



PHO Vistancia
31642 N Westland Road, Peoria AZ 85383
Parcel 503-52-929

Purpose of Request

Verizon is committed to improving coverage areas and expanding network capacity to meet customer demand throughout the City of Peoria. TAG in cooperation with Verizon is proposing a new Wireless Communication Facility (WCF) to be located within the Vistancia Community at 31642 N Westland Road.

The proposed Verizon WCF will provide residents, visitors and businesses with improved high quality reliable wireless service for both personal & business, in addition to enhancing emergency services. The proposed WCF is necessary to eliminate any GAP or deficiency in Verizon's service.

Justification for this WCF

The proposed Verizon WCF located within the Vistancia Community offers a superior code-compliant solution to expanding wireless coverage. This approach directly aligns with the intent and provisions of the City of Peoria's Zoning Ordinance, specifically those that prioritize the minimization of visual and environmental impacts, and encourage the utilization of non-intrusive areas whenever feasible.

1. Reduces Visual and Environmental Impact

The proposed WCF will be designed to accommodate multiple carriers, which significantly reduces the proliferation of new towers, preserving the residential character and protecting sensitive visual corridors.

2. Promotes Efficient Land Use and Public Safety

The City ordinance encourages responsible and efficient land use. The proposed Co-Locatable Stealth Facility ensures compatibility with the existing land use pattern, improving enhanced wireless coverage critical for emergency services, first responders, and residents.

3. Deployment in Accordance with FCC Policy

Federal regulations, including the 1996 Telecommunications Act apply to this application, in addition to precedent in that the City of Peoria has previously approved a WCF within the Community to the SE.

4. Least Intrusive Solution

The proposed WCF location is strategically located to blend with the existing community infrastructure, and the least intrusive location within the Community.

5. Consistency with City and State Planning Goals

This proposed Co-locatable Facility is consistent with the goals of the City of Peoria's Ordinance, while promoting infrastructure that supports economic development and public safety.

Conclusion

For the reasons cited, approving this Co-Locatable WCF represents a responsible and compliant path forward. It adheres to both City's zoning ordinance and federal policy, reduces community and environmental impact, improves wireless service in a minimally disruptive manner, and avoids unnecessary duplication of infrastructure.

Please do not hesitate to contact me for any additional information or clarification.

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