

PROJECT NARRATIVE

To: Planning & Zoning Department
City of Peoria

From: Michael J. Campbell

Date: September 19, 2025, *rvsd November 6, 2025*

Re: Narrative for Conditional Use Permit
Crown Castle Wireless Communications Facility @ 8181 W Peoria Ave

Crown Castle proposes to install a new 71' tall monopole at 8181 W Peoria Ave a replacement structure for the existing WCF flagpole. The location is on the south side of Peoria Ave, adjacent to the existing carrier equipment compound.



PARCEL INFORMATION:

APN# 142-14-008A

Section 26 Township 3North Range 1East

Zoning District: I-1

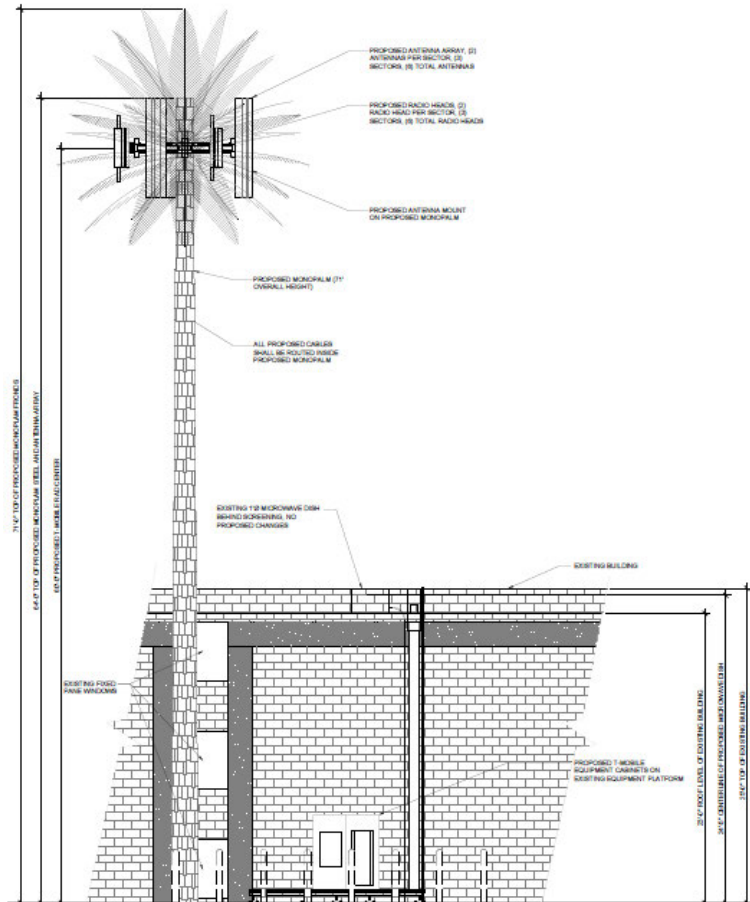
Surrounding Zoning: North: I-1, South: I-1, East:I-1, West: I-1

Adjacent land uses: N: developed; S: undeveloped; W: developed; E: developed.

Current site at 8181 W Peoria Ave



PROJECT:
Crown Castle proposes a new 71' tall monopalm as a replacement WCF for the existing 50' tall flagpole. The new monopalm would be set adjacent to the existing carrier equipment compound.



The proposed Crown Castle wireless communications facility will consist of the following:

- Installation of a new 71' monopalm
- Installation of the TMobile antenna array at the 60' level; the top of the antennas and steel will be 64'. The palm fronds will top out at 71'.
- All associated cables will be internal to the monopalm and then underground to the equipment cabinets. The cables will not be visible to the public.
- The access route from Peoria Ave will not change, at the driveway for the Storage Solutions facility, as noted in the site plan.
- The existing 50' flagpole will be removed upon construction and operation of the new monopalm WCF.
- *The monopalm will have a minimum of 55 palm fronds. Fronds will be integrated amongst the antenna and some will extend past the face of the antenna to enhance the appearance.*
- *Crown Castle will maintain the fronds, antenna mounts, antennas and palm trunk over the duration of the CUP.*
- *The existing equipment area is screened by an exterior 6'8" cmu wall, that provides screening and security to the storage facility.*
- *There are two existing commercial carrier cell tower sites nearby. Verizon is approx. 0.1 mile to the south on a 65' tall monopalm and AT&T is approx. 0.6 miles to the north on a monopole lightpole at Peoria HS..*

The setbacks for the new monopalm will be:


- North: 116' to Peoria Ave
- South: 58'2" to I-1
- East: 57'10" to I-1
- West: 9'7" to I-1

The proposed Crown Castle wireless communication facility is designed to maintain the TMobile network coverage in the area.

On behalf of Crown Castle, I respectfully submit this Conditional Use Permit package for review and approval.

Please contact me at 602-616-8396, or via email at campbellaz1@earthlink.net if you have any questions and/or need additional information.

Sincerely,


Michael J. Campbell
Campbell A&Z, LLC