

Chair
Layla
Villasenor

Vice-Chair
Emilio Gaynor

Secretary
Nate Cottrell

Member
Julie Egea

Member
Tony Feiter

Member
Shawn
Hutchinson

Member
Joysaphine
Waitman-
Powell

Planning and Zoning Commission Meeting Notice & Agenda

Thursday, May 7, 2026
City Council Chamber
8401 West Monroe Street
Peoria, AZ 85345



Regular Meeting 6:00 PM

Convene
Opening Statement
Roll Call
Final Call to Submit Speaker Request Forms

NOTE: The City of Peoria Boards and Commissions may go into Executive Session at any time during this meeting pursuant to A.R.S. 38-431.03(A)(2) for the purpose of discussion or consideration of records exempt by law from public inspection, including the receipt and discussion of information or testimony that is specifically required to be maintained confidential by state or federal law, and pursuant to A.R.S. 38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the attorney or attorneys of the public body.

Consent Agenda

CONSENT AGENDA: All items listed on the Consent Agenda are considered to be routine or have been previously reviewed by the Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

Consent

1 C Minutes

Discussion and possible action to approve the minutes of the March 5, 2026, meeting.

2 C Conditional Use Permit, Take 5 Oil Change, 8244 W Olive Ave (CU25-24)

Discussion and possible action on a request for a Conditional Use Permit (CUP) to allow a new 1,700 square foot Minor Automobile Repair facility on a vacant 1-acre lot located at 8244 W. Olive Avenue.

3 C Conditional Use Permit, Take 5 Oil Change, 8850 W. Thunderbird Rd. (CU26-02)

Discussion and possible action on a request for a Conditional Use Permit (CUP) to establish a new 1,800 square foot Minor Automobile Repair facility on a vacant 1-acre site within an existing commercial center located at 8850 W. Thunderbird Road.

Regular Agenda

REGULAR AGENDA: All items listed on the Regular Agenda are considered public hearing items subject to separate discussion and action by the Commission unless indicated otherwise by the Commission Chair or by the agenda item description. The order in which the following items are heard may be altered at the discretion of the Commission Chair.

New Business

4 R Conditional Use Permit, PHO Vistancia Wireless Facility, 31642 N. Westland Rd. (CU26-01)

Discussion and possible action on a request for a Conditional Use Permit (CUP) to establish a new 70-foot-tall wireless communication facility concealed in an architectural tower structure. The wireless facility will have a footprint of approximately 1,000 square feet within the existing 6.85-acre Foothills Recreation Facility, located at 31642 N. Westland Road, Peoria, AZ 85383.

Call To The Public (Non-Agenda Items)

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Reports from Staff

5 R Reports

A. Upcoming Commission Meetings

Adjournment

NOTE:

Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

Accommodations for Individuals with Disabilities. Alternative format materials, sign language interpretation and assistive listening devices are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Peoria, Arizona 85345 - Phone: (623) 773-7340 or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request. The City has a TDD line where accommodations may be requested at: (623) 773-7221.

Public Notice

In addition to the Board/Commission members noted above, one or more members of the Peoria City Council or various other Boards and Commissions may be present to observe this meeting as noticed on this agenda.

Planning and zoning commission meetings can be viewed live on Channel 11 (Cox Cable) and are available for viewing on demand at <https://www.peoriaaz.gov/government/departments/planning-and-zoning/planning-and-zoning-videos>.

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
PUBLIC SAFETY ADMINISTRATION BUILDING
MARCH 5, 2026

A meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8351 W Cinnabar Avenue, Peoria, AZ, in an open and public session at 6:00 p.m.

Members Present: Chair Layla Villasenor, Vice-Chair Emilio Gaynor, Commissioners Nate Cottrell, Julie Egea, Tony Feiter, Shawn Hutchinson, and Joysaphine Waitman-Powell.

Members Absent: None.

Others Present: Chris Jacques – Planning Director, Lorie Dever – Deputy Planning Director, Cody Gleason – Planning Manager; Austin Kennedy – Assistant City Traffic Engineer; Chris Kleminich - Assistant City Attorney; Tim Eiden – Deputy Director of Communications; John Lutz – Digital Media Audio Video Specialist; and Christie Duffy – Management Specialist.

Audience: Planning Staff Deanna Benton, Eric Cook, and Jacob Herrera; and 10 members of the public.

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA: All items listed on the Consent Agenda are considered to be routine or have been previously reviewed by the Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member requests; in which event the item will be removed from the General Order of Business and considered in its normal sequence on the Agenda.

1 C Disposition of Absence

Discussion and possible action to approve/excuse the absence of Chair Layla Villasenor from the February 19, 2026, meeting.

2 C Minutes

Discussion and possible action to approve the minutes of the February 19, 2026, meeting.

COMMISSION ACTION:

A motion was made by Commissioner Cottrell and seconded by Commissioner Feiter, to approve the Consent Agenda.

Upon tabulation of votes, it showed:

AYES – Villasenor, Gaynor, Cottrell, Egea, Feiter, Hutchinson, Waitman-Powell.

NAYS – None.

ABSENT – None.

Motion carried unanimously.

REGULAR AGENDA

3 R Rezone, Peoria Innovation Core, Lake Pleasant and Lone Mountain Pkwy (Z26-01)

Discussion and possible action to rezone approximately 7,300 acres from General Agricultural (AG), Suburban Ranch (SR-43), Intermediate Commercial (C-2) and Planned Area Development (PAD) to the Peoria Innovation Core Planned Community District (PCD). The site is located north of Lake Pleasant Parkway and Lone Mountain Parkway.

Chris Jacques, Planning Director, shared a PowerPoint presentation on the Rezoning of the Peoria Innovation Core at Lake Pleasant and Lone Mountain Parkway (Z26-01). Information included:

- **Project Overview**
 - 7,341-acre rezoning to PCD
 - Applicants: City of Peoria, ASLD, Amkor, Diocese
 - Goal: cohesive master plan + flexible zoning bank
- **Site & Context**
 - Mostly State Trust Land; largely undeveloped
 - 3 miles of Loop 303 frontage
 - Opportunity to create major jobs center
- **Key Property Factors**
 - River corridors, washes, canals
 - Utility corridors and substations
 - Environmental constraints (~1/3 undevelopable)
- **Existing Land Use & Zoning**
 - Current zoning: AG, SR-43, C-2, PAD
 - General Plan: Employment/Commerce focus
- **PCD Framework**
 - Unified master plan
 - Tailored development standards
 - Zoning bank with 11,000 units (transferable)
- **Core Areas**
 - **Core 1:** Residential focus; transitions near existing neighborhoods
 - **Core 2:** City-owned; Amkor anchor; mixed-use & employment
 - **Core 3:** Long-term mix; industrial + planned community potential
- **Loop 303 Protection**
 - Employment priority
 - Residential limits along corridor
 - Height Overlay for added flexibility
- **Use-Specific Standards**
 - **Data Centers:** Special Use Overlay; no-water cooling; 500' from homes
 - **BESS:** Only in I-1; 600' from homes
- **Special Properties**
 - **Diocese:** Commercial/industrial + religious uses
 - **Amkor:** Existing PAD preserved; within height overlay
- **Edge Conditions (Core 1)**

- Detached single-family only
- 30' buffer + 30' height limit
- Up to 90' separation from existing homes
- **Community Outreach**
 - Engagement with surrounding neighborhoods
- Findings and Recommended Action

COMMISSION COMMENTS:

Commissioner Gaynor asked how elevation, washes, canals, and flood flows were considered in planning the site, and how stormwater would move through the area during heavy rains. Planning Director Chris Jacques responded that a master drainage report evaluated drainage patterns, existing washes, and floodplains, and that development must comply with city codes, desert lands protections, and engineering processes that manage drainage and floodplain modifications.

Commissioner Gaynor also asked about potential restrictions on battery storage within industrial warehouses. Director Jacques explained that battery storage systems are permitted within I-1 industrial areas, so long as they have a minimum separation of 600 feet from residential districts. These types of uses are typically located near substations, and must comply with national fire protection standards and additional safety requirements such as hazard mitigation.

Commissioner Cottrell asked whether dwelling units from northern areas could be shifted away from Parcel O along Lake Pleasant Parkway, potentially allowing commercial development. Planning Director Chris Jacques responded that Parcel O within Core 1 is designated only for detached single-family homes, although unused residential units from one core area may be transferred to another core within the development, subject to site constraints and development standards.

Chair Villasenor expressed support for the plan’s market responsiveness and emphasis on employment corridors, but noted concerns that data centers and battery storage facilities create limited jobs.

Commissioner Hutchinson noted that data centers provide significant economic benefits, including thousands of construction and maintenance jobs and opportunities for local workers, and stated that the area is well suited to attract such facilities.

Commissioner Waitman-Powell stated that the project is pivotal to the city’s rapid growth and emphasized the importance of thoughtful discussion to balance economic opportunities, environmental considerations, and responsible planning.

Commissioner Egea expressed concern that the city’s rapid growth could strain essential services such as public safety, water, and roadways, and emphasized the need to ensure infrastructure keeps pace with new development. Planning Director Chris Jacques responded that the city has conducted multiple technical studies addressing these issues and is working to ensure the land plan aligns with infrastructure capacity and service needs.

APPLICANT COMMENTS: None.

PUBLIC COMMENTS:

- Sherri Orr, Peoria Citizen, expressed her concerns over water conditions and zoning height increases.
- Shannon Ciemo, Peoria Citizen, expressed her concerns regarding a prior building height increase associated with ASLD 720..
- Robert Kuhfuss, Peoria Citizen, requested a buffer increase to 60 ft. near the West Wing Pradera Subdivision.
- Paul Gilbert, representing Virtua, which owns two parcels adjacent to Core 1. Mr. Gilbert spoke in support of the plan noting this plan will be compatible with their upcoming proposal.
- Ed Bull, Diocese Representative, stated the Diocese is pleased with the plan.

Commissioner Cottrell asked about allegations regarding zoning height increases, and Planning Director Chris Jacques stated the city follows its codes and ordinances, and that the proposed action would replace existing zoning to allow flexibility for future development.

Commissioner Cottrell asked whether the proposed zoning for Area P in Core One includes a 30-foot buffer and a building height limited to one-two stories along the boundary. Planning Director Chris Jacques clarified that the code limits maximum building height to 30 feet and said additional concessions may be considered later when a specific developer and lotting layout are identified.

Chair Villasenor asked whether the land might have steep hills like those shown in the earlier illustration. Deputy Director Lorie Dever responded that the illustration does not reflect future conditions, noting that the city has minimum landscaping requirements and can use a variety of mitigation measures to address specific neighbor concerns once a developer has been selected and lotting layout are determined.

