

Exhibit 2
CU16-0022 PHO Shangri-La
Staff Report to the 12/15/16
Planning and Zoning Commission



PLANNING AND ZONING COMMISSION REPORT

Meeting Date: December 15, 2016

Agenda Item: 3R

Case Name: CU16-0022: PHO Shangri-La

Case Number(s): CU16-0022

General Application Information

Proposal:

Obtain a Conditional Use Permit to allow a wireless communication facility concealed as a pine tree.

Location:

Northeast of the northeast corner of 79th Avenue and Cholla Street at the edge of the baseball field on the elementary school parcel.

Project Acreage:

900 square foot lease area

Applicant:

Shaw and Associates

Project Description

Construct a monopine wireless communication facility at a maximum height of 65 feet with an associated approximately 400 square foot equipment enclosure concealed as a baseball dugout. Two new pine trees will be planted in close proximity to aid in the concealment of the facility.

Key Items For Consideration:

Based on the following findings, City staff is recommending approval:

- The use is permitted as a Conditional Use within the Single Family Residential (R1-8) Zoning District.
- The use meets the locational and development standards provisions for the zoning district in which the property is located.
- The use is consistent with documentation and recommendations provided by reviewing City Departments.
- The use complies with all applicable city codes, standards, and guidelines governing such use.
- The use will not be detrimental to the health, safety, or general welfare of persons residing in the vicinity of the property, to the neighborhood, or to the public welfare, and the use will not unreasonably interfere with the use and enjoyment of nearby properties.

Recommendations:

Approve the applicant's request for a Conditional Use Permit under Case CU16-0022, subject to conditions.

ATTACHMENTS:

Description

CU16-0022 Staff Report

Exhibit A - Vicinity Map

Exhibit B - Zoning Map

Exhibit C - Narrative

Exhibit D - Site Plan

Exhibit E - Elevations

Exhibit F - Photo Simulations

Exhibits G1-G3 - Letters of Opposition

Exhibit H - Citizen Participation Report

BACKGROUND

Context

The subject property is located northeast of the northeast corner of 79th Avenue and Cholla Street (Exhibits A). The proposed lease area is located near the center of the Peoria Elementary School parcel behind the backstop of the baseball field.

General Plan

The subject property is designated on the General Plan Land Use Map as Public / Quasi-Public.

Zoning

The site is zoned Single-Family Residential (R1-8). This district primarily contains single-family residential homes; however certain essential and complementary uses are also permitted under certain conditions and standards, which assure their compatibility with the character of the district (Exhibit B).

Adjacent Uses and Zoning

Tables 1 and 2 summarize the existing land use, general plan and zoning designations for the surrounding areas.

Table 1 – Existing Land use and Adjacent Ownership

	Land Use	Development Project / Agency
North	Single Family Residential	Somerset Subdivision
South	Elementary School – Sport Fields & Classrooms	Peoria Elementary School
East	Elementary School – Sport Fields	Peoria Elementary School
West	Elementary School – Sport Fields & Classrooms	Peoria Elementary School

Table 2 – General Plan Land Use and Zoning

	General Plan Designation	Zoning
North	Low Density Residential (2-5 du/ac, target of 3 du/ac)	Single Family Residential (R1-8)
South	Low Density Residential (2-5 du/ac, target of 3 du/ac)	Single Family Residential (R1-8)
East	Low Density Residential (2-5 du/ac, target of 3 du/ac)	Single Family Residential (R1-8)
West	Medium Density Residential (5-8 du/ac, target of 6 du/ac)	Multi-Family Residential (RM-1)

Other Related Policies and Project History

Peoria Elementary School was constructed in 1982.

APPLICANT'S PROPOSAL

Goal/Purpose of Request

The applicant, Shaw and Associates PLC, on behalf of Verizon Wireless, is proposing to install a new sixty-five (65) foot tall wireless communication facility (WCF) in the form of a single array with a total of twelve (12) antennae on a monopine with associated ground equipment and appurtenances. The facility will be located behind the backstop of the adjacent baseball field.

The monopine footprint and the associated equipment enclosure will occupy approximately nine hundred (900) square feet with the equipment enclosure occupying approximately three hundred ninety-seven (397) square feet. The proposed equipment enclosure will be concealed as a baseball dugout along the eastern edge of the backstop with a matching dugout on the southern edge of the backstop to be used for storage for the elementary school.

The proposed facility and enclosures will necessitate the replacement of two (2) existing pine trees located immediately south of the backstop of the baseball field. The applicant also proposes the addition of two (2) new pine trees to aid in the concealment of the proposed monopine.

The monopine would be colored to appear as a live pine tree and blend in with the surrounding live pine trees. The antenna within the array would be sleeved within "needle socks" to aid in the disguise of the equipment.

The proposed monopine would be located approximately two hundred forty-nine (249) feet from the property line with the single family residential to the north, and approximately two hundred forty-seven (247) feet from the property line with the single-family residential to the east. The facility would be approximately five hundred two (502) feet from the property line to the south abutting Cholla Street and five hundred twenty (520) feet from the property line to the west abutting 79th Avenue.

A site plan application for this proposal has been submitted and is currently in review under case SP16-0031.

Development Information

- | | |
|-----------------|---|
| • Existing Use: | Peoria Elementary School Baseball Field |
| • Proposed Use | 65 foot tall monopine with associated 397 |

square foot equipment enclosure.

- Property Size: ≈ 13.4 square feet - parcel
 ≈ 900 square feet – applicant lease area

DISCUSSION AND ANALYSIS

Applicability

The site is located within the Single Family Residential (R1-8). The applicable section of the City of Peoria Zoning Ordinance governing Wireless Communication Facilities is Section 14-3-13 (“Wireless Communication Facilities”). A Conditional Use Permit (CUP) is required pursuant to Section 14-3-13.C for this wireless communication facility because it exceeds fifty (50) feet in height within a residential zoning district.

Section 14-39-12.E of the Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits. In general, the purpose of a CUP is to mitigate and/or minimize any identified negative impacts on the surrounding neighborhood that may result from a specific use and provide controls to ensure compatibility between nearby land uses.

If any issues arise regarding the operation of the business, Section 14-39-12.I of the Zoning Ordinance provides the Planning Manager with continuing jurisdiction over all Conditional Use Permits. This means that the Planning Manager may recommend to the Planning and Zoning Commission that a permit may be revoked, modified or suspended should any of the following occur:

- a. The permit was obtained by fraud or misrepresentation;
- b. The use authorized by the CUP has been exercised in violation of the conditions of approval;
- c. A change in circumstances where the following has occurred: [1] Impacts from the approved CUP to neighboring properties; and [2] Changes in aesthetic or environmental impacts such as noise, odors or pollution.
- d. The use authorized by the CUP is operated in a manner that constitutes a nuisance to neighboring property owners, adjacent neighborhoods, or the City; or is exercised in a manner that is detrimental to the public health, welfare or safety.

Aside from the location within the residential zoning district the proposed facility meets all other requirements of a permitted principal use including the sixty-five (65) foot height maximum and the four hundred fifty (450) square foot maximum for the equipment enclosure. The placement of the facility exceeds all minimum setback requirements for wireless facilities. The fact that the Peoria Elementary School Parcel is zoned Single Family Residential (R1-8) and the facility is proposed to be sixty-five (65) feet in height is what is triggering the requirement for a Conditional Use Permit in this particular case.

Compatibility With Surrounding Land Uses

The intent of the wireless communication ordinance is to promote the use of appropriate wireless communication facilities while encouraging co-location and design techniques that minimize the impacts of such facilities on the community. The proposed location provides a non-residential setting with a design that will minimize the conspicuousness of the facility.

The applicant has provided documentation indicating that there are no alternative sites for co-location on existing wireless facilities that would reach the targeted area for this wireless facility.

