future coverage.) These are other similar projects being proposed in the near future in either the Jurisdiction of Casa Grande or Pinal County.

SITE SELECTION PROCESS:
In order to minimize proliferation of additional Verizon Wireless sites or duplication of coverage (that could actually reduce the coverage due to signal interference) Verizon RF Engineers identify specific locations new sites need to be located, typically these search areas are approximately ¼ mile in radius. (See Exhibit 1 – Verizon Wireless Search Area) There are no existing Communication towers that were viable for Verizon’s network in the search area and there are no believed to be located within one mile of the proposed facility. Existing verticality in the form of APS Utility poles 60’+ running north/south along Peart Road, approximately 3,000’ to the east. These utility poles were not viable options for Verizon to locate antennas on due to the centerline needed and being outside of the Verizon Wireless search area.

Two candidates were interested in hosting/leasing space for a wireless communications facility on their property. Candidate 1 was not viable due to the height restriction in a B-2 zone so only Candidate 2 was viable from a leasing and zoning perspective. (See Exhibit 2 for zoning designations and alternative site analysis)
Exhibit 1: Verizon Wireless Search Area - The search parameters are approximately ½ mile by ¼ mile.

Exhibit 2 – Surrounding Zoning Designations - Two candidates
DESCRIPTION OF PROPOSAL
This proposal consists of a well-designed 80’ monopole structure. The monopole will be equipped with antennas; along with associated appurtenances within a 30’ x 30’ lease area to be managed by Sun State Towers and the anchor tenant being Verizon Wireless. The proposed application will be screened by an 8’ tall CMU Block wall to help mitigate the visual impact from surrounding properties and help protect the facility from vandalism. The minimized design techniques of the wireless communication facility will help the facility blend in better to the surrounding community.

Design Techniques:
1. Snug Mount Array – 18” Standoff distance from the pole to back of antenna. (Keeps a uniform and slim design)
2. A (9) Nine antenna array versus a (12) twelve antenna array. (Reduction of equipment in the air.)
3. The antennas will be painted to match the pole. (Less visual intrusiveness)

This is the least obtrusive Wireless Communication Facility design option and is suitable solution for colocation by other wireless carriers. This tower will satisfy the objective in the area which is to provide the needed additional service capacity the public demands. (See Photo Simulation Package)

NEIGHBORHOOD IMPACT
The proposed facility’s impact on the surrounding neighborhood will be minimal. The facility is located in an open space area that typically is used to site wireless facilities. Also, large setbacks (See Page A-1 of site plans) are maintained from all surrounding uses.

CITIZEN PARTICIPATION - Neighborhood Meeting Summary:
A neighborhood meeting was held April 15, 2015, per the City of Casa Grande requirements on-site in the Cafeteria at Cactus Middle School. In addition to City staff attending, two people were in attendance, the neighboring property owner to the east and a landlord representative. The design of the facility was explained/presented and the why here/why now was explained. The property owner to the east voiced concern of property values and it was explained the facility is being setback 209’ from the eastern property line. Also, it was mentioned that the property owner to the east would host/lease the land for the facility as well.

The property to the east is farmed and Crop-First-Aviation was contacted. No concerns were voiced over the tower and as things progress Sun State Towers will notify Crop-First-Aviation along with the Federal Aviation Administration. Also, the crop duster voiced he flies a north/south route versus an east west route anyhow because of the existing land uses surrounding the farm fields.
LOCATION AND ACCESSIBILITY/CIRCULATION SYSTEM
Ingress and egress to the wireless communication facility (WCF) will be from City ROW off E. Kortzen Road and then to the rear of the property on improved dirt road via an easement from the property owner. Tech Parking exists inside the equipment area.

HOURS OF OPERATION
The proposed site will operate 24 hours a day, 7 days a week with no personnel onsite. The site will be connected to and monitored by a central switching center.

DEVELOPMENT PHASING
A typical site of this nature has a four to six week construction schedule.

COMMUNITY FACILITIES/PUBLIC UTILITIES AND SERVICES
The site will be served by dual 200 amp services; APS will be the service provider. Fiber provider will be determined before the Building Permit submission; there are a few choices in the area. Necessary telephone/fiber and electrical services will be run underground in existing and proposed utility easements. The site does not require any potable water and does not generate any wastewater or solid waste.