Chair Villasenor noted the importance of working with property owners to maintain larger setbacks and preserve native plants to protect the area's desert character. Deputy Director Lorie Dever explained that staff considers factors like salvage viability, new planting growth, tree species, and planting density to create effective buffers that meet minimum standards to address privacy concerns from adjacent residents.

COMMISSION ACTION:

A motion was made by Vice-Chair Gaynor and seconded by Commissioner Waitman-Powell, to approve **3R: Rezoning, Peoria Innovation Core, Lake Pleasant and Lone Mountain Pkwy (Z26-01)**, to rezone approximately 7,300 acres from General Agriculture (AG), Suburban Ranch (SR-43), Intermediate Commercial (C-2) and Planned Area Development (PAD) to the Peoria Innovation Core Planned Community District (PCD). The site is location north of Lake Pleasant Parkway and Lone Mountain Parkway.

Upon tabulation of votes, it showed:

AYES – Villasenor, Gaynor, Cottrell, Egea, Feiter, Hutchinson, Waitman-Powell.

NAYS – None.

ABSENT – None.

Motion carried unanimously.

Call to the Public (Non-Agenda Items): None.

Reports from Staff: None.

5. Upcoming Commission Meetings

Deputy Director **Lorie Dever** announced that the March 19 and April 2 commission meetings are canceled, with the next meeting scheduled for April 16, 2026. Starting in May, meetings will resume in the new Council Chambers with a short setup and demonstration before the meeting.

6R Reports: None.

Planning and Zoning Commission Updates: None.

Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:18 p.m.

Layla Villasenor, Chair

Submitted by Christie Duffy

Date

Date



PLANNING AND ZONING COMMISSION REPORT

Meeting May 7, 2026

Date:

Agenda Item: 2C

Case Name: Conditional Use Permit, Take 5 Oil Change, 8244 W Olive Ave (CU25-24)

General Application Information

Proposal:

The applicant is requesting a Conditional Use Permit to allow a Minor Automobile Repair Facility on a vacant lot.

Location:

The site is located at 8244 W. Olive Avenue.

Project Acreage:

Approximately one (1) acre.

Applicant:

Willie Konishi on behalf of Kimley-Horn

ATTACHMENTS:

Description

Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - Zoning Map

Exhibit 4 - Project Narrative

Exhibit 5 - Site Plan



PLANNING & ZONING COMMISSION

STAFF REPORT

Meeting Date: 5/7/2026

Agenda Item: 2C

TO: Planning and Zoning Commission
THROUGH: Chris M. Jacques, AICP, Planning Director
FROM: Jacob Herrera, Senior Planner
SUBJECT: Take 5 Oil Change: Conditional Use Permit (CU25-24)
8244 W Olive Avenue, Peoria, AZ 85345

PROPOSAL

Willie Konishi with Kimley-Horn is requesting a Conditional Use Permit (CUP) to allow the development of a *Minor Automobile Repair* facility on a vacant 0.7 acre pad within an existing commercial center. If approved, this would allow for the development of a Take 5 Oil Change facility at this location.

LOCATION AND CONTEXT

SUBJECT SITE

The subject site is a vacant parcel located within the Trellis at Roundtree Ranch Planned Area Development (PAD) and is situated east of the northeast corner of 83rd Avenue and Olive Avenue (**Exhibit 2**). The proposed *Minor Automobile Repair* establishment consists of an approximately 1,700-square-foot building with three (3) service bays (**Exhibit 5**).

Existing shared access points from 83rd Avenue and Olive Avenue that serve the larger commercial center will be utilized for the subject site. The proposed development includes three (3) queuing lanes leading to the three (3) service bays.

CONTEXT:

The area surrounding the subject site consists of a mix of existing and planned uses (**Exhibit 2**). To the north is an existing multi-family residential development which is a part of the Trellis at Roundtree Ranch Planned Area Development. The multi-family development shares access with the existing components of the commercial center. North and east of the adjacent existing multi-family complex is the Roundtree Ranch single-family subdivision. To the east, within the commercial center are vacant pads planned for future commercial development, followed by a city park (Roundtree Ranch Park). To the south is Olive Avenue, beyond which a multi-family residential development (Villas on Olive) and a Circle K gas station / convenience store. Directly west of the subject site, within the commercial center is a Fry's gas station, followed by 83rd Avenue. West of 83rd Avenue is a Valero gas station which is surrounded by a multi-family residential community (VLUX Peoria Heights).

DEVELOPMENT INFORMATION:

<u>Existing Use:</u>	Vacant Parcel
<u>Proposed Use:</u>	Automobile/Vehicle Repair, Minor
<u>Development Site Area:</u>	0.7 acres
<u>Parking Required:</u>	10 spaces
<u>Parking Provided:</u>	10 spaces

STAFF ANALYSIS

ZONING HISTORY AND PROPERTY DEVELOPMENT:

The property was annexed into the City through Ordinance No. 45 in 1960 and was initially zoned Agricultural (AG). In 1985, through Ordinance No. 85-25, the property was rezoned to Intermediate Commercial (C-2). In 2006, the City Council adopted Ordinance No. 06-38, which rezoned approximately 18.5 acres, including the subject site, to PAD through the 83rd Avenue and Olive Mixed-Use Planned Area Development. Finally, in 2018, Ordinance No. 2018-24 further rezoned the subject site and surrounding properties to the current PAD, Trellis at Roundtree Ranch.

APPLICABILITY:

The PAD defers to the City of Peoria Zoning Ordinance for permitted, conditional, and accessory uses within the commercial portion of the site, consistent with the Intermediate Commercial (C-2) zoning district. The C-2 Zoning District requires a Conditional Use Permit when the proposed use is located within 200 feet of a residential zoning district.

The subject site is located within 200 feet of residentially zoned properties to the north and south. As a result, approval of a CUP is required prior to operation. This use is subject to the limitations outlined in Section 21-505.C.3 of the Zoning Ordinance, which are further addressed in the *Use-Specific Standards* section of this report.

OPERATIONAL CHARACTERISTICS

As identified in the Project Narrative (**Exhibit 4**), the development would provide in-vehicle service within the building's service bays. The business model contemplates an average service time of approximately 10 minutes per vehicle. The site is anticipated to serve approximately 45 to 50 vehicles per day, with higher volumes on weekends. Operating hours would be 7:00 a.m. to 7:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 p.m. on Saturday, and 9:00 a.m. to 5:00 p.m. on Sunday.

All services will be conducted within the pull through service bays. Proposed services are limited to routine maintenance such as oil changes, windshield wiper replacement, air filter replacement, and coolant exchange. Used oil will be collected and stored on-site interior to the building, until such time it is transported to used oil tanks within a dedicated enclosure on-site for regular removal and recycling by licensed contractors. Noise-generating equipment will be operated strictly within the service bays and limited to the proposed business hours referenced above.

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, thereby optimizing compatibility with the surrounding area. This is to ensure that the use is not injurious to the health, safety, and general welfare of the community.

Review Criteria:

Section 21-155 of the Peoria Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits. The Planning and Community Development Department shall review applications and make

a recommendation for approval or denial to the Planning and Zoning Commission based on the following criteria with staff responses identified below in *italics*:

1. The proposed use is consistent with the General Plan and all applicable provisions of this Zoning Ordinance, and applicable state and federal regulations.

The proposed use aligns with the General Plan and Zoning Ordinance subject to obtaining a Conditional Use Permit.

2. The proposed use is consistent with the purpose and intent of the zoning district which it is located and meets any applicable use-specific standards within the Zoning Ordinance.

The proposed use is a conditionally permitted use within the subject zoning district (C-2) and seeks to operate in alignment with the use specific standards identified in Section 21-505.C.3.

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);

The site has been designed in consideration of its proximity to the nearby residential and adjacent arterial roadways to address traffic concerns through ample queuing, operations conducted internal to the building to limit noise transmission, and a design that is cohesive to the commercial and residential components of the greater Planned Area Development.

4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practical.

No significant adverse impacts are anticipated with the development and operational characteristics as proposed.

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.

The development as proposed is not anticipated to place a strain on utilities and public services. Facilities and services will be available to serve the subject site while maintaining adequate levels of service for existing surrounding developments.

6. Adequate assurances of continuing maintenance have been provided.

Site components and landscaping will be maintained by the developer as identified on the site plan application documents.

7. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practical.

The development as proposed identifies standard operating procedures for used oil disposal and other potentially environmentally hazardous materials (Exhibit 4). No significant adverse impacts on the natural environment are anticipated with the development.

USE-SPECIFIC STANDARDS

Section 21-505.C.3 of the Peoria Zoning Ordinance sets the following limitations on the *Automobile/Vehicle Repair, Minor* use. City staff responses identifying whether the site complies with these limitations are identified below the requirement in *italics*.

- a. No outdoor displays or storage shall be permitted, except for merchandise normally sold from the premises that is displayed during normal business hours.

The applicant has identified within their narrative and on their site plan that no outdoor storage facilities are proposed with the development.

- b. No temporary parking of vehicles waiting for repair shall be permitted except within the service bay or garage.

The applicant has identified that they will have ample vehicle queueing and service times to avoid the need for temporary customer parking, and that they will maintain compliance with this limitation.

- c. All activities shall be performed entirely within an enclosed building. All body and fender work, or similar noise-generating activity, shall be enclosed in a masonry or similar building with sound attenuating measures incorporated into the building design and construction to absorb noise to comply with the Peoria City Code. Compressors, and similar equipment shall be located within separately enclosed, sound attenuated rooms.

The applicant has identified within their narrative that all activities will be performed within the service bays inside the building. Noise generating activity will strictly occur internal to the building and will be limited to business hours.

- d. Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in landscaping.

The applicant's site plan and narrative identify that pavement on-site has been reduced where applicable and landscaping is proposed in all unpaved areas.

CONTINUING JURISDICTION

The purpose of the Conditional Use Permit requirement for an automotive/vehicle repair facility is to ensure compatibility with the surrounding area.

If any issues arise regarding the operation of the business, [Section 21-155.L](#) 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.

COMMUNITY INVOLVEMENT

Public Noticing:

The application was properly noticed pursuant to [Section 21-146](#) of the City of 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 of an ad in the Peoria Times at least 15 days prior to the Public Hearing.

Support / Opposition:

At the time of this writing, Staff has not received written opposition or support.

KEY FINDINGS

1. The proposal meets the Conditional Use Permit standards within the City of Peoria Zoning Ordinance.
2. When operated in accordance with the recommended conditions of approval, the proposed Minor Automobile Repair establishment is not expected to have an adverse impact on adjacent properties.
3. On behalf of the owner, the applicant has submitted a signed and notarized Proposition 207 waiver, which will be recorded with the conditions outlined below.