In staff's judgment, the proposed use is appropriate and compatible with the general context of the area and this parcel in particular. The application is for an array on a monopine located immediately adjacent to the baseball field of the elementary school where there are existing pine trees in the immediate area to minimize the visual impact on the surrounding area. The monopine design and addition of the "needle socks" on the antennae will allow the facility to blend in with the Peoria Elementary School site in a more appropriate contextual manner than facilities such as a mono-palm or mono-saguaro since there are no palm trees or saguaros on-site. The pole and faux pine elements as well as the antennae will be colored appropriately to match with the surrounding pine trees and appear as natural as possible. The faux dugout containing the ground equipment for the wireless facility will be constructed of a ten (10) foot high CMU screen wall that will surround and screen the ground equipment from view. The faux dugout will also contain a roof. The wall of the faux dugout will be painted to match the nearby school buildings.

COMMUNITY INVOLVEMENT

Outreach Requirements

The application notice was forwarded to all property owners within 600 feet of the proposal, including all registered HOA's within one mile, and properly noticed pursuant to Section 14-39-6 of the Peoria Zoning Ordinance.

Support / Opposition

Written opposition was received on from three (3) individuals. Two (2) individuals provided letters of opposition which were received by City staff via email on 9/21/16 and the third letter of opposition was received by City staff via email on 9/25/16 (Exhibit G).

The primary concerns and points of opposition identified within the referenced letters from the neighboring property owners related to 1) health concerns for the individuals in the surrounding properties as well as the children attending Peoria Elementary School, and 2) the visual for and proximity to the residential homes surrounding the school site.

Since the opposition was received within the first twenty-one (21) days of the application period the applicant was required to hold a neighborhood meeting in accordance with Section 14-39.12.F. The applicant provided notice for the neighborhood meeting in accordance with Section 14-39-6.

The neighborhood meeting was held on 10/24/16 within the gymnasium of Peoria Elementary School at 6:00pm. There were six (6) neighborhood residents in attendance as well as the Principal of the elementary school, a Peoria Unified School District representative, the Council Assistant for the subject council district and the Councilmember for the nearby district. Some of the recurring concerns voiced at the neighborhood meeting were as follows:

- Requests for the evaluation of alternate locations especially co-location on existing wireless facilities within the area.
 - The applicant has identified that in order to achieve the desired target consumers this location provides the most viable location.
- Concern was voiced relating to the health effects for the children attending the school and the property owners that about the school site.
 - The applicant identified that the frequencies emitted from the facility would be a fraction of what has been deemed a safe emission level, and the Federal Communications Commission (FCC) has implemented prohibitions against municipalities evaluating applications related to radio frequency (RF) emissions.
- Concern was voiced relating to the visual of the proposed facility, how it would not fit in with site, and was out of scale with the surrounding pine trees.
 - The applicant identified that a photo simulation would be provided to that individual.

Proposition 207 Waiver

The voters of Arizona approved Proposition 207, which among other things requires municipalities to compensate property owners for actions which have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement which waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver.

STAFF RECOMMENDATION

Based on the following findings:

1. The request is consistent with the intent and standards of the Wireless Communications Facilities Section of the Zoning Ordinance;

2. The request is compatible and consistent with the surrounding context and uses in the vicinity of the project;
3. The facility will operate in a manner that will minimize and/or mitigate any impacts on surrounding properties.
4. Section 332(c)(7) of the Communications Act prohibits local authorities from regulating or denying an application directly or indirectly on the basis of radio frequency (RF) emissions.

Staff recommends that the Planning and Zoning Commission take the following action:

Approve the applicant's request for a Conditional Use Permit under Case CU16-0022, subject to the following conditions:

1. The use shall substantially conform to the project narrative (Exhibit C), and conceptual site plan (Exhibit D), as contained in the staff report to the Planning and Zoning Commission dated December 15, 2016.
2. Per section 14-39-12.B.5 of the Peoria Zoning Ordinance (1977 Edition), the Conditional Use Permit will expire on June 15, 2018 if the use has not begun operating or a building permit has not been obtained.
3. An operational permit shall be obtained from the Fire Department for facility.
4. If a stand-by generator is going to be utilized and the fuel storage exceeds 125 gallons, a separate permit from the Fire Department will be required.
5. A Knox Box shall be provided to access the gate for the equipment enclosure.

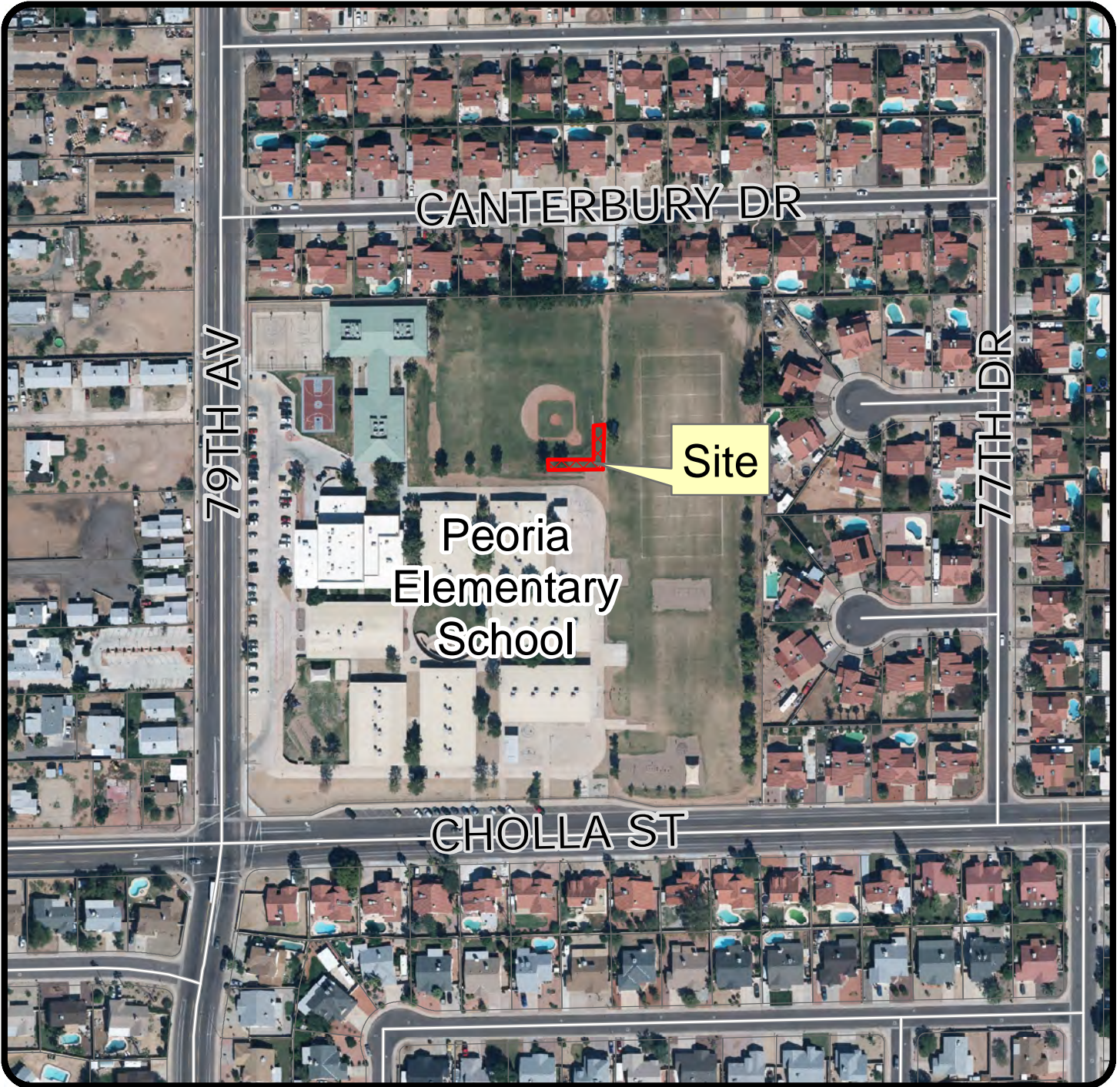
REPORT PREPARED BY

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EXHIBITS

Exhibit A	Vicinity Map
Exhibit B	Zoning Map
Exhibit C	Narrative
Exhibit D	Site Plan
Exhibit E	Elevations
Exhibit F	Photo Simulations
Exhibit G1-G3	Letters of Opposition
Exhibit H	Citizen Participation Report

Vicinity Map



CU16-0022 PHO Shangri-La

Applicant: Shaw & Associates

Request: A Conditional Use Permit to allow a sixty-five (65) foot tall monopine and associated ground equipment on the Peoria Elementary School site adjacent to the baseball field.

