



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 1/8/2026

Agenda Item(s): 3C

TO: Planning and Zoning Commission
THROUGH: Chris M. Jacques, AICP, Planning Director
FROM: Jacob Herrera, Planner II
SUBJECT: Crown Storage WCF: Conditional Use Permit (CU25-18)
8181 W Peoria Ave.

PROPOSAL

The applicant has submitted a request to obtain a Conditional Use Permit (CUP) to replace an existing 50-foot-tall stealth wireless communication facility with a 71-foot-tall stealth wireless communication facility.

APPLICATION INFORMATION

Case Numbers	Conditional Use Permit (CU25-18)
Applicant	Michael Campbell
Request	Approval of a Conditional Use Permit (CUP) to replace an existing stealth Wireless Communication Facility.

BACKGROUND AND CONTEXT

SUBJECT SITE:

The requested stealth Wireless Communication Facility (WCF), commonly known as a cell tower, will be located within a 400 square foot lease area adjacent to the Peoria Grand Storage Solutions facility, which is comprised of multiple parcels. The site is located southeast of the southeast corner of 83rd Avenue and Peoria Avenue. The existing wireless facility disguised as a flagpole has been in operation since 2003.

CONTEXT:

The parcels housing the subject site and the adjacent storage facility are zoned Light Industrial (I-1).

Starting north of the subject site and adjacent storage facility and moving clockwise, the surrounding area consists of Peoria Avenue followed by Peoria Town Center commercial complex. East of the subject site is a vacant series of parcels followed by 81st Avenue and then Peoria Fire Station No. 1. South of the subject site is a local road called Market Street, followed by a vacant parcel, the BNSF railroad, and Grand Avenue. West of the subject site is a continuation of the aforementioned vacant parcel followed by the railroad and Grand Avenue. To the northwest is a drive-through restaurant (Wendy's). Based on the proposed site location the closest residentially zoned property line is located approximately 525 feet northeast of the site.

APPLICANT'S PROPOSAL

The applicant is requesting to replace an existing 50-foot-tall stealth WCF designed as a flagpole with a 71-foot-tall stealth WCF designed as a monopalm (faux palm tree), located directly behind the Storage Solutions building. The purpose of the monopalm selection is to blend in to the extent possible with the

surrounding environment while seeking to fulfill the FCC mandated mission for wireless rollout. There are existing palm trees on the storage facility site. Additionally, there is a nearby existing monopalm facility. The existing equipment cabinets will be replaced as well, to support the new WCF. No other changes are proposed for the existing 140 square foot equipment platform. The lease area is screened with a 6-foot 8-inch masonry wall. No changes to the existing access from Peoria Avenue or the existing access from Market Street are proposed. One (1) parking space is provided from the existing parking lot on site, abutting the equipment platform for maintenance.

DEVELOPMENT INFORMATION:

<u>Existing Use:</u>	50-foot-tall stealth flagpole WCF
<u>Proposed Use:</u>	71-foot-tall stealth monopalm WCF
<u>Development Site:</u>	Approximately 400 square foot lease area within existing 0.24 acre lot
<u>Equipment Enclosure Area:</u>	Approximately 140 square feet
<u>Closest Residential Property Line from pole:</u>	Approximately 525 feet

STAFF ANALYSIS

ZONING HISTORY AND PROPERTY DEVELOPMENT:

The subject site was annexed from Maricopa County and has remained zoned as Light Industrial (I-1) since its initial zoning was put in place in 1976 through Ordinance 211. Historical imagery shows that the storage facility on site was constructed sometime between 1980 and 1986. The initial flagpole WCF was developed in 2003 and has remained on site. Additionally, a stealth monopalm WCF facility was developed on the parcel east of the subject parcel in 2008 and was subsequently removed in 2016.

APPLICABILITY:

As noted in the Applicant’s narrative, the proposed stealth Wireless Communication Facility (WCF) will be installed to maintain cellular signal capacity in the area. From a regulatory perspective, WCFs are governed both by the Federal Communications Commission (FCC) and the City of Peoria. More specifically, WCFs are allowed in all residential and non-residential zoning districts in accordance with the FCC Telecommunications Act, and Section 21-342 of the City’s Zoning Ordinance. In particular the Telecommunications Act, associated federal legislation, and various FCC Orders prohibit arbitrary denials by local jurisdictions, and prohibit the evaluation of wireless facilities based on unsubstantiated health concerns regarding radio frequency transmissions. As a result, the City of Peoria evaluation focuses on the objective criteria contained within the Zoning Ordinance for strict compliance with standards.