RECOMMENDATION

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

Approve the applicant's request for a Conditional Use Permit under Case CU25-24, subject to Exhibit 1, Conditions of Approval.

STAFF CONTACT

Jacob Herrera
Senior Planner
623-773-7659
Jacob.Herrera@peoriaaz.gov



Conditions Of Approval | Exhibit 1

TAKE 5 OIL CHANGE (CU25-24)

The Conditional Use Permit request for the above-mentioned property is subject to the following Conditions of Approval to protect the public health, safety, and welfare of the City of Peoria:

1. Development and use of the subject site shall substantially conform to the Project Narrative (Exhibit 4) and Site Plan (Exhibit 5), as contained in the staff report to the Planning and Zoning Commission dated May 7, 2026.

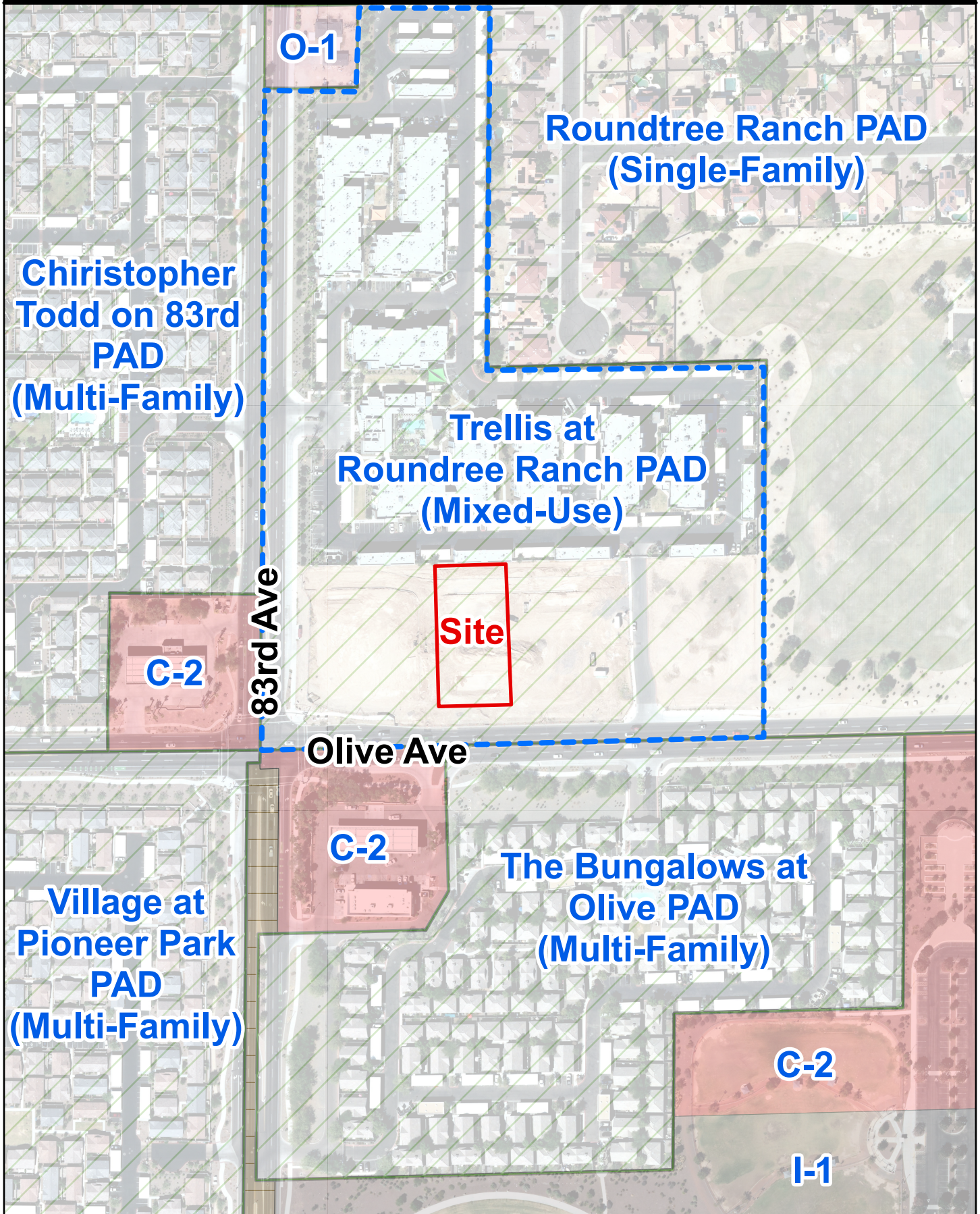


Vicinity Map | Exhibit 2
Take 5 Oil Change (CU25-24)





Zoning Map | Exhibit 3
Take 5 Oil Change (CU25-24)





April 8, 2026

City of Peoria Planning Department
9875 N. 85th Avenue
Peoria, AZ 85345

**RE: *Project Narrative for Take 5 Oil Change – Conditional Use Permit Application
8244 W. Olive Avenue
CU25-24***

To Whom it May Concern,

I am pleased to submit this Project Narrative in support of the **Conditional Use Permit (CUP) Application** for the proposed Take 5 Oil Change Project. The site address is 8244 W. Olive Avenue and is located east of the northeast corner of 83rd Avenue and Olive Avenue. The parcel number is 142-15-536 and encompasses approximately 0.69-acres. Andrew Barclay (Driven Brands), Kevin Speckhart (RCAA), and Ary Freilich (ABDD Arizona RE LLC) will be involved in this project as the development project manager, architect, and landowner, respectively.

Driven Brands is the largest automotive service aftermarket company in North America and has been publicly traded since 2021. Driven Brands operates Take 5 which has over 400 car washes and over 900 oil changes throughout the US. The Take 5 Brand started in the New Orleans area in 1984 and was first known as Rapid Oil Change. In 2016, Driven Brands acquired Take 5 Oil Change and began expansion of its oil change footprint. In 2020, Driven Brands entered the car wash market with the acquisition of International Car Wash Group. In addition to Take 5 Oil Change and Car Wash, its brands also include Meineke, Maaco, Auto Glass Now, Carstar, and 1-800-Radiator & A/C.

The Site is currently undeveloped but is situated within a larger commercial development proposed at this intersection. The site is bordered by existing multifamily apartments to the north, a future gas station to the west, Olive Avenue to the south, and a future commercial pad site to the east. The proposed development will consist of one oil change building (approximately 1,700 square feet). In addition to the building, the development will consist of utility services, drainage infrastructure, parking stalls, vehicle queuing, sidewalks, drive aisles, a trash enclosure, and landscaping.

The site is zoned PAD and is subject to the Trellis at Roundtree Ranch PAD (PAD Z17-33). This site will adhere to development standards laid out in the PAD and City Zoning Ordinance. The use classification of the site is Automotive Diagnostic and Service Establishment. Based on allowable uses outlined in the PAD, we understand that a CUP is required for the Take 5 development. We believe that this project will fit in with neighboring commercial uses. More

Exhibit 4

specifically, we believe the automotive service use will fit in with the other automotive commercial developments such as Valero, Circle K, and future gas station to the west all located at the neighboring intersection. Please find an aerial photo of the site shown below.



Per Section 21-505.C.3 of the Peoria Zoning Ordinance, this development shall be subject to the additional requirements outlined below. Since the proposed use is Automobile Vehicle Repair Minor as described in Section 21-200, the project shall be located, developed, and operated in compliance with the land use regulations within Section 21- 500 and the following standards:

- No outdoor displays or storage shall be permitted, except for merchandise normally sold from the premises that is displayed during normal business hours.
- No temporary parking of vehicles waiting for repair shall be permitted except within the service bay or garage.
- All activities shall be performed entirely within the enclosed building. All body and fender work, or similar noise-generating activity, shall be enclosed in a masonry or similar building with sound attenuating measures incorporated into the building design and

Exhibit 4

- construction to absorb noise to comply with the Peoria City Code. Compressors and similar equipment shall be located within separately enclosed, sound attenuated rooms.
- Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in landscaping.

Take 5 acknowledges the requirements above and will abide by these requirements with the development of this facility. No outdoor storage facilities are proposed, and all activities will be performed within the service bays inside the building. Pavement on-site has been reduced where applicable and landscaping is proposed in all unpaved areas.

There are no unique existing features or environmental considerations impacting the property. The site will offer access to an existing private drive to the west and north of the proposed Take 5. Access from Olive Avenue and 83rd Avenue has already been constructed with the master development. There will be ample vehicle queuing proposed with this project leading up to the proposed three service bays within the Take 5 building. Internal vehicular and pedestrian circulation has been coordinated with adjacent lots. Architectural and landscaping design has been coordinated with adjacent uses. This project will not be phased.

The proposed Take 5 will provide customers with an efficient and smooth experience. Customers will be greeted by an employee at the entrance and guided into a service bay. The customer stays in the car during the service. The typical oil change takes about 10 minutes. Operating hours are typically 7am – 7pm, Monday thru Friday; 8am – 6pm Saturday; and 9am – 5 pm Sunday. The roll-up doors are normally only open during these operating hours. Take 5 typically has 4 to 5 employees per shift; however, busier stores may have 5 to 6 per shift with the average total number of employees per shop at about 10. On average, Take 5 anticipates 45 to 50 cars a day with Saturday being their busiest day. In addition to oil changes, Take 5 also provides windshield wiper replacement and air filter replacement.

Oil disposal is performed as follows. After a Take 5 technician directs and guides the customer over a shallow trench, the used oil is drained into a rolling drain pan that is positioned under the vehicle. The oil filter is also changed above the drain pan. When necessary, the drain pans are emptied to designated used oil tanks via ¾" gasoline-rated hose, routed through chases to the storage room. The hoses are connected via a vacuum diaphragm pump, so the system is totally non-pressurized. 100% of take 5's used oil and oil filters are reclaimed and recycled by OSHA certified used oil recycling companies, typically once or twice per week.

Noise generating machinery includes an air compressor that is located within the internal storage area and is only used during business hours. Take 5 does not perform engine or other major automotive repair services. Typical services only include oil change, windshield wipers, cabin air filter, engine air filters, and coolant exchange. Any outdoor displays would be limited to

Exhibit 4

temporary banners that are placed above the bay doors. These would typically announce any current specials or discount offers. There are no outdoor merchandise displays.

We appreciate your review and support on this project. Please contact me at 602-607-1244 or at Willie.Konishi@kimley-horn.com should you have any questions.

Sincerely,



Willie Konishi, P.E.
Project Manager



PLANNING AND ZONING COMMISSION REPORT

Meeting May 7, 2026

Date:

Agenda Item: 3C

Case Name: Conditional Use Permit, Take 5 Oil Change, 8850 W.
Thunderbird Rd. (CU26-02)

General Application Information

Proposal:

The applicant is requesting a Conditional Use Permit to permit a Minor Automobile Repair facility on a vacant site.