Location: Northeast of the northeast corner of 79th Avenue and Cholla Street.

Exhibit A



Not to Scale

Zoning Map



CU16-0022 PHO Shangri-La

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Request: A Conditional Use Permit to allow a sixty-five (65) foot tall monopine and associated ground equipment on the Peoria Elementary School site adjacent to the baseball field.

Location: Northeast of the northeast corner of 79th Avenue and Cholla Street.

Exhibit B



Not to Scale



November 8, 2016

**Shaw and Associates, P.L.C.
Attn: Jason Sanks
1222 W. Cavedale Dr.
Phoenix, AZ 85085**

**City of Peoria
Planning & Zoning Department
9875 N. 85th Ave.
Peoria, AZ 85345**

Re: Construction and Installation of a 65' faux Monopine Wireless Communication Facility.

PHO Shangrila Narrative

Proposed Use

This is a request for a pre-application review for the construction and placement of a 65' (top of branches) monopine wireless communication facility. The lease area site will also include a pre-fab equipment faux "dugout" and a new 8' CMU screen wall along with steel awning mesh that will surround the compound. This Wireless Communication Facility will have a total height of 65' (to the top of branches) and an antenna height of 60'. The proposed monopine will be located at 11501 N. 79th Ave. Peoria, AZ 85345, APN # 142-01-001E. This narrative, upon proper guidance and approval, will submit for the Conditional Use and Site Plan provisions as described in the Peoria Zoning Ordinance.

Site Description

This subject parcel is approximately 13.4 acres; the lease area (along with the CMU wall, faux dugout and the Monopine tower) will approximate 30' X 30' (900 S.F.) of space. This parcel is currently zoned R1-8 (Single Family Residential) and is owned by the Peoria Unified School District #11. The subject monopine, enclosed equipment and lease area thereof will be located in the northeast portion of this parcel (see *Attached Site Plan Location*). Currently, the areas surrounding this parcel are Single Family Residential to the north, east, west and south of the parcel. The proposed monopine would be located a minimum distance of +/- 150' to the north residential single family development and +/- 235.98' to the east.



The WCF will consist of an equipment shelter that will house the electronic equipment needed to run the WCF and a diesel backup generator. This equipment will be surrounded by an 8' masonry wall and located adjacent the school district baseball field. The masonry wall will accommodate new metal benches alongside the wall in order to match existing metal benches located at the baseball field. One live 15' pine tree and one live 20' pine tree will also be planted to accentuate aesthetic vegetation to match the faux monopine; a 27' tall tree already exists and will remain in place where it currently stands. Although this site will be unmanned, it will require routine quarterly visits for a few hours at a time for site maintenance and equipment updates. Vehicular access for this facility will be granted by Peoria Unified School District with parking space located nearest to the south alongside W. Cholla Street.

No Adverse Effects on Adjacent Properties

The site will not have any adverse impact on the surrounding properties. Due to the current use of the proposed parcel (School Facility), the design of the monopine is intended to blend with the other surrounding equipment and exterior design of the building and land uses at this location. The monopine is also proposed to be painted an "interactive" base color in order to match the surrounding desert landscape as well as match the resemblance of a pine tree. The design and substantial buffering from residential uses/zones make the site an excellent location that will have minimal aesthetic impact. The noise generated from the site will be minimal, and will not have any adverse effect on the surrounding properties. The equipment cabinet will house two air conditioning units that will be similar in noise level to residential home units. The diesel backup generator will only be switched on if the power fails to the Verizon site, and during the weekly 30-minute test cycle process that can be set to run at any time, depending on the parcel owner's (or the city's) preference. The generator noise level is equivalent to a vacuum cleaner or idling vehicle when activated. No artificial lighting will emanate from this facility.

Conclusion

Verizon's main goal is to provide continuous coverage in areas where signal reception may need improvement. Therefore, the initial search area for this project originally covered approximately ½ square-mile within the areas east of N. 79th Ave 7 north of W. Cholla in order to provide proper RF for the neighboring communities and businesses (see **Exhibit I**: Search Area Map). Co-location with other structures was attempted; however no structures (within the necessary Search Area Map) could provide the required height and location demands that Verizon required for this project (see **Exhibit II**, Inventory Map and List^{*}).

The proposed monopine plans to meet all of these requirements for any conditional and site plan uses thereof. Verizon Wireless respectfully requests approval for this this review for all of the reasons described in this project narrative.

^{*} Please note that Exhibit II: Map and Inventory list includes a 4 mile radius. The Search Area required to provide the necessary signal reception is limited to ½ mile search area provided in Exhibit I. Any structures outside of this "ideal" ½ mile search area were not applicable nor met the location/height demands.



Exhibit I

Search Area Map

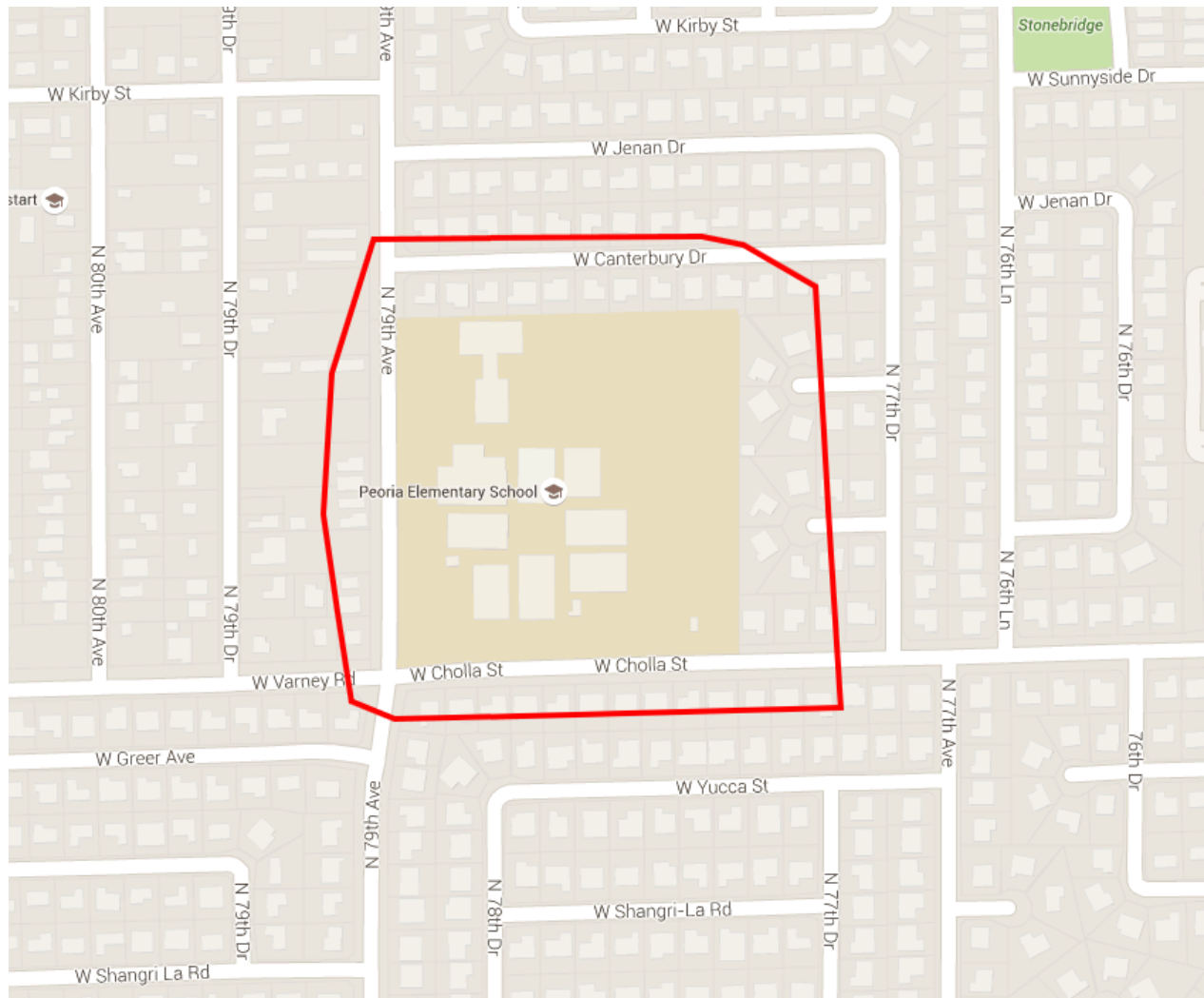




Exhibit II

Inventory List and Map (Wireless Facilities)