The proposed monopalm meets all requirements of a principally permitted WCF, except for the structure height limit. Principally permitted simply refers to a use that is allowed outright and requires no further approvals for the use to occur on a given site other than improvement plans (Site Plan). A principally

permitted use would limit the height to 65 feet; therefore, a Conditional Use Permit (CUP) is required to allow the proposed height of 71 feet.

CONDITIONAL USE PERMIT:

The purpose of a Conditional Use Permit is to ensure that the physical and operating characteristics inherent with the land use have been sufficiently resolved or mitigated, optimizing compatibility with the surrounding area, and that the use is not injurious to the health, safety, and general welfare of the community.

Staff's review for compliance with the Zoning Ordinance and overall examination of the project characteristics are outlined below:

Review Criteria:

Section 21-155 of the Peoria Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits. The Zoning Administrator or designee shall review applications and make a recommendation for approval or denial to the Planning and Zoning Commission based on the criteria identified in this Section:

1. The proposed use is consistent with the General Plan and all applicable provisions of this Zoning Ordinance, and applicable state and federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and meets any applicable use-specific standards within this Zoning Ordinance;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practical;
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;
6. Adequate assurances of continuing maintenance have been provided; and
7. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practical.

CONTINUING JURISDICTION

The purpose of the Conditional Use Permit requirement for WCFs is to ensure compatibility with the surrounding area. The proposed WCF will be developed in accordance with the requirements of Section 21-342 of the Peoria Zoning Ordinance.

If any issues arise regarding the operation of the facility, Section 21-155.L.1.a of the Zoning Ordinance provides the Zoning Administrator with continuing jurisdiction over all Conditional Use Permits. This means that the Zoning Administrator may recommend to the Planning and Zoning Commission that a permit may be revoked, modified, or suspended should any of the following occur:

1. The permit was obtained by fraud or misrepresentation;

2. The use authorized by the permit has been exercised in violation of the conditions of its approval;
3. A change in circumstances consisting of any of the following has occurred:
 - a. Impacts from the approved conditional use to neighboring properties.
 - b. Changes in aesthetic or environmental impacts such as noise, odors, or pollution.
4. The use authorized by the permit has been exercised in a manner that is detrimental to the public health, safety, or welfare of the community or in a manner that constitutes a nuisance to neighboring property owners, adjacent neighborhoods, or the City.

WCF REGULATIONS:

The proposed height of 71 feet and equipment enclosure facility are within allowed limits for WCFs as a *Permitted Conditional Use*. Additionally, the closest residential property is 525 feet away, which exceeds the minimum distance required. In addition to the development standards noted above, there are general requirements identified in Section 21-342 of the City's Zoning Ordinance. Of these provisions, the following are the most notable for this application:

1. Commercial advertising or signage on the WCF or associated aerial or ground mounted equipment is prohibited.
 - A. *No signage is proposed at this time.*
2. Artificial lighting of a WCF is prohibited, unless required by the Federal Aviation Administration (FAA) or Federal Communications Commission (FCC).
 - A. *No lighting is proposed at this time.*
3. Colors and materials of the WCF shall be compatible with the surrounding environment as determined by the City, except as otherwise required by the FAA.
 - A. *Colors and materials will seek to emulate a natural palm tree to the extent possible.*
4. One (1) parking space is required per WCF and shall be designed to meet City standards; this includes maneuvering and access.
 - A. One parking space is existing on the existing storage facility site.
5. The site shall be a minimum of 130% of the height of the tower away from a residential property line.
 - A. *This requirement would equate to a minimum of 92.3 feet away from the facility. The proposed facility is located approximately 525 feet away from the nearest residential property.*

As proposed, staff finds the application complies with all applicable WCF regulations contained within the City of Peoria Zoning Ordinance. In this instance, one parking space is dedicated within the lease area as required, and maneuvering and access is from an existing driveway along Market Street. The proposed design will conceal all antennae and mounted equipment within the faux palm tree design. No artificial light or commercial signage is proposed.

COMMUNITY INVOLVEMENT

Public Noticing:

The application was properly noticed pursuant to Table 21-146 of the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

Support / Opposition:

At the time of drafting this report, Staff has received no emails or phone calls in opposition or support of the proposed project.

KEY FINDINGS

1. The proposal meets the Conditional Use Permit standards and applicable WCF regulations within the Peoria Zoning Ordinance.
2. When operated in accordance with the recommended conditions of approval, the use is not expected to have an impact on adjacent properties.

RECOMMENDATION

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

Approve the applicant's request for a Conditional Use Permit under Case CU25-18, subject to the attached Exhibit 1 Conditions of Approval.

STAFF CONTACT

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