Location:

The site is located at 8850 W. Thunderbird Road.

Project Acreage:

Approximately one (1) acre.

Applicant:

Willie Konishi on behalf of Kimley-Horn.

ATTACHMENTS:

Description

Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - Zoning Map

Exhibit 4 - Narrative

Exhibit 5 - Site Plan



PLANNING & ZONING COMMISSION

STAFF REPORT

Meeting Date: 5/7/2026

Agenda Item: 3C

TO: Planning and Zoning Commission
THROUGH: Chris M. Jacques, AICP, Planning Director
FROM: Eric Cook, Planner II
SUBJECT: Take 5 Oil Change: Conditional Use Permit (CU26-02)
8850 W Thunderbird Road, Peoria, AZ 85381

PROPOSAL

Willie Konishi with Kimley-Horn is requesting a Conditional Use Permit (CUP) to allow the development of a *Minor Automobile Repair* facility on a vacant approximately 1-acre pad within an existing commercial area. If approved, this would allow for the development of Take 5 Oil Change facility at this location.

LOCATION AND CONTEXT

SUBJECT SITE

The subject site is a vacant approximately one-acre parcel located within the Quik Trip Planned Area Development (PAD) Zoning District. The subject site is located at the northwest corner of Thunderbird Road and 88th Avenue as shown in **Exhibit 2**. The proposed *Minor Automobile Repair* facility consists of an approximately 1,800-square-foot building with three (3) service bays, each with their own queuing lane.

The site has one existing shared access point to Thunderbird Road, west of the site. A second existing shared access point to 88th Avenue exists on the eastern portion of the site. A third existing shared access point exits out to Rio Vista Boulevard west of the adjacent QT gas station.

CONTEXT:

The area surrounding the subject site consists of a mix of existing industrial, commercial, and residential uses. To the north of the subject site are existing industrial businesses including a boat engine repair establishment, a concrete contractor, and a *Minor Automobile Repair* facility. To the east is 88th Avenue followed by a carwash, and a *Minor Automobile Repair* facility. To the south is Thunderbird Road followed by Visions Apartment Homes. West of the subject site is the remainder of the PAD zoning for the site which contains a Quik Trip Gas Station that provides cross-access between the two sites. **(Exhibit 2)**.

DEVELOPMENT INFORMATION:

<u>Existing Use:</u>	Vacant Parcel
<u>Proposed Use:</u>	Automobile/Vehicle Repair, Minor
<u>Development Site Area:</u>	Approximately 1 acre
<u>Parking Required:</u>	11 spaces
<u>Parking Provided:</u>	11 spaces

STAFF ANALYSIS

ZONING HISTORY AND PROPERTY DEVELOPMENT:

The property was rezoned from Intermediate Commercial (C-2) to Quik Trip Planned Area Development (PAD) District in 2014. The rezoning request encompassed three neighboring parcels totaling approximately 4.48 acres. The PAD primarily points to the Intermediate Commercial (C-2) Zoning District for uses and development standards with modifications. Subsequent to the rezoning the existing QT was constructed in approximately 2015. The areas north and east of the subject site have maintained commercial or industrial uses with a high concentration of auto oriented uses for decades.

APPLICABILITY:

The PAD defers to the City of Peoria Zoning Ordinance for permitted, conditional, and accessory uses within the commercial portion of the site, consistent with the Intermediate Commercial (C-2) zoning district. The C-2 Zoning District requires a Conditional Use Permit when the proposed use is located within 200 feet of a residential zoning district.

The subject site is located within 200 feet of residentially zoned properties (Vision Apartments) to the south. As a result, approval of a CUP is required prior to operation. This use is subject to the limitations outlined in Section 21-505.C.3 of the Zoning Ordinance, which are further addressed in the *Use-Specific Standards* section of this report.

OPERATIONAL CHARACTERISTICS

As identified in the Project Narrative (**Exhibit 4**), the development would provide in-vehicle service within the building service bays. The business model contemplates an average service time of approximately 10 minutes per vehicle. The site is anticipated to serve approximately 45 to 50 vehicles per day, with higher volumes on weekends. Operating hours would be 7:00 a.m. to 7:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 p.m. on Saturday, and 9:00 a.m. to 5:00 p.m. on Sunday.

All services will be conducted within the pull through service bays. Proposed services are limited to routine maintenance such as oil changes, windshield wiper replacement, air filter replacement, and coolant exchange. Used oil will be collected and stored on-site interior to the building, until such time it is transported to used oil tanks within a dedicated enclosure on-site for regular removal and recycling by licensed contractors. Noise-generating equipment will be operated strictly within the service bays and limited to the proposed business hours referenced above.

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, thereby optimizing compatibility with the surrounding area. This is to ensure that the use is not injurious to the health, safety, and general welfare of the community.

Review Criteria:

Section 21-155 of the Peoria Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits. The Planning and Community Development Department shall review applications and make

a recommendation for approval or denial to the Planning and Zoning Commission based on the following criteria with staff responses identified below in *italics*:

1. The proposed use is consistent with the General Plan and all applicable provisions of this Zoning Ordinance, and applicable state and federal regulations.

The proposed use aligns with the General Plan and Zoning Ordinance subject to obtaining a Conditional Use Permit.

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 the Zoning Ordinance.

The proposed use is a conditionally permitted use within the subject zoning district and seeks to operate in alignment with the use specific standards identified in Section 21-505.C.3.

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);

The site has been designed in consideration of its proximity to the nearby residential and adjacent arterial roadways to address traffic concerns through ample queuing, operations conducted internal to the building to limit noise transmission, and a design that is cohesive to the commercial and residential components of the greater Planned Area Development.

4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practical.

No significant adverse impacts are anticipated with the development and operational characteristics as proposed.

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.

The development as proposed is not anticipated to place a strain on utilities and public services. Facilities and services will be available to serve the subject site while maintaining adequate levels of service for existing surrounding developments.

6. Adequate assurances of continuing maintenance have been provided.

Site components and landscaping will be maintained by the developer as identified on the site plan application documents.

7. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practical.

The development as proposed identifies standard operating procedures for used oil disposal and other potentially environmentally hazardous materials (Exhibit 4). No significant adverse impacts on the natural environment are anticipated with the development.

USE-SPECIFIC STANDARDS

Section 21-505.C.3 of the Peoria Zoning Ordinance sets the following limitations on the *Automobile/Vehicle Repair, Minor* use. City staff responses identifying whether the site complies with these limitations are identified below the requirement in *italics*.

- a. No outdoor displays or storage shall be permitted, except for merchandise normally sold from the premises that is displayed during normal business hours.

The applicant has identified within their narrative and on their site plan that no outdoor storage facilities are proposed with the development.

- b. No temporary parking of vehicles waiting for repair shall be permitted except within the service bay or garage.

The applicant has identified that they will have ample vehicle queueing and service times to avoid the need for temporary customer parking, and that they will maintain compliance with this limitation.

- c. All activities shall be performed entirely within an enclosed building. All body and fender work, or similar noise-generating activity, shall be enclosed in a masonry or similar building with sound attenuating measures incorporated into the building design and construction to absorb noise to comply with the Peoria City Code. Compressors, and similar equipment shall be located within separately enclosed, sound attenuated rooms.

The applicant has identified within their narrative that all activities will be performed within the service bays inside the building. Noise generating activity will strictly occur internal to the building and will be limited to business hours.

- d. Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in landscaping.

The applicant's site plan and narrative identify that pavement on-site has been reduced where applicable and landscaping is proposed in all unpaved areas.

CONTINUING JURISDICTION

The purpose of the Conditional Use Permit requirement for an automotive/vehicle repair facility is to ensure compatibility with the surrounding area.

If any issues arise regarding the operation of the business, [Section 21-155.L](#) 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.

COMMUNITY INVOLVEMENT

Public Noticing:

The application was properly noticed pursuant to [Section 21-146](#) of the City of 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 of an ad in the Peoria Times at least 15 days prior to the Public Hearing.

Support / Opposition:

At the time of this writing, Staff has not received written opposition or support.

KEY FINDINGS

1. The proposal meets the Conditional Use Permit standards within the City of Peoria Zoning Ordinance.
2. When operated in accordance with the recommended conditions of approval, the proposed Minor Automobile Repair establishment is not expected to have an adverse impact on adjacent properties.
3. On behalf of the owner, the applicant has submitted a signed and notarized Proposition 207 waiver, which will be recorded with the conditions outlined below.

RECOMMENDATION

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

Approve the applicant's request for a Conditional Use Permit under Case CU26-02, subject to Exhibit 1, Conditions of Approval.

STAFF CONTACT

Eric Cook
Planner II
623-773-7651
Eric.Cook@peoriaaz.gov



Conditions Of Approval | Exhibit 1

TAKE 5 OIL CHANGE (CU26-02)

The Conditional Use Permit request for the above-mentioned property is subject to the following Conditions of Approval to protect the public health, safety, and welfare of the City of Peoria:

1. Development and use of the subject site shall substantially conform to the Project Narrative (Exhibit 4) and Site Plan (Exhibit 5), as contained in the staff report to the Planning and Zoning Commission dated May 7, 2026.



Vicinity Map | Exhibit 2

Take 5 Oil Change (CU26-02)



New River

Rio Vista Blvd.

Quik Trip

Site

Car Wash

88th Ave.

Ludlow Dr.

Thunderbird Rd.

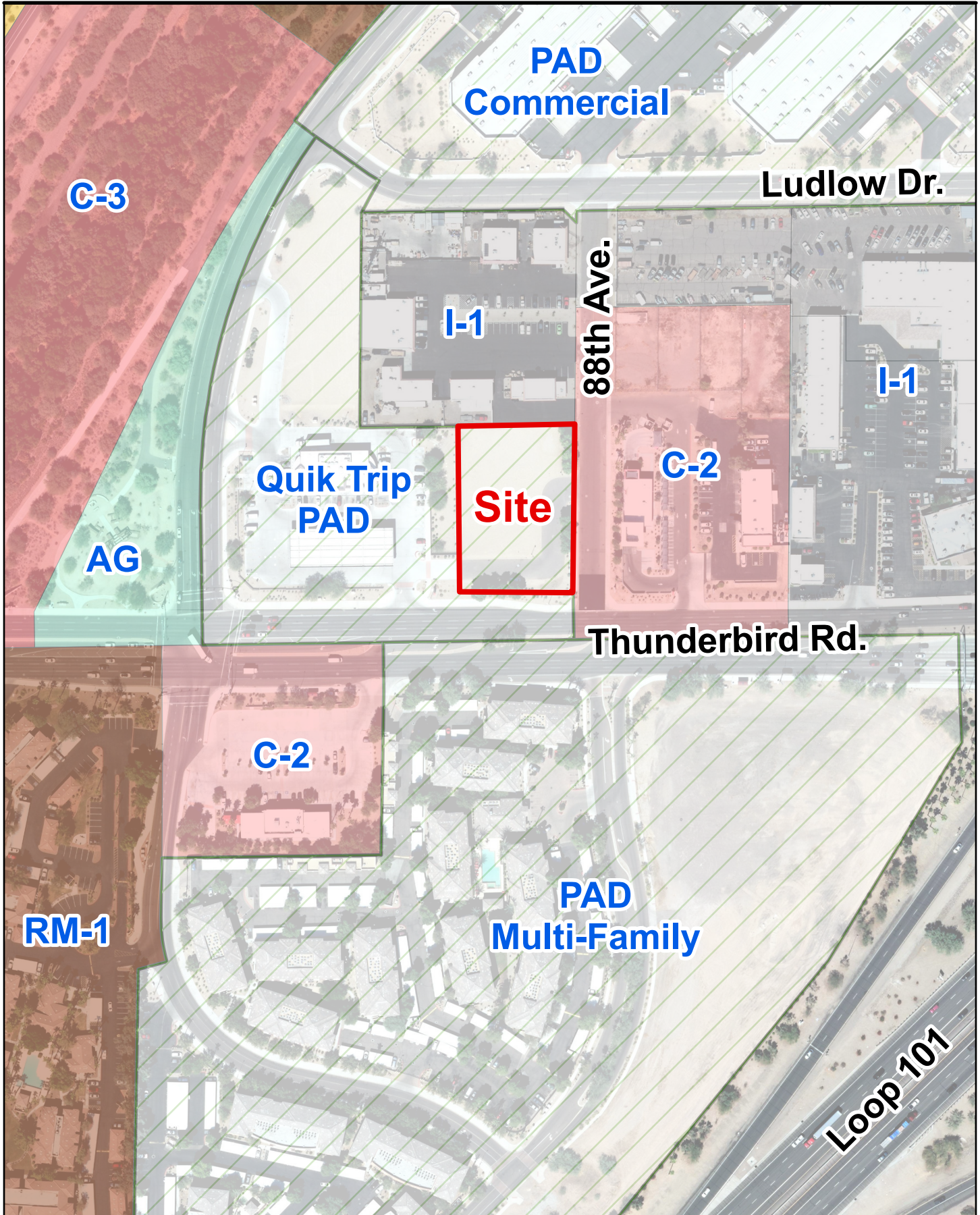
Biscuits Cafe

Visions Apartment Homes

Loop 101



Zoning Map | Exhibit 3
Take 5 Oil Change (CU26-02)





February 6, 2026

City of Peoria Planning Department
9875 N. 85th Avenue
Peoria, AZ 85345

**RE: *Project Narrative for Take 5 Oil Change – Conditional Use Permit Application
8850 W. Thunderbird Road
PA25-0088***

To Whom it May Concern,

I am pleased to submit this Project Narrative in support of the **Conditional Use Permit (CUP) Application** for the proposed Take 5 Oil Change Project. The site address is 8850 W. Thunderbird Road and is located west of the northeast corner of 88th Avenue and Thunderbird Road. The parcel number is 200-63-595A and encompasses approximately 1.06-acres. Andrew Barclay (Driven Brands), Neil Feaser (RCAA), and Doug Martin (Kit Carson Peak, LLC) will be involved in this project as the development project manager, architect, and landowner, respectively.

Driven Brands is the largest automotive service aftermarket company in North America and has been publicly traded since 2021. Driven Brands operates Take 5 which has over 400 car washes and over 900 oil changes throughout the US. The Take 5 Brand started in the New Orleans area in 1984 and was first known as Rapid Oil Change. In 2016, Driven Brands acquired Take 5 Oil Change and began expansion of its oil change footprint. In 2020, Driven Brands entered the car wash market with the acquisition of International Car Wash Group. In addition to Take 5 Oil Change and Car Wash, its brands also include Meineke, Maaco, Auto Glass Now, Carstar, and 1-800-Radiator & A/C.

The Site is currently undeveloped but is situated within a larger commercial development proposed at this intersection. The site is bordered by existing commercial development to the north, a gas station to the west, Thunderbird Road to the south, and 88th Avenue to the east. The proposed development will consist of one oil change building (approximately 1,800 square feet). In addition to the building, the development will consist of utility services, drainage infrastructure, parking stalls, vehicle queuing, sidewalks, drive aisles, a trash enclosure, and landscaping.

The parcel is zoned as a Planned Area Development (PAD) per the QuikTrip PAD approved under case number Z14-01 and falls within a greater commercial development. This site will adhere to development standards laid out in the PAD and City Zoning Ordinance. The use classification of the site is Automotive Diagnostic and Service Establishment. Based on allowable uses outlined in the PAD, we understand that a CUP is required for the Take 5 development. We believe that

this project will fit in with neighboring commercial uses. More specifically, we believe the proposed automotive service use will fit in with the other automotive commercial developments such as the QuikTrip gas station to the west, a vehicle accessory shop to the north, and Raceway Express car wash to the east.



Per Section 21-505.A.1 of the Peoria Zoning Ordinance, this development shall be subject to the additional requirements outlined below:

- No outdoor displays or storage shall be permitted, except for merchandise normally sold from the premises that is displayed during normal business hours. No temporary parking of vehicles waiting for repair shall be permitted and the parking area shall be fully screened from public view.
- All activities shall be performed entirely within an enclosed building. High-speed washing, body repair, machining of auto parts, painting, vehicle or trailer rental shall be expressly prohibited.

- Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in landscaping. All exterior design shall be compatible with surrounding developments.

Take 5 acknowledges the requirements above and will abide by these requirements with the development of this facility. No outdoor storage facilities are proposed, and all activities will be performed within the service bays inside the building. Pavement on-site has been reduced where applicable and landscaping is proposed in all unpaved areas.

There are no unique existing features or environmental considerations impacting the property. Access from Thunderbird Road and 88th Avenue has already been constructed with the master development. There will be ample vehicle queuing proposed with this project leading up to the proposed three service bays within the Take 5 building. Internal vehicular and pedestrian circulation has been coordinated with adjacent lots. Architectural and landscaping design has been coordinated with adjacent uses. This project will not be phased.

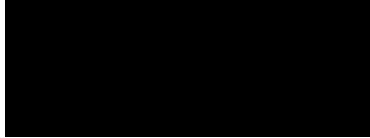
The proposed Take 5 will provide customers with an efficient and smooth experience. Customers will be greeted by an employee at the entrance and guided into a service bay. The customer stays in the car during the service. The typical oil change takes about 10 minutes. Operating hours are typically 7am – 7pm, Monday thru Friday; 8am – 6pm Saturday; and 9am – 5 pm Sunday. The roll-up doors are normally only open during these operating hours. Take 5 typically has 4 to 5 employees per shift; however, busier stores may have 5 to 6 per shift with the average total number of employees per shop at about 10. On average, Take 5 anticipates 45 to 50 cars a day with Saturday being their busiest day. In addition to oil changes, Take 5 also provides windshield wiper replacement and air filter replacement.

Oil disposal is performed as follows. After a Take 5 technician directs and guides the customer over a shallow trench, the used oil is drained into a rolling drain pan that is positioned under the vehicle. The oil filter is also changed above the drain pan. When necessary, the drain pans are emptied to designated used oil tanks via ¾” gasoline-rated hose, routed through chases to the storage room. The hoses are connected via a vacuum diaphragm pump, so the system is totally non-pressurized. 100% of take 5's used oil and oil filters are reclaimed and recycled by OSHA certified used oil recycling companies, typically once or twice per week.

Noise generating machinery includes an air compressor that is located within the internal storage area and is only used during business hours. Take 5 does not perform engine or other major automotive repair services. Typical services only include oil change, windshield wipers, cabin air filter, engine air filters, and coolant exchange. Any outdoor displays would be limited to temporary banners that are placed above the bay doors. These would typically announce any current specials or discount offers. There are no outdoor merchandise displays.

We appreciate your review and support on this project. Please contact me at 602-607-1244 or at Willie.Konishi@kimley-horn.com should you have any questions.

Sincerely,



Willie Konishi, P.E.
Project Manager



PLANNING AND ZONING COMMISSION REPORT

Meeting May 7, 2026

Date:

Agenda Item: 4R

Case Name: Conditional Use Permit, PHO Vistancia Wireless Facility,
31642 N. Westland Rd. (CU26-01)

General Application Information

Proposal:

The applicant is requesting a Conditional Use Permit to allow a 70-foot-tall wireless communication facility concealed in an architectural tower structure on the 6.85-acre existing Foothills Recreation Facility site.

Location:

The site is located at 31642 N. Westland Road.

Project Acreage:

Approximately 1,000 square feet.

Applicant:

Declan Murphy of Coal Creek Consulting

ATTACHMENTS:

Description

Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - Zoning Map

Exhibit 4 - Narrative

Exhibit 5 Site Plan

Exhibit 6 Elevations

Exhibit 7 Photo Simulations

Exhibit 8 Citizen Participation Report

Exhibit 9 Opposition and Support



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 5/7/2026

Agenda Item(s): 4R

TO: Planning and Zoning Commission
THROUGH: Chris M. Jacques, AICP, Planning Director
FROM: Eric Cook, Planner II
SUBJECT: Conditional Use Permit, PHO Vistancia WCF (CU26-01)
31642 North Westland Road

PROPOSAL

Declan Murphy of Coal Creek Consulting has submitted a request for the establishment of a 70-foot-tall stealth wireless communication facility (disguised cell tower) on approximately 1,000 square feet of land within the larger existing 6.85-acre Foothills Center Recreation Facility parcel.

BACKGROUND AND CONTEXT

SUBJECT SITE:

The site as it exists today is a 6.85-acre, HOA-owned parcel that contains the Foothills Center Recreation Facility. The Foothills Center includes a pool facility, children's playground, a pedestrian walking trail, and landscaped open space. The site is generally located southwest of the intersection of Westland Road and Vistancia Boulevard and southeast of the CAP canal. **(Exhibit 2)** It is located within the Vistancia Master Planned Community which is zoned Planned Community District (PCD). Within the Vistancia PCD there are sub-zoning classifications assigned to each parcel, which align with the relevant development regulations. In this particular instance, the parcel allows 'All Zoning Districts' which means that it has the capability to develop in accordance with non-residential development standards as further described within this report.