Existing Towers	Latitude	Longitude	City	State	Zip	County	Height	Type	Tenants	Straight Line Distance (Miles)
ATC (GTP)	33.5942	-112.2202639	Peoria	AZ	85345	Maricopa	24	xxxxx		0.48
Crown	33.5818	-112.2185	PEORIA	AZ	85345	MARICOPA	57.75	Monopole	3 Tenants	0.75
TowerSource	33.581575	33.581575	Peoria	AZ	85345	Maricopa		xxxxx		0.76
TowerCo	33.58061111	-112.2345278	Peoria	AZ	85345	Maricopa	368.7	Flagpole		0.78
Crown	33.5806	-112.2347	Peoria	AZ	85345	Maricopa	40	Flagpole		0.78
ATC (GTP)	33.57888888	-112.2335556	Peoria	AZ	85345	Maricopa	62	Monopalm		0.85
TowerSource	33.580898	-112.237091	Peoria	AZ	85345	Maricopa		xxxxx		0.85
TowerSource	33.58224	-112.23868	Peoria	AZ	85345	Maricopa		xxxxx		0.86
AT&T Towers	33.5956388	-112.210805	PEORIA	AZ	85345	Maricopa	50	xxxxx		1.01
ATC	33.582037	-112.242164	PEORIA	AZ	85345-9998	MARICOPA	14	xxxxx		1.03
Crown	33.5737	-112.2287	Peoria	AZ	85345	MARICOPA	45	Monopole	1 Tenant	1.13
TowerSource	33.577163	-112.239982	Peoria	AZ	85345	Maricopa		xxxxx		1.16
TowerSource	33.57558	-112.2377	Peoria	AZ	85345	Maricopa		Monopole		1.17

ATC	33.594805	-112.205169	Peoria	AZ	85345-8970	MARICOPA	57	Monopalm	1 Tenant	1.30
TowerSource	33.596005	-112.205443	Peoria	AZ	85345	Pinal		xxxxx		1.31
ATC	33.606314	-112.239982	PEORIA	AZ	85381-9998	MARICOPA	14	xxxxx		1.35
AT&T Towers	33.5785	-112.20725	SUN CITY	AZ	85345	Maricopa	50	xxxxx		1.39
TowerSource	33.596319	-112.203541	Peoria	AZ	85381	Maricopa		xxxxx		1.42
Crown	33.5874	-112.2023	Glendale	AZ	85304-3149	MARICOPA	61	Monopole	2 Tenants	1.43
Crown	33.5967	-112.2033	Peoria	AZ	85381	MARICOPA	54	xxxxx		1.44
TowerSource	33.5889637	-112.2012877	Glendale	AZ	85304	Maricopa		Monopole	2 Tenants	1.48
TowerSource	33.5736	-112.2444	Tolleson	AZ	85345	Maricopa		xxxxx		1.51
ATC (GTP)	33.610521	-112.237639	Peoria	AZ	85381	Maricopa	14	xxxxx		1.54
ATC (GTP)	33.5813	-112.201357	Glendale	AZ	85302	Maricopa	14	xxxxx		1.59
Crown	33.6131	-112.2302	Peoria	AZ	85381	Maricopa	50	Monopalm	1 Tenant	1.60
Crown	33.6139	-112.2304	PEORIA	AZ	85381	MARICOPA	81.4	Monopole with Lights	1 Tenant	1.65
TowerSource	33.60997	-112.247451	Peoria	AZ	85381	Maricopa		Monopole	2 Tenants	1.81

TowerSource	33.595063	-112.258067	Peoria	AZ	85381	Maricopa		Monopole	4 Tenants	1.82
ATC	33.594997	-112.258613	Peoria	AZ	85345-8193	MARICOPA	100	Monopole	2 Tenants	1.85
ATC (GTP)	33.60789722	-112.2519972	Peoria	AZ	85381	Maricopa	24	xxxxx		1.89
TowerSource	33.611085	-112.248464	Peoria	AZ	85381	Maricopa		Monopole	2 Tenants	1.90
TowerSource	33.611153	-112.248464	Peoria	AZ	85381	Maricopa		Monopole	2 Tenants	1.91
AT&T Towers	33.6113611	-112.2495	PEORIA	AZ	85381	Maricopa	93	Monopole	2 Tenants	1.96
KGI Wireless	33.612444	-112.2035556	Peoria	AZ	85381	Maricopa	60	xxxxx		2.05
ATC	33.560166	-112.21575	Peoria	AZ	85345-7906	MARICOPA	61	Monopole	1 Tenant	2.15
AT&T Towers	33.5676944	-112.253666	PEORIA	AZ	85345	Maricopa	65	Monopalm	1 Tenant	2.17
Crown	33.5594	-112.2178	Peoria	AZ	85345	Maricopa	65	xxxxx		2.17
T-Mobile	33.581221	-112.264894	Peoria	AZ	85345	Maricopa	75	Monopole	2 Tenants	2.26
ATC (GTP)	33.566906	-112.255603	Peoria	AZ	85345	Maricopa	14	Monopalm	1 Tenant	2.29
COMMUNICATIONS, INC.	33.58222222	-112.2658333	PEORIA	AZ	85345		31.7	Monopole	2 Tenants	2.30
ATC	33.581834	-112.187926	GLENDALE	AZ	85302-9998	MARICOPA	14	xxxxx		2.32

Crown	33.5814	-112.2666	PEORIA	AZ	85345	Maricopa	75	SST	2 Tenants	2.35
TowerSource	33.609363	-112.262923	Peoria	AZ	85381	Maricopa		xxxxx		2.46
AT&T Towers	33.5547222	-112.234805	PEORIA	AZ	85345	Maricopa	81	Monopole	3 Tenants	2.47
Crown	33.6092	-112.2633	PEORIA	AZ	85381	Maricopa	65	Monopole	1 Tenant	2.47
TowerSource	33.554222	-112.237634	Peoria	AZ	85345	Maricopa		Monopole	2 Tenants	2.54
TowerSource	33.573606	-112.186034	Glendale	AZ	85302	Maricopa		xxxxx		2.62
Crown	33.5534	-112.2401	PEORIA	AZ	85345	MARICOPA	76	Monopole	1 Tenant	2.63
TowerSource	33.608756	-112.186064	Glendale	AZ	85304	Maricopa		Monopole	1 Tenant	2.69
ATC (GTP)	33.59894444	-112.2727222	Sun City	AZ	85351	Maricopa	68	Monopalm	1 Tenant	2.70
AT&T Towers	33.5554166	-112.204638	GLENDALE	AZ	85302	Maricopa	52	Monopole	3 Tenants	2.71
AZ45094-A	33.59877744	-112.2729438	Sun City	AZ	85351	Maricopa	53	Monopalm	1 Tenant	2.71
TowerCo	33.59877778	-112.2729444	Sun City	AZ	85351	Maricopa	367.9	xxxxx		2.71
Unison	33.60888672	-112.1855545	Glendale	AZ	85304	Maricopa	60	xxxxx		2.72
ATC	33.608886	-112.185554	Glendale	AZ	85306-4005	MARICOPA	60	On traffic lights	1 Tenant	2.72

TowerSource	33.554979	-112.203064	Glendale	AZ	85302	Maricopa		xxxxx		2.78
TowerSource	33.6294526	-112.2373053	Peoria	AZ	85382	Maricopa		xxxxx		2.78
Crown	33.6304	-112.2313	Peoria	AZ	85382	MARICOPA	180	SST	Unable to determine	2.79
TowerSource	33.630536	-112.236947	Peoria	AZ	85382	Maricopa		xxxxx		2.84
ATC	33.555194	-112.199555	Glendale	AZ	85302-5505	MARICOPA	76	Monopole	1 Tenant	2.87
TowerSource	33.632055	-112.235972	Peoria	AZ	85382	Maricopa		xxxxx		2.94
ATC (GTP)	33.63238055	-112.2356583	Peoria	AZ	85382	Maricopa	60	xxxxx		2.96
AT&T Towers	33.5666666	-112.271666	PEORIA	AZ	85345	Maricopa	48	Monopole	1 Tenant	3.03
TowerSource	33.549348	-112.202834	Glendale	AZ	85303	Maricopa		xxxxx		3.12
Crown	33.5972	-112.1723	Phoenix	AZ	85304	Maricopa	60	Monopalm	1 Tenant	3.19
Crown	33.6056	-112.2806	Sun City	AZ	85351	Maricopa	62	Monopalm	Unable to determine	3.26
ATC (GTP)	33.638019	-112.224064	Peoria	AZ	85382	Maricopa	14	xxxxx		3.31
AZ40028-T	33.58324933	-112.1698327	Glendale	AZ	85304	Maricopa	65	Monopole	Unable to determine	3.32
ATC (GTP)	33.605715	-112.281774	Sun City	AZ	85351	Maricopa	14	xxxxx		3.33

Crown	33.6246	-112.1864	GLENDALE	AZ	85306	Maricopa	65	Monopole	1 Tenant	3.34
Crown	33.6179	-112.2746	Sun City	AZ	85351	Maricopa	65	Monopalm	1 Tenant	3.34
TowerSource	33.624647	-112.186182	Glendale	AZ	85306	Maricopa		xxxxx		3.35
ATC (GTP)	33.63810277	-112.2166889	Peoria	AZ	85382	Maricopa	33	xxxxx		3.36
ATC (GTP)	33.63861111	-112.2197222	Glendale	AZ	85308	Maricopa	20	xxxxx		3.37
TowerCo	33.55270278	-112.1872	Glendale	AZ	85301	Maricopa	374.1	xxxxx		3.44
AZ45117-A	33.55270278	-112.1871997	Glendale	AZ	85301	Maricopa	55	Monopalm	1 Tenant	3.44
TowerSource	33.552049	-112.186364	Glendale	AZ	85301	Maricopa		xxxxx		3.51
AT&T Towers	33.5971111	-112.166694	PHOENIX	AZ	85304	Maricopa	65	Monopalm	1 Tenant	3.51
AZ45111-A	33.63977744	-112.2404719	Peoria	AZ	85382	Maricopa	64	Monopole	Unable to determine	3.51
TowerCo	33.63977778	-112.2404722	Peoria	AZ	85382	Maricopa	388.9	xxxxx		3.51
TowerSource	33.638337	-112.247991	Peoria	AZ	85382	Maricopa		xxxxx		3.54
ATC	33.639202	-112.246544	Peoria	AZ	85382- 3710	MARICOPA	80	Monopole Leasing Retail Space	2 Tenants	3.56
AZ34155-M	33.64183094	-112.2209755	Glendale	AZ	85308	MARICOPA	30			3.58

TowerSource	33.579294	-112.289262	Sun City	AZ	85351	Maricopa		xxxxx		3.66
AZ45132-A	33.57888822	-112.2892219	SUN CITY	AZ	85351	MARICOPA	49	Flagpole	Unable to determine	3.66
TowerCo	33.57888889	-112.2892222	SUN CITY	AZ	85351	Maricopa	357.8	xxxxx		3.66
ATC	33.6395	-112.201221	Glendale	AZ	85308-3642	MARICOPA	65	Monopalm	Unable to determine	3.71
ATC (GTP)	33.580073	-112.2905556	Sun City	AZ	85351	Maricopa	14	xxxxx		3.72
KGI Wireless	33.63845224	-112.1979214	Glendale	AZ	85308	Maricopa		xxxxx		3.73
TowerSource	33.577028	-112.290264	Sun City	AZ	85351	Maricopa		xxxxx		3.75
TowerSource	33.542189	-112.19577	Glendale	AZ	85301	Maricopa		xxxxx		3.75
ATC	33.612722	-112.167722	Phoenix	AZ	85306-4800	MARICOPA	80	Monopole	2 Tenants	3.75
Crown	33.6128	-112.1677	Phoenix	AZ	85306	MARICOPA	65	Monopole	2 Tenants	3.76
TowerSource	33.613057	-112.167585	Glendale	AZ	85306	Maricopa		Monopole	2 Tenants	3.77
ATC (GTP)	33.64486944	-112.2264111	Glendale	AZ	85308	Maricopa	24	xxxxx		3.77
TowerSource	33.643999	-112.239885	Peoria	AZ	85382	Maricopa		xxxxx		3.79
TowerSource	33.542237	-112.193153	Glendale	AZ	85301	Maricopa		xxxxx		3.82

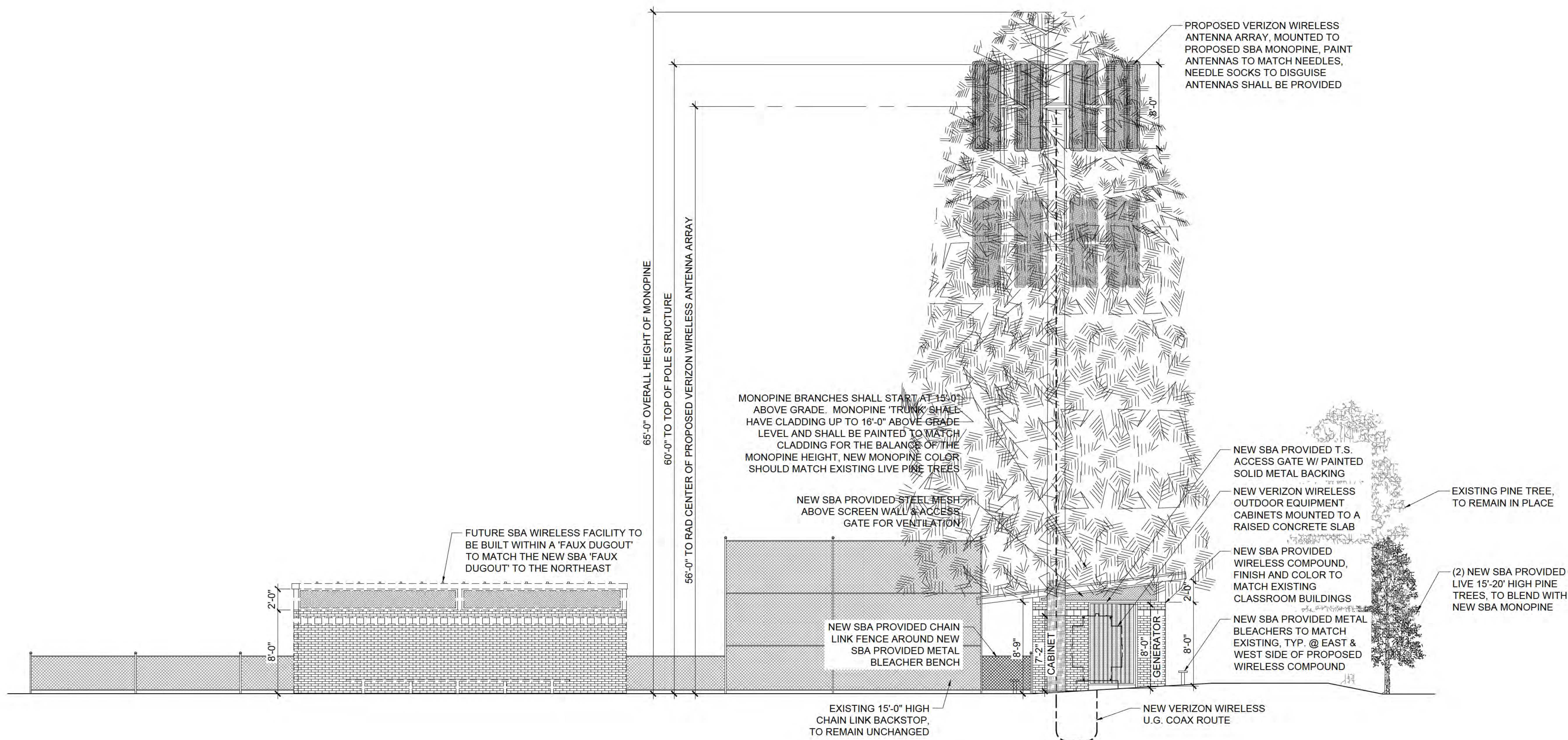
Construction Inc. Profit	33.60138889	-112.2925	Sun City	AZ	85351		116.7	xxxxx		3.85
Crown	33.5541	-112.1756	Glendale	AZ	85302	Maricopa	75	Monopine	Unable to determine	3.86
Crown	33.5474	-112.2716	Peoria	AZ	85305	Maricopa	80	Monopole	2 Tenants	3.89



Exhibit C

NORTH	± 249'-1"
SOUTH	± 502'-10"
WEST	± 520'-8"
EAST	± 247'-7"

Exhibit D



1 SOUTH ELEVATION
A-3 SCALE: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"



verizon
126 W. GEMINI DR.
TEMPE, AZ 85283

REVISIONS				
NO.	DESCRIPTION	DATE	BY	SN
1	FINAL CD'S	7/27/2016	SN	
2	CITY COMMENTS	11/7/2016	SN	



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AZ17758
PHO SHANGRILA
11501 N. 79TH AVE
PEORIA, AZ 85345

SHEET TITLE

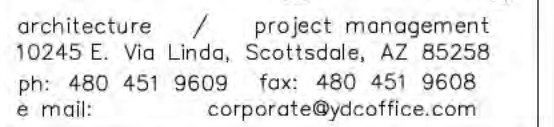
SHEET NUMBER

A-3

Exhibit E



REVISIONS



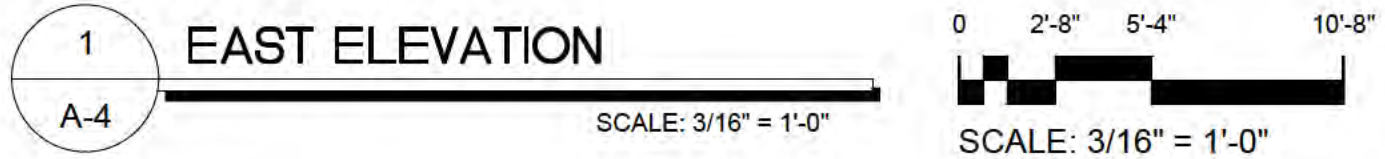
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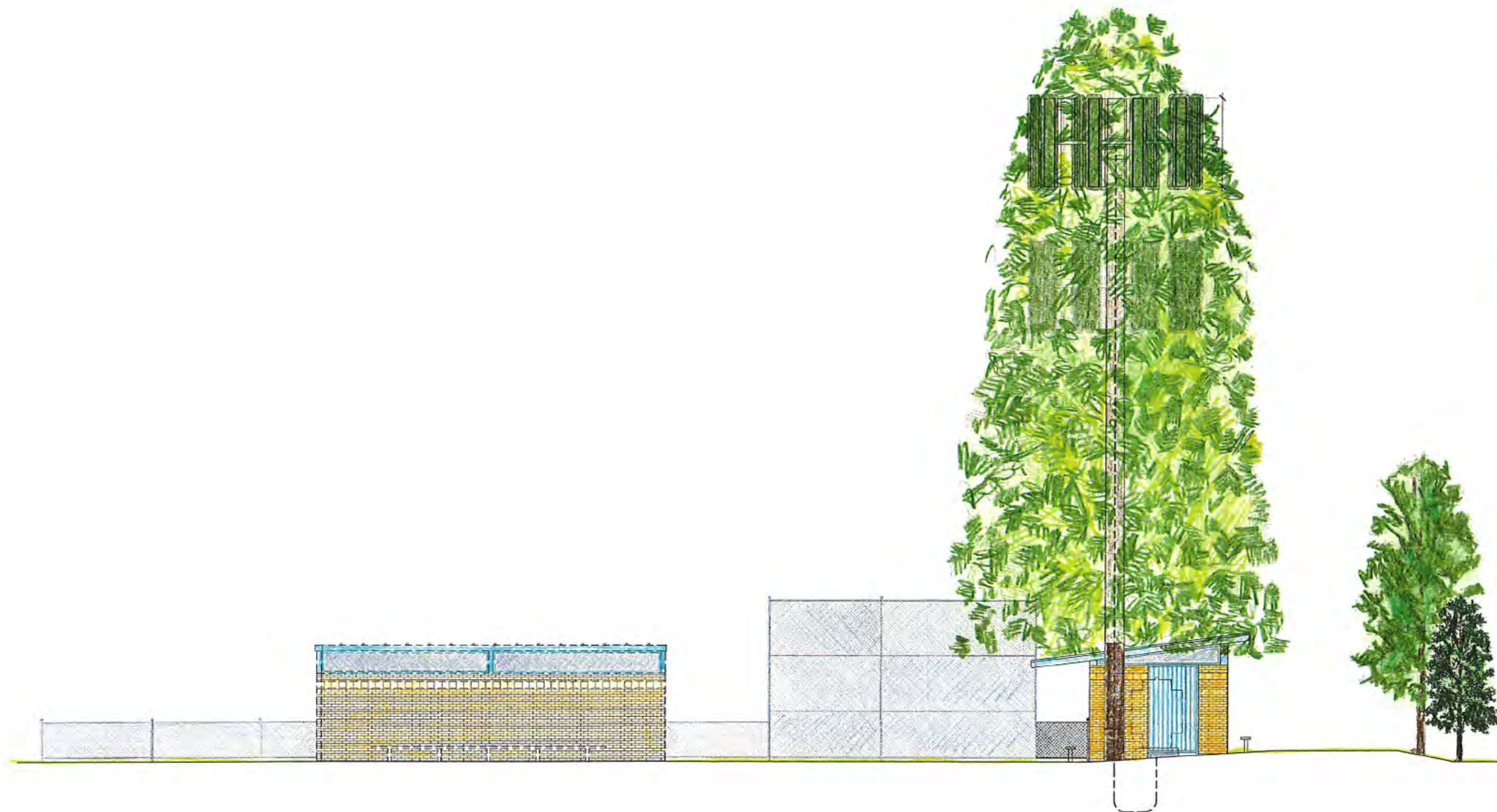
AZ17758
O SHANGRILA
501 N. 79TH AVE
TUCSON, AZ 85345

HEET TITLE

EET NUMBER

A-4





1 SOUTH ELEVATION
A-3
SCALE: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"



USA COMMUNICATIONS CORPORATION
3800 W. GEMINI DR.
TEMPE, AZ 85283
PHONE: 1-800-487-7483



126 W. GEMINI DR.
TEMPE, AZ 85283

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	FINAL CD'S	7/27/2016	SN



architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 5609 fax: 480 451 5608
e-mail: corporate@ydcusa.com

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AZ17758
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11501 N. 79TH AVE
PEORIA, AZ 85345

SHEET TITLE

SHEET NUMBER
A-3

Exhibit E



1 EAST ELEVATION
A-4 SCALE: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"



SBA COMMUNICATIONS CORPORATION
3000 N. CENTRAL AVENUE
BOCA RATON, FLORIDA 33437
PHONE: 1-800-457-0483



126 W. GEMINI DR.
TEMPE, AZ 85283

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	FINAL CDS	7/27/2016	SN



architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
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AZ17758
PHO SHANGRILA
11501 N. 79TH AVE
PEORIA, AZ 85345

SHEET TITLE

SHEET NUMBER
A-4

Exhibit E

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY



SITE LOCATION MAP



SITE NAME: PHO_SHANGRILA
AZ17758-B-01-1

SITE LOCATION: 11501 N. 79TH AVE
PEORIA, AZ 85345

DATE: 11/09/2016

APPLICANT: SBA TOWERS IX, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487

CONTACT: TRACI STAHL
561-322-7925

2016 GOOGLE MAPS

The included Photograph Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photograph Simulation(s) are subject to change.



PHO_SHANGRILA

EXISTING VIEW 1:
FROM WEST,
LOOKING EAST



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2/9

Exhibit F



PHO_SHANGRILA

PROPOSED VIEW 1:
FROM WEST,
LOOKING EAST

PROPOSED INSTALLATION
OF A 65' MONOPINE
WITH VERIZON LESSEE
ANTENNA ARRAY;
ADDITION OF EQUIPMENT
COMPOUND AND FUTURE
COMPOUND, ADDITION
OF TWO (2) LIVE 15'-20'
PINE TREES NEAR SITE.



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3/9

Exhibit F



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PHO_SHANGRILA

EXISTING VIEW 2:
FROM SOUTHEAST,
LOOKING NORTHWEST



YOUNG DESIGN CORP. - 10245 E. VIA LINDA, STE. 211 - SCOTTSDALE, AZ 85258 - (480) 451-9609

4/9

Exhibit F



verizon

PHO_SHANGRILA

PROPOSED VIEW 2:
FROM SOUTHEAST,
LOOKING NORTHWEST



PROPOSED INSTALLATION
OF A 65' MONOPINE
WITH VERIZON LESSEE
ANTENNA ARRAY;
ADDITION OF EQUIPMENT
COMPOUND AND FUTURE
COMPOUND, ADDITION
OF TWO (2) LIVE 15'-20'
PINE TREES NEAR SITE.



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5/9

Exhibit F



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PHO_SHANGRILA

EXISTING VIEW 3:
FROM NORTHEAST,
LOOKING SOUTHWEST



YOUNG DESIGN CORP. - 10245 E. VIA LINDA, STE. 211 - SCOTTSDALE, AZ 85258 - (480) 451-9609

6/9

Exhibit F



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PHO_SHANGRILA

PROPOSED VIEW 3:
FROM NORTHEAST,
LOOKING SOUTHWEST

PROPOSED INSTALLATION
OF A 65' MONOPINE
WITH VERIZON LESSEE
ANTENNA ARRAY;
ADDITION OF EQUIPMENT
COMPOUND AND FUTURE
COMPOUND, ADDITION
OF TWO (2) LIVE 15'-20'
PINE TREES NEAR SITE.
(NOT VISIBLE FROM THIS
VIEW POINT).



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7/9

Exhibit F



PHO_SHANGRILA

EXISTING VIEW 4:
FROM NORTH,
LOOKING SOUTH



YOUNG DESIGN CORP. - 10245 E. VIA LINDA, STE. 211 - SCOTTSDALE, AZ 85258 - (480) 451-9609

8/9

Exhibit F



verizon✓

PHO_SHANGRILA

PROPOSED VIEW 4:
FROM NORTH,
LOOKING SOUTH

PROPOSED INSTALLATION
OF A 65' MONOPINE
WITH VERIZON LESSEE
ANTENNA ARRAY;
ADDITION OF EQUIPMENT
COMPOUND AND FUTURE
COMPOUND, ADDITION
OF TWO (2) LIVE 15'-20'
PINE TREES NEAR SITE.
(NOT VISIBLE FROM THIS
VIEW POINT).



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9/9

Exhibit F

From: [REDACTED]
To: [Cody Gleason](#)
Cc: jsanks@shaw-associates.com
Subject: Conditional use permit 65 foot cell site
Date: Wednesday, September 21, 2016 3:34:16 AM

I am a home owner in the effected area. I did speak to Jason Sanks for a short period of time and had asked him to address the questions of the health effects of the constant bombardment of microwaves and Electomagnetic fields, which have health effects such as headaches, memory loss, Cardiovascular stress birth defects and cancers. He stated that the FCC did not allow these questions to be addressed. I also asked why a cell site on school property given the health effects (see info@safespaceprotection.com) when there are multiple cell sites in this area. Such as a cell site at the corner of 81 Ave & cactus not to mention all the sites at Peoria H.S. additionally the cell sites on 75 Ave etc etc. Cell tower microwaves may travel as few as two miles in hilly areas, and up to 45 miles where there are fewer obstructions, and of course, they easily penetrate brick and metal. Given this area there are no obstructions. There seems little reason to install another cell site in this location. I do realize that the school district will receive a small income from this undertaking, however, given the health concerns and the already saturated area I believe this is ill advised to permit this project. I also call P.U.S.D to ask if their employees and the parents of the children were going to be notified. They stated they would get back to me. As of this time I have not received a answer. I know for a fact that there are multiple users cell sites and Jason had said this project was for Verizon who could easily if needed place there equipment at another, close, already operating site. Not to mention the possible impact on property prices surrounding the school. I have spoken to many of my neighbors and we are all concerned and in agreement that there is no good reason to grant a permit for this project and it should be rejected. My name is Ernest deCiutiis my address is [REDACTED] my cell number is [REDACTED] so please feel free to call me so we can discuss this issue further. I will wait for your reply. Thank you for your time in this matter.

From: [REDACTED]
To: [Cody Gleason](mailto:Cody.Gleason@peoriaaz.gov)
Cc: jsanks@shaw-associates.com; [REDACTED]
Subject: Purposed 65 ft Tall Wireless Communication Facility (CU16-0022 & SP16-0031) (PHO Shangri-La) in our Neighborhood
Date: Wednesday, September 21, 2016 8:13:36 PM

Dear Mr. Gleason,

I just received notice in the mail regarding an applicant by the name of Jason Sanks, who wants a conditional use permit and approval for his 65 foot tall wireless communication facility.

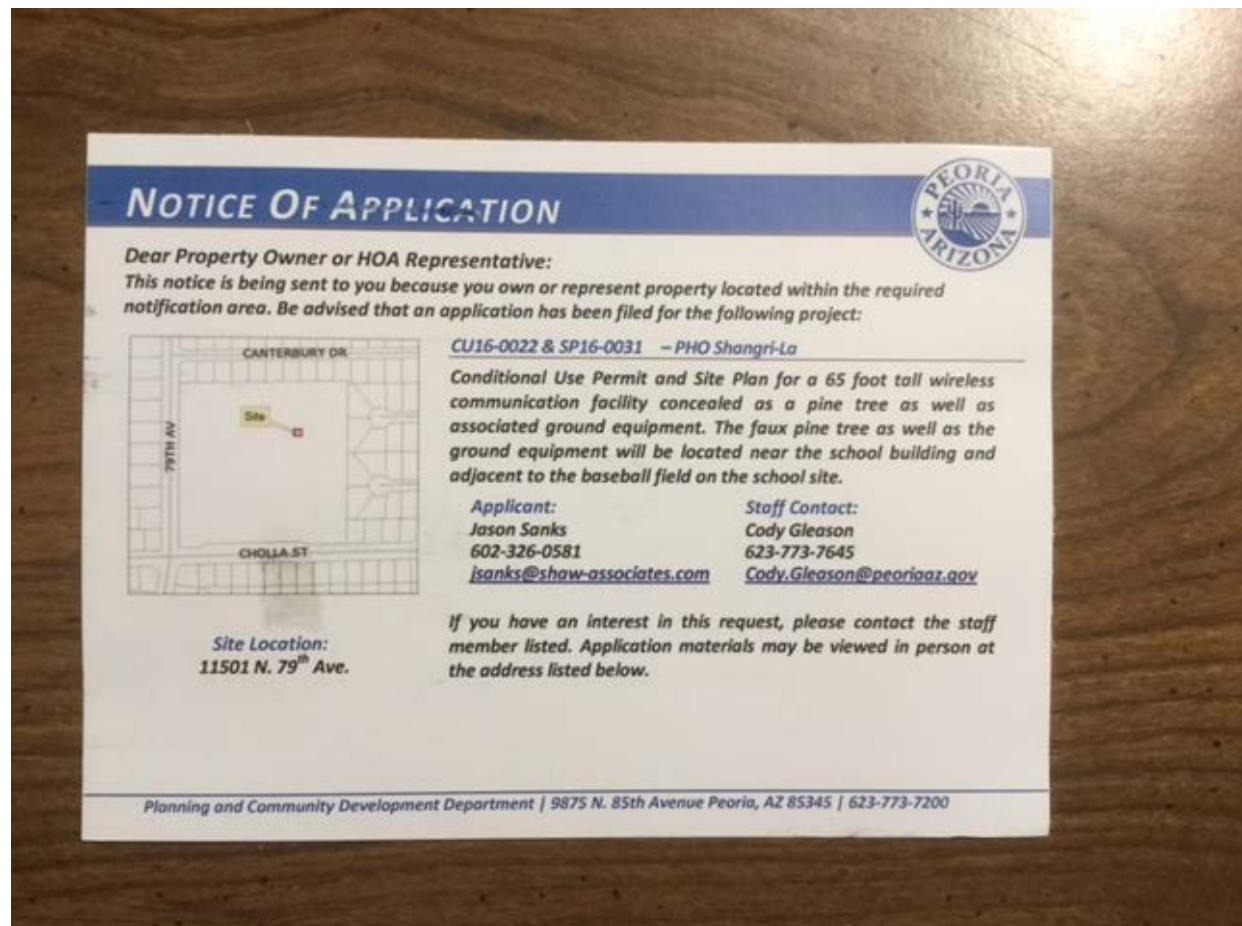
I am adamantly Opposed to the Wireless Facility being located so close to our residential homes and near the School Building and thus Children! It appears that the applicant actually wants to put the cell facility on the school grounds am I correct?

Please contact me immediately so that I can learn the details of the Purposed Cell Facility Project.

This is all about making money and not the health and safety of us homeowners nor the school children!

Again, I am very much Against this Project and thus ask that you Deny the Conditional Use Permit and Site Plan. Mr. Sanks needs to find another location (other than near our residential neighborhood and near our School site) in a commercial/industrial.

Pamela Myers
[REDACTED] cell



Sent from my iPad

From: [REDACTED]
To: jsanks@shaw-associates.com
Cc: jsanks@shaw-associates.com; pusdpr@pusd11.org; [Cody Gleason](#)
Subject: Cell phone tower, conditional use permit
Date: Sunday, September 25, 2016 8:05:00 PM

I am a home owner that is within the perimeter of the school and I am not comfortable with a cell tower that is with in visual of my property. Further, I do not believe it is appropriate for a tower to be near school children or with in such close proximity to my home. Towers are better suited where there is constant movement, not within an area that EMF can have an effect on humans.

I decline to support this permit use and request they look elsewhere.

Respectfully submitted,

Darlene Loesing, homeowner
[REDACTED]

Sent from my iPad



Citizen Participation Report

PHO Shangrila – CU16-0022

Conditional Use Permit

Neighborhood Meeting Notes
October 24, 2016 6:00 PM



Citizen Participation Report

Introduction

This meeting was held for the general public in areas surrounding the development site (11501 N. 79th Peoria, AZ 85345) concerning the Conditional Use Permit application for the Wireless Communication Facility proposal known as PHO Shangrila. Attached are the following items:

1. Meeting Notes
2. Meeting Sign In Sheet

Meeting Details

Subject: PHO Shangrila Conditional Use Permit
Application Neighborhood Meeting

Location: 11501 N. 79th Ave., Peoria, AZ

Date: October 24th 2016

Time: 6:00pm

Development Team in Attendance:
Jason Sanks, Shaw and Associates, PLC

City of Peoria Representatives:
Terri Smith, City of Peoria – Planning Department
Cody Gleason, City of Peoria – Planning Department
Michael Finn, City of Peoria – Council Member

Property Owner Representatives:
Curtis Smith, Principal

Number of Neighborhood/Property Owners that attended: 6 Neighbors

Applicant (Jason Sanks) introduced himself, further introductions were made by City Staff. Jason presented an introductory discussion of the overall project concepts and intent. Major Points of the project over view included:

- The overall intent of the project and reason for the proposed application
- Explanation of the development process and description of the wireless communication facility as discussed per site plans.
- Health concerns relating to RF and radio waves



Questions from Residents

Question 1: There are other sites nearby why do you need to locate in the schoolyard? There is going to be radiation near the children.

Answer: The FCC regulates safe radio frequency emission levels and this tower would be a fraction of what has been deemed a safe emission level. The radio frequency emission is not something that the City can evaluate. The FCC prohibits cities from looking at this when evaluating the submittal so this is a closed issue.

Question 2: Is it [the WCF] noisy?

Answer: No. It doesn't make any more noise than a typical residential air conditioner.

Question 3 (From Finn Q): What are the other options?

Answer: The other options are a mono-pole, or mono-palm. Something like a church steeple could be done, but generally only in areas where it is appropriate for the surroundings (i.e. at a church).

Question 4: Is there a service benefit to the students?

Answer: It is to benefit the students using their phones, but also to the surrounding residents. There is no direct correlation to education of the children that can be identified.

Question 5: How many people would benefit from this?

Answer: It is to benefit the students using their phones, but also to the surrounding residents. There is no direct correlation to education of the children that can be identified.

Question 6: Why can't you look at another site such as the corner of 79th Avenue and Cholla or by the basketball court?

Answer: This would need to be discussed with the RF engineer.

Question 7: Would a crew come at night to fix the tower if something goes wrong and it is not working (concerned about workers coming out at night)?

Answer: They would not come out at night. They would come out the next business day.

Question 8: Would it become a lightning rod?

Answer: It would be engineered appropriately to withstand any necessary weather events.

Question 9: What is it going to look like?

Answer: The applicant stated that he can show the citizen on his computer if they would like.

General Concerns from Residents/Neighbors:

- Proximity to houses and children
- "Absorbtion" rate of radiation to children and surrounding neighbors.
- Concern about Commercial Enterprise being on Non-commercial Property
- Height of the facility and whether this will be disproportionate.
- Design of the facility
 - One neighbor stated if it [facility] looks like a real tree then they may change their mind. Reiterated concerns regarding height.



- Effect of the facility to property value
 - Applicant identified that there has been no real correlation found of proximity cell sites lowering property values.
- RF and radiation.

Post Neighborhood Meeting Correspondence/Conclusion

Applicant Jason Sanks corresponded with William and Ann Nardozzi and Darlene Loesing after the meeting to address their concerns relating to the distance and setback of the monopine from their residence. An aerial map showing the dimensions from the monopine to their residence was provided via email as well as a set of photo sims. No other residents requested any further exhibits for this project. After evaluating the site and corresponding with the concerned residents it was concluded that the site's location continues to be the most ideal location within the property grounds of the parcel. All concerns have been addressed.



PHO Shangrila - CU16-0022
11501 N. 79th Ave., Peoria AZ 85345



Neighborhood Sign In Sheet - October 24th 2016 6:00 PM

Name	Address	Phone Number	Email
Sylvia Dodd	[REDACTED]		
Ernest deCatus			
E. J. deCatus			
ANN VARD			
William T. Nibbel			
Karla Lamunson	9875 N. 85 th Ave	623-773-7645	cooly.g.hershey@peoriaaz.gov
Coely Glensien	Peoria Elem.		cusmith@peoriaaz.gov
CS Smith	[REDACTED]		
Michael Finn			
Barbara Loesing			