NOISE, LIGHT, NUISANCES, AND OTHER ENVIRONMENTAL CONSIDERATIONS
The proposed wireless communication facility will not use any water or generate any wastewater or solid waste. Tech lighting has full cut off fixtures on a four hour timer and should only turn on during periodic servicing. Extra noises are limited to small cooling fans within the equipment cabinets/shelters and backup power generators in case of emergency services.

BACK UP POWER GENERATOR
Back up GENERAC Diesel Generator Operations Manual included SD050
AZ05 Mission Valley RSRSP Coverage (Current Coverage in the Area)

AZ05 Mission Valley Coverage (Future Coverage in the Area with the site)
RESOLUTION NO. DSA-15-00059

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE, GRANTING A CONDITIONAL USE PERMIT FOR A WIRELESS TELECOMMUNICATION FACILITY WITHIN AN APPROXIMATELY 900 SQ. FT. AREA LOCATED AT 1220 E KORTSEN RD, A.K.A. APN 505-07-048A.

WHEREAS, applicant, Adam Brixius of Pinnacle Consulting, has requested a conditional use permit; and

WHEREAS, the conditional use permit is requested for a wireless telecommunication facility over 28 ft. in height on a portion of a 59.61 acre parcel, located within an approximately 900 sq. ft. area located at 1220 E Kortsen Road, as shown on Exhibit A, Casa Grande, AZ; and

WHEREAS, the property is currently zoned Urban Ranch (UR); and

WHEREAS, a wireless telecommunication facility over 28 ft. is a conditionally permitted use within the City’s UR zoning classification; and

WHEREAS, the wireless telecommunication facility is a height of 80 ft.; and

WHEREAS, a conditional use permit is therefore required; and

WHEREAS, on the 6th day of August, 2015, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit; and

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande considered all public comments made at said hearing; and

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande has determined that the proposed use would be appropriate for the proposed location, subject to the conditions set forth in this Resolution;

NOW THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, as follows:

1. The Planning and Zoning Commission of the City of Casa Grande makes the following findings:

   a. The site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping is adequate to properly relate the use with the land and the uses in the vicinity;
b. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

c. The proposed use will have no adverse effect upon the abutting property;

d. The proposed use is in conformance with the General Plan; and

e. The conditions stated in this approval are necessary to protect the health, safety and general welfare.

2. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following special conditions which are deemed necessary by the Commission to protect the public health, safety and general welfare:

a. Any expansion of the lease area, increase of the monopole height of 80 ft., and/or a change in the use of the facility will require a new conditional use permit review.

b. This conditional use permit is to expire five years from the date of approval.

c. An access and utility easement between the owner of the property and cellular providers or their lesorer be maintained.

d. This approval shall be in accordance with the approved Major Site Plan associated with this Conditional Use Permit, as amended.

e. The lease area is to be screened by an 8 ft. high C.M.U. wall.

f. The structure is to be designed, constructed and/or colored in order to correspond with the aesthetic, view-shed and other characteristics of the area in which they are to be placed. Specifically, the color of the monopole must match that of the color of the antenna.

g. Placement of the facility shall be in conformance with any applicable requirements of the city planning, building, fire, and engineering departments. Specifically, the access road must be a minimum of 12 ft. wide and consist of an all-weather surface designed to withstand 75,000 lbs.

h. Placement and operation of the facility shall be in conformance with any applicable requirements of the Federal
Communications Commission (FCC) and/or the Federal Aviation Administration (FAA).

i. Service providers and property owners must allow co-location of additional providers on the proposed tower subject to structural analysis and approval by the City of Casa Grande.

3. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following general conditions:

a. 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;

b. That all of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors and assigns;

c. That 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 successors or assigns.

PASSED AND ADOPTED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, this ______ day of August, 2015.

_____________________________  ________________________________
Planning & Zoning Commission Chairman  Planning Director

ATTEST:  APPROVED AS TO FORM:

_____________________________  ________________________________
City Clerk  Assistant City Attorney
CONSENT TO THE SPECIAL CONDITIONS

Applicant, Adam Brixius, Pinnacle Consulting, and the current property owner Pinal County School District No. 4, hereby consent to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit for a wireless telecommunication facility within an approximate 900 sq. ft lease area located at 1220 E Kortsen Rd.

________________________________________
Applicant Signature,
Pinnacle Consulting

________________________________________
Property Owner Signature
Pinal County School District No. 4