CONTEXT:

For the most part, the surrounding area consists of single-family residential properties and open space areas. **(Exhibit 2)** North of the site is the open space for the remainder of the recreation center parcel followed by some single-family homes and the Central Arizona Project (CAP) Canal. East of the subject site is Westland Road followed by Westland Park, and single-family residential properties. South of the subject site is Westland Road followed by Lake Pleasant Elementary School. West of the subject site are single-family residential properties and the CAP Canal. Based on the proposed site location the closest residentially zoned property is located approximately 206 feet southwest of the site.

APPLICANT'S PROPOSAL

The applicant is requesting to construct a 70-foot-tall stealth wireless communication facility (WCF) within the existing 6.85-acre Foothills Center Recreation Facility. **(Exhibit 4)** The WCF is designed as an architectural tower structure, utilizing materials and colors similar to the existing structures on site to better blend in with the surrounding context and design theme of the area. **(Exhibits 6 and 7)** The tower and associated equipment will occupy approximately 1,000 square feet and is located just south of the existing pool and playground areas, and west of the existing parking lot for Foothills Center. **(Exhibit 5)** The equipment cabinets will be screened by an 8-foot masonry block wall also designed with similar

materials and colors of the existing structures on site. No changes to the existing access from Westland Road are proposed. One (1) parking space is provided to support the WCF from the existing parking lot on site, along Westland Road.

There is a concurrent Site Plan Amendment application associated with the Conditional Use Permit for the site, PR06-43A.1, that proposes an amendment to the original site plan to include the proposed WCF and any minor site improvements needed to support the WCF. The proposed Site Plan provides for the physical layout of the site in alignment with the materials provided for the subject Conditional Use Permit. The majority of the recreation center parcel will remain as is.

DEVELOPMENT INFORMATION:

<u>Existing Use:</u>	Foothills Center Recreation Facility.
<u>Proposed Use:</u>	A 70-foot-tall stealth wireless communication facility.
<u>Height:</u>	Max WCF Height: 80 feet Proposed WCF Height: 70 feet
<u>Enclosure:</u>	Maximum Area: No max for a Conditional Use Permit Proposed Area: Approximately 1,000 square feet
<u>Setback to Residential Property:</u>	Minimum Required: 77 feet Proposed: Approximately 206 feet

STAFF ANALYSIS

ZONING HISTORY AND PROPERTY DEVELOPMENT:

The subject site was rezoned to Planned Community District (PCD) in 2001 as a part of Zoning Case Z01-10, which established the Vistancia PCD. The Foothills Center Recreation Facility was approved through Site Plan PR06-43 in 2006. The ‘All-Zoning Districts’ designation for the parcel within the PCD allows for a wireless communication facility up to 80 feet in height via a Conditional Use Permit if all required setbacks are met.

APPLICABILITY:

From a regulatory perspective, WCFs are governed by a complex regulatory framework that includes both the Federal Communications Commission (FCC) and the City of Peoria. More specifically, Federal regulations significantly narrow the City’s authority related to WCF site selection and design criteria. In accordance with the FCC Telecommunications Act, the City cannot inhibit wireless communication coverage to a region or deny a WCF site based on radio frequency emission concerns, property values, aesthetics, or public opinions. 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. In general, federal regulations and orders evaluate telecommunications as an essential infrastructure that cannot be inhibited without specific cause outside of those categories identified as exceptions. Those federal regulations and agency orders go on to prescribe expedited remedies for telecommunications

providers that are unduly burdened by local regulations both in form and timeframe to approval. As a result, the City of Peoria evaluation has a narrow focus on the objective criteria contained within the Zoning Ordinance and the Vistancia PCD document for strict compliance with standards.

The telecommunications provider has identified a signal need within the area. Additionally, the Vistancia Homeowners Association (HOA) has approved the proposed wireless facility on the subject site in alignment with the materials provided in **Exhibit 5**.

Due to the height of the proposed facility, the applicable regulations within the Vistancia PCD require a Conditional Use Permit (CUP) be obtained prior to operating the facility. The purpose of the CUP is to provide an opportunity to mitigate any potential impacts (where allowed by Federal law) and provide for development that is beyond those elements that are permitted outright (otherwise referred to as "Principally Permitted"). The Vistancia PCD limits the height of conditionally permitted WCFs to 80 feet. Absent a Conditional Use Permit, the maximum height allowed for a WCF would be 65 feet. The proposed tower meets all other requirements of a principally permitted WCF, except for the height limit. As a result, a Conditional Use Permit (CUP) is required to allow the proposed height of 70 feet.

For Conditionally Permitted WCFs, the Vistancia PCD requires a minimum distance from the nearest single-family residential property equal to or greater than 110% the height of the WCF tower. With a proposed height of 70 feet, the minimum setback from the nearest single-family residential property would be 77 feet. The proposed location is approximately 206 feet away from the nearest single-family residential property.

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. Accordingly, the recommendation for approval or denial to the Planning and Zoning Commission is based on the criteria identified in this Section. Staff's responses are noted in italics below:

1. The proposed use is consistent with the General Plan and all applicable provisions of this Zoning Ordinance, and applicable state and federal regulations;

Federal regulations significantly narrow the City's authority related to WCF site selection. The proposed WCF satisfies all provisions of the General Plan, Zoning Ordinance, and the 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;
WCFs are allowed within the Vistancia PCD, and the project site complies with the required setback from residential (minimum 77 feet) and the allowed height (maximum 80 feet).
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);
The WCF design disguises the wireless facility as an architectural tower to minimize visual impact and aligns with other wireless facilities within the existing community. The tower will utilize colors and materials to match existing structures on the site. The WCF will not have any artificial lighting or generate additional traffic to the site.
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practical;
No significant adverse impacts are anticipated. Such facilities are permitted as proposed, subject to a Conditional Use Permit. Visual impact is being addressed through the stealth design which conceals the WCF within an architectural tower structure. Per federal regulations the City cannot evaluate placement of a WCF based on perceived health concerns, or property value impacts.
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;
The subject site will only require an electrical connection, which is available from the existing Foothills Recreation Center.
6. Adequate assurances of continuing maintenance have been provided; and
The applicant has a formal private agreement with the Vistancia HOA Board to establish and continually maintain the WCF site in accordance with the provisions provided herein.
7. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practical.
The area of the proposed WCF has already been graded and improved in association with the existing recreation center. The placement of the WCF will not impact surrounding areas of the native environment. Any plantings on site from the construction of the recreation center impacted by construction of the WCF will be relocated or replaced in kind elsewhere on the subject site.

WCF REGULATIONS:

In accordance with the PCD for Conditionally Permitted Wireless Communication Facilities, the proposed tower height of 70 feet is below the maximum of 80 feet, and the closest single-family residential property is approximately 206 feet away, which exceeds the minimum setback required (110% of the height of the tower structure – in this case 77 feet).

In addition to the development standards noted above, there are general requirements identified in Section 5.6.1.8 Wireless Communication Facilities of the Vistancia PCD document. Of these provisions, the following are the most notable for this application. Staff's responses are noted in italics below:

1. No commercial advertising or signage shall be allowed on-site.
No signage is proposed.
2. The facility shall not be artificially illuminated, unless required by the FAA or other applicable authority.
No lighting is proposed.
3. The colors and texture of the facility shall be compatible with the surrounding environment as determined by the City, except as otherwise required by the FAA.
Colors and materials will match the existing structures on site to the extent possible.
4. A facility shall have at least one (1) parking space designed to City standards. This requirement shall also include maneuvering areas and access drives. This requirement shall be waived when sufficient hard surfaced parking exists.
One parking space within the existing parking lot on site will be allocated to the WCF.

As proposed, staff finds the application complies with all applicable WCF regulations contained within the City of Peoria Zoning Ordinance and the Vistancia PCD document.

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 Conditional Use 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.

COMMUNITY INVOLVEMENT

Public Noticing:

The application was properly noticed pursuant to 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.

Citizen Participation Process:

Prior to the formal application submittal, the applicant held one (1) community meeting to discuss the proposed project with neighbors and interested parties on January 29th, 2026. There were approximately 29 attendees, and comments received were in alignment with those provided at the neighborhood meeting noted below.

Upon formal submission of the CUP application, written opposition was received within the required deadline. As such, a neighborhood meeting was required to be held by the applicant. The neighborhood meeting was held on April 6, 2026, via an online meeting platform. There were 31 attendees at the meeting and there were comments received from residents in opposition and support of the development.

Key topics of concern included health concerns related to RF emissions, impact on property values for neighboring homes, proximity to the pool, playground facilities, neighboring homes, and the nearby Lake Pleasant Elementary School. Additionally, some shared safety concerns relating to the fall zone of the tower structure and nearby homes. Residents in support of the project shared concerns for cellular connectivity in times of emergency, the need for dependable cellular connectivity for vulnerable populations including elderly and children, and lack of access to consistent cellular connectivity in their homes and surrounding community. These topics and applicant responses are demonstrated within **Exhibit 8**.

Support / Opposition:

At the time of drafting this report, Staff has received seven (9) letters expressing opposition and four (5) letters expressing support for the proposed project. Those communications have been included in **Exhibit 9**. All communication received has been substantially similar to the input shared at the neighborhood meeting referenced above for those in support as well as opposition.

KEY FINDINGS

1. The regulatory framework associated with WCF significantly narrows the scope and purview of the City review in evaluating such applications.
2. The proposal meets the Conditional Use Permit standards and applicable WCF regulations within the Vistancia PCD Document for the height and setbacks.
3. The WCF complies with the requirement for a stealth or concealed design by housing the entire cell tower within an architectural tower structure built with materials and colors that match existing structures on site.
4. When operated in accordance with the recommended conditions of approval, the use is not expected to have any significant 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 CU26-01, subject to the attached Exhibit 1 Conditions of Approval.

STAFF CONTACT

Eric Cook

Planner II

623-773-7651

Eric.Cook@peoriaaz.gov



Conditions of Approval | Exhibit 1

PHO VISTANCIA WCF (CU26-01)

The Conditional Use Permit request for the above-mentioned property is subject to the following Conditions of Approval to protect the public health, safety, and welfare of the City of Peoria:

1. Development and use of the subject site shall substantially conform to the Project Narrative (Exhibit 4), Site Plan (Exhibit 5), and Elevations (Exhibit 6) as contained in the staff report to the Planning and Zoning Commission dated May 7, 2026.



Vicinity Map | Exhibit 2

PHO Vistancia WCF (CU26-01)





Zoning Map | Exhibit 3

PHO Vistancia WCF (CU26-01)





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.

[Redacted]

[Redacted]

Declan Murphy
Coal Creek Consulting for TAG/Verizon

[Redacted]

Tel:

Email:

[Redacted]



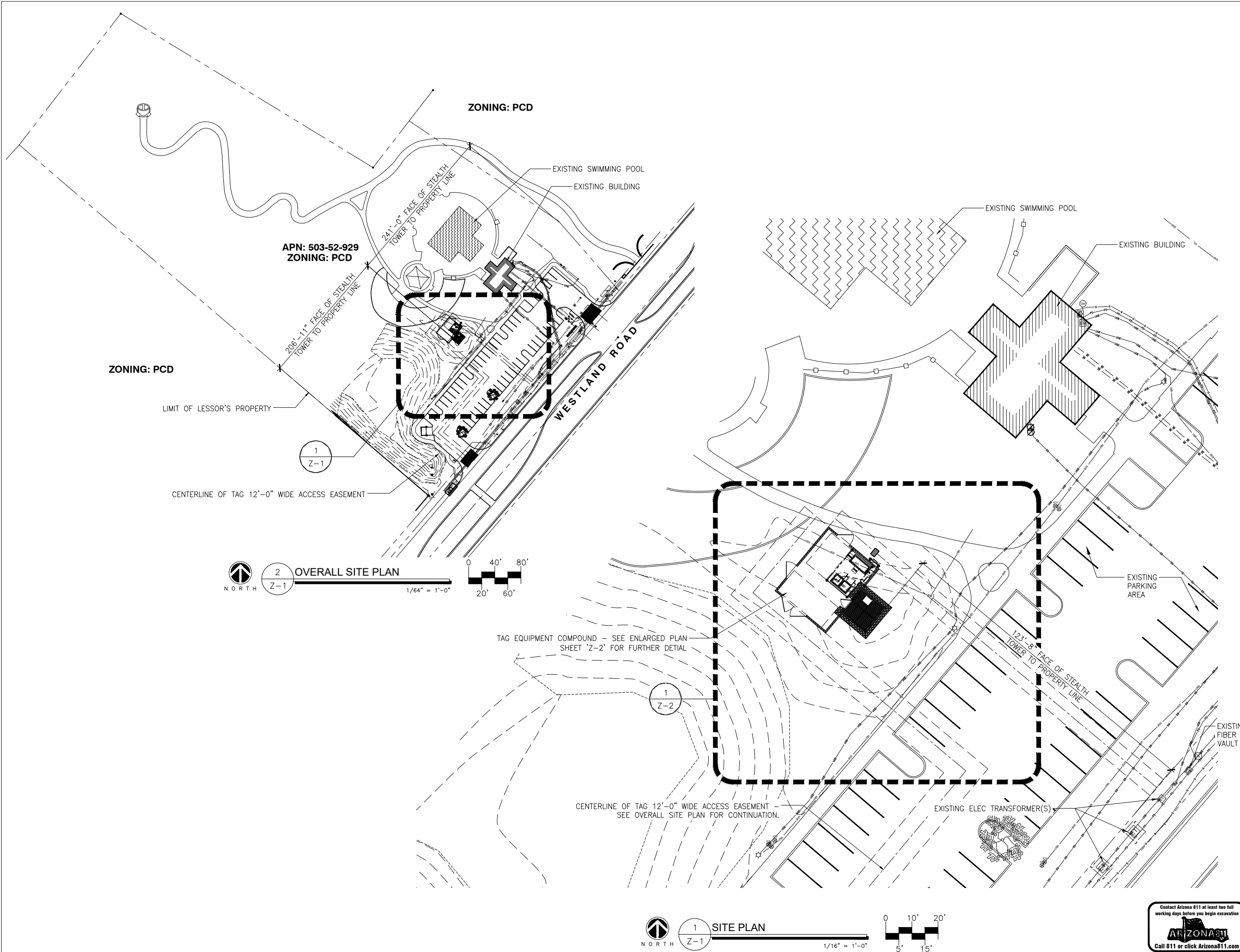
COAL CREEK CONSULTING
 8283 N. HAYDEN RD., STE 258
 SCOTTSDALE, ARIZONA 85258
 PHONE: (480) 429-0533

REV	DATE	DESCRIPTION	BY
0	10/23/25	FOR REVIEW	BK
1	10/24/25	SUBMITTAL	BK
2	11/19/25	CLIENT COMMENTS	AD
3	12/03/25	CLIENT COMMENTS	AD
4	01/26/26	CLIENT COMMENTS	BK

JURISDICTIONAL APPROVAL

SITE NAME:
VISTANCIA
VERIZON WIRELESS PROJECT NAME:
PHO SUMMIT VISTANCIA
 31642 N. WESTLAND RD.
 PEORIA, AZ. 85383

SHEET NAME
OVERALL SITE PLAN
 SHEET NUMBER
Z-1



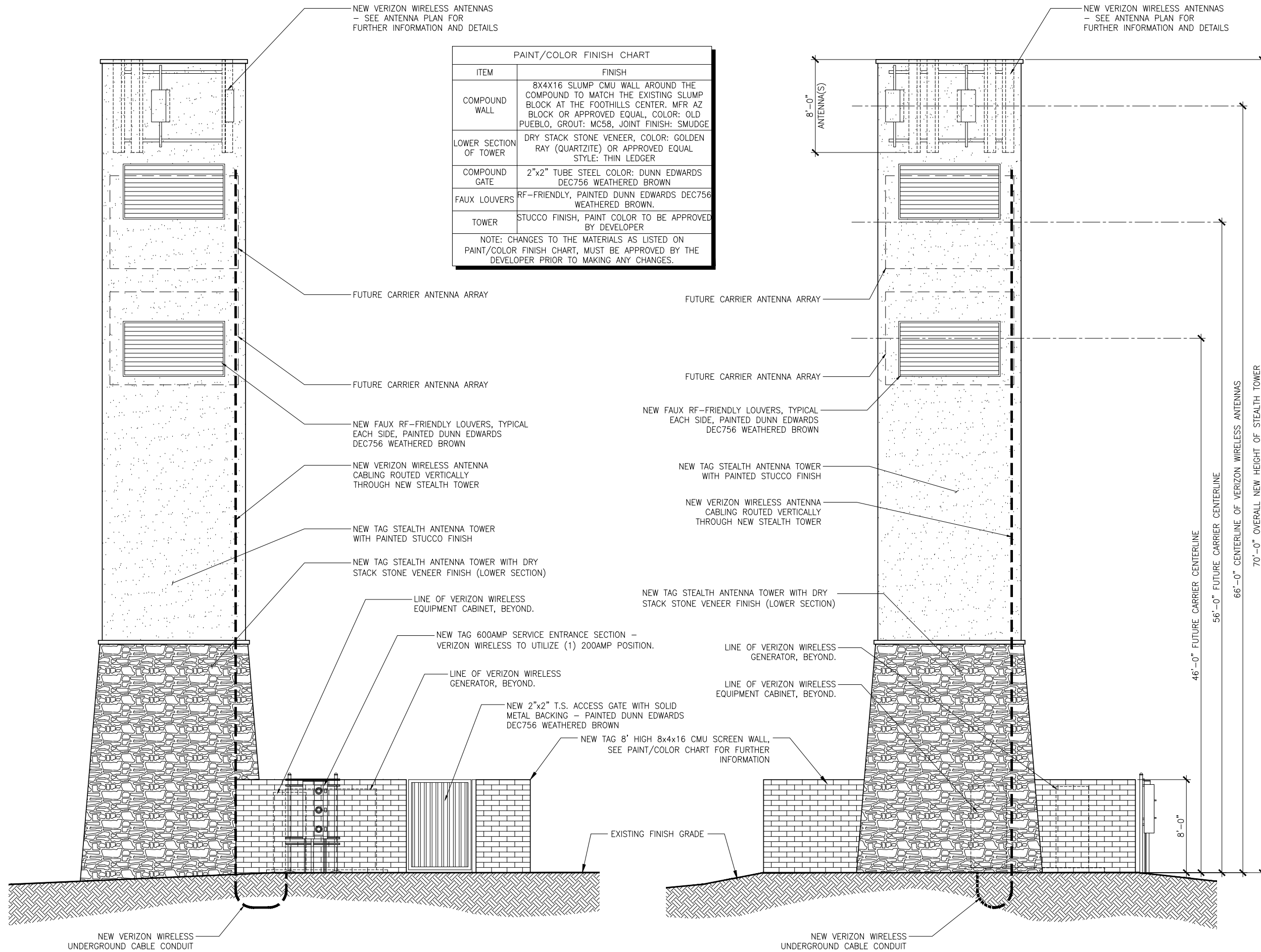
2 OVERALL SITE PLAN
 1/64" = 1'-0"
 NORTH

1 SITE PLAN
 1/16" = 1'-0"
 NORTH



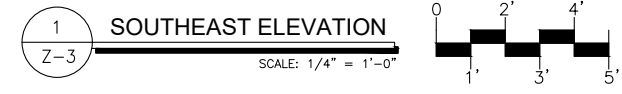
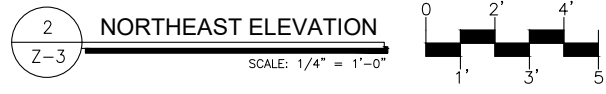


COAL CREEK CONSULTING
 8283 N. HAYDEN RD., STE 258
 SCOTTSDALE, ARIZONA 85258
 PHONE: (480) 429-0533



PAINT/COLOR FINISH CHART	
ITEM	FINISH
COMPOUND WALL	8X4X16 SLUMP CMU WALL AROUND THE COMPOUND TO MATCH THE EXISTING SLUMP BLOCK AT THE FOOTHILLS CENTER. MFR AZ BLOCK OR APPROVED EQUAL, COLOR: OLD PUEBLO, GROUT: MC58, JOINT FINISH: SMUDGE
LOWER SECTION OF TOWER	DRY STACK STONE VENEER, COLOR: GOLDEN RAY (QUARTZITE) OR APPROVED EQUAL STYLE: THIN LEDGER
COMPOUND GATE	2"x2" TUBE STEEL COLOR: DUNN EDWARDS DEC756 WEATHERED BROWN
FAUX LOUVERS	RF-FRIENDLY, PAINTED DUNN EDWARDS DEC756 WEATHERED BROWN.
TOWER	STUCCO FINISH, PAINT COLOR TO BE APPROVED BY DEVELOPER

NOTE: CHANGES TO THE MATERIALS AS LISTED ON PAINT/COLOR FINISH CHART, MUST BE APPROVED BY THE DEVELOPER PRIOR TO MAKING ANY CHANGES.



REV	DATE	DESCRIPTION	BY
0	10/23/25	FOR REVIEW	BK
1	10/24/25	SUBMITTAL	BK
2	11/19/25	CLIENT COMMENTS	AD
3	12/03/25	CLIENT COMMENTS	AD
4	01/26/26	CLIENT COMMENTS	BK

JURISDICTIONAL APPROVAL

SITE NAME:
VISTANCIA

VERIZON WIRELESS PROJECT NAME:
PHO SUMMIT VISTANCIA

31642 N. WESTLAND RD.
 PEORIA, AZ 85383

SHEET NAME

PROJECT ELEVATIONS

SHEET NUMBER

Z-3

PHOTOGRAPHIC SIMULATION

SITE LOCATION MAP

ID: Vistancia

ADDRESS: 31642 N. Westland Road
Peoria, AZ 85383

LONG: 33.769811, -112.345881

E: 10/23/2025



PREPARED BY:



TELCYT
INFRASTRUCTURE SERVICE

Existing South View



Proposed South View



PREPARED BY:



TELCYT
INFRASTRUCTURE SERVICE

Exhibit Southwest View



Exhibit Northeast View



PREPARED BY:



TELCYT!
INFRASTRUCTURE SERVICE

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

Citizen Participation Report/Meeting

Neighborhood Meeting

A 2nd neighborhood meeting was held on April 6th at 6pm. The meeting was held Virtually via Teams (see attached notification details).

The meeting started about 6pm and concluded about 7.20 pm with about 31 attendees (please see attached list of attendees).

The conversation was similar to the conversation from the January 29th Meeting with discussions centered around the location, property values and RF safety concerns.

Here are some Bullet-Points:

1. Health & RF Concerns

- Residents asked for specific RF emission data (signal strength, range, exposure levels).
 - Worries about RF continuous exposure
 - Near a school
 - Near a community pool with children/swim teams
- **Response:** I did emphasize that all carriers operating in this market are Licensed and Regulated by the FCC, and operate well within the margins. In fact, most WCF's emit far less than the FCC allows. Also, the Community Pool and adjacent School been so close to the proposed WCF ensures that RF propagation tends project out over the area closest to the site.

2. Property Value Impact

- Some residents believe the tower will reduce home values
- Strong concern from homeowners with view fencing or direct line-of-sight to the tower.

- **Response:** I did explain that I'm an Arizona Licensed Real Estate Broker and therefore understand the property value process. I did challenge those of that opinion to do their own research from a comp's perspective, and they will not find that at Stealth type WCF will impact property values. In fact, the opposite is true, as we have many home builders/developers approaching us on a regular basis to work with them on the placement of WCF's, as clearly a lack of wireless service does impact buyer's decisions and the home sellers know that.
-

3. Location (Primary Issue)

- Broad agreement that cell service improvement is needed, but:
 - Strong opposition to this specific location
 - Key objections:
 - Too close to homes
 - Located near school and pool
 - Suggested alternatives:
 - Mountains
 - Commercial zones
 - Other neighborhoods (e.g., North Point, Blackstone)
 - Utility or city-owned land
 - **Response:** I did explain that it's not just a matter of dropping a pin on a map and let's place a WCF there. There are many factors to be considered, and one of the most difficult is finding a willing property owner that's willing to encumber their property long-term and commit to a long-term lease, which is a challenge. I also explained there are other factors to be considered such as the City of Peoria Zoning Ordinance as it pertains to WCF's, and that the majority of usage nowadays occurs in the home, which is why carriers have a "GAP" in service in communities such as Vistancia. I also outlined why this proposed location is actually a very good location for a number of reasons.
-

4. Aesthetic & "Stealth" Design

- Skepticism that the tower will truly be "stealth":
 - Described as a 70–80 ft structure that will still be visible
 - Concern it will:
 - Disrupt views
 - Be out of character with 2-story surroundings

- **Response:** I did explain that the proposed WCF will be designed to match the adjacent Community Buildings from an architectural perspective, and a WCF that's not distinguishable as a WCF is a positive. Yes the structure is taller than the adjacent buildings in the area, but that's the nature of wireless infrastructure in that it has to have height to propagate signal, it's that simple. I did remind everyone that Vistancia already has one multi-carrier WCF located within the Community.
-

6. Safety Concerns (Structural & Environmental)

- Questions about:
 - Fall zone / structural failure risk
 - Fire hazards or equipment overheating
 - Noise levels (24/7 operation)
 - **Response:** I did explain that the proposed WCF is set back hundreds of feet from the nearest property lines. These structures are subject to federal building code standards, and typically over designed for the Southwest. I also explained that I've never seen one of these WCF structures fail in my 20+ years in this industry. I did mention that the noise levels will not be a problem, as the proposed WCF is set back enough distance from the nearest residences that they will not hear any of the equipment from that distance. With regards to fire hazard, I did explain that these wireless sites are monitored 24/7 by each carrier's and does not pose any type of fire hazard.
-

7. Fairness & Community Burden

- Perception that:
 - One neighborhood is being asked to host multiple towers
 - Other areas benefiting from improved service are not sharing the burden
 - Questions about:
 - Why this community is chosen repeatedly
 - Whether benefits vs. impacts are distributed fairly
 - **Response:** I did mention that it appears that there are as many in favor as there are opposed to the proposed WCF. There was acknowledgment from some of those opposing the site that wireless coverage is problematic within the community. It's only natural that a community the size of Vistancia would need to host wireless infrastructure to adequately cover such a large community.
-

8. Process & Next Steps Confusion

- Residents unclear about:
- Project timeline
- Approval status
- What influence they still have

Response: I did explain the next step in the process is to go to P&Z in May, and that everyone will have an opportunity to participate in that hearing and make their supporter or opposition known. I did outline a generic timeline which is dependent on obtaining all planning/permitting from the City of Peoria, in addition to obtaining all Federal approvals.

Councilman Bullock was in attendance and did speak for a few minutes toward the end of the meeting.

Please let me know if you require any additional information.

Sincerely,

[Redacted Signature]

Declan Murphy for TAG/Verizon

[Redacted Address]

Tel:

Email:

[Redacted Contact Information]

Foothills Pool Cell Tower

From Fifth George [REDACTED]
Date Wed 2/18/2026 10:15 PM
To Eric Cook <Eric.Cook@peoriaaz.gov>

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Mr. Cook,

The poor cellular service in the area of the proposed cellular tower is more than an inconvenience in day-to-day matters when using what is typically the only communications device most families employ; it is also a hazard to public safety, as people in times of need may not have a wi-fi connection or a hotspot as a fallback.

The tower is long overdue because of a small group of people worried about aesthetics or relying on bad science.

I believe granting the permit request would serve the best interests of the residents in this area.

Thank you,

Sean George
[REDACTED]

Cell Tower

From Anthony Spicola [REDACTED]
Date Sun 2/15/2026 1:09 PM
To Eric Cook <Eric.Cook@peoriaaz.gov>

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To whom it may concern,
I'm writing to you in regards to the much needed cell tower in Vistancia. Its been a big problem for my family as well. The constant dropped calls and lack of safety! When the wifi is not strong enough , my security system beeps continuously. ADT said they can't not do anything about it. Ring cameras sometimes are an issue. With continued growth in this area, it's just good common sense that an additional tower is necessary

Thank you for taking the time to consider this community's needs .

Anthony R. Spicola

PHO Vistancia - Cell Tower comments

From M Fertig [REDACTED]
Date Thu 2/12/2026 7:14 AM
To Eric Cook <eric.cook@peoriaaz.gov>

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Good morning Mr. Cook,

This email is a response to the mailer I recieved about the proposed cell tower construction in Vistancia. I have a few items to note related to this project.

First, I have lived in my house for 12 years and have watched my cell service get worse to the point I now barely get 1 bar of signal at 4G in my house. My property has a direct line of sight to this tower location. No houses or building are between my backyard and the proposed tower. Please approve this tower for construction. It is badly needed. With the continued development north, the current demand for cell signal will only increase. According to the builder, this tower will carry the three major cell signal providers. This one location will support the broadest benefit to the community as a whole. At our public meeting, several people who did a signature drive opposed to this project stated directly that the tower is needed but they do not want it in their back yard. Which to me is narrow minded and purely self-serving. As I noted above, it is in my "back yard" and I say do it. The community as a whole will benefit.

Second, one argument against this tower was safety for children and grandchildren at the school south of the tower. Cell towers will cause cancer in the children. This is blatantly false. I am a radiological health physicist. My education and experience has been in how radiation interacts with living tissue. Cell phone towers do NOT transmit ionizing radiation (the stuff that damages DNA: Gamma/Beta/Alpha radiation). For people who strongly claim otherwise here are two facts they ignore. Cell phones first came out in the 1980s with wide usage coming in 1990s. If cell signals caused cancer in children there should be no one under the age of 30 alive in any cities. Also, if there was ANY medical or scientific proof these towers did cause cancer, every cell phone carrier would have been sued out of existence by the millions of plaintiffs their signals have touched. The online belief that cell towers cause cancer has no factual basis and lives only in the minds of internet storytellers.

Lastly, the other major complaint I heard was this will lower property values and who's going to pay me for it. My response at the meeting was direct and had no reply. If someone thinks having a tower visible from their home will lower their property value, I challenged them to put on their home listing that they lived in a cell signal dead zone and see how much they'd have to drop their asking price to even get someone through the door to look at their house.

In short, northern Vistancia is in extreme need for better cell service. This project will build one tower that supports the three major cell carriers in the country. It will have the biggest benefit to the community with the lowest impact. Please approve this project.

--

Vistancia Cell Tower

From Susan Spicola [REDACTED]
Date Wed 2/11/2026 1:50 PM
To Eric Cook <Eric.Cook@peoriaaz.gov>

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Mr. Cook,

Thank you for taking the time to consider the much needed cell tower in our neighborhood. I live in the Alta Vista neighborhood in Vistancia. It backs up to the canal with the North Point residents up above me on the mountain. 9 years ago when I moved here, I had 4 bars all the time on my cell phone. I had Verizon service and all was great. During Covid, it seemed to trail off maybe because more people were home during the day?(Not real sure) My calls were starting to drop occasionally during the day. But after more and more new neighborhoods were being developed, it got worse. Verizon said we need another tower, and suggested an extender for my home. Then I got a brand new phone last December and switched to T Mobile. They promised better service if there was another tower, I bought an extender and it did nothing. Calling a business or Dr. office isn't an issue because they have a regular hard line phone. But if I call a business that uses a cell phone!! they can't hear me or it cuts out constantly.. I feel this much needed tower is safe, compared to how things use to be. So many parents feel it isn't safe around the pool area or the school on Westland, but these same parents are allowing their children to have a phone. Thank you for considering the tower. It could save lives.

Respectfully Submitted,
Susan Spicola

PHO Vistancia - Cell Tower Conditional Use Permit (Case no: CU26-01)

From [REDACTED]
Date Thu 4/2/2026 4:41 PM
To Eric Cook <eric.cook@peoriaaz.gov>

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Brian Panza
[REDACTED]

Date: April 1, 2026

To: City of Peoria Planning & Zoning Commission

Re: Opposition to Conditional Use Permit CU26 01 (PHO Vistancia Wireless Facility)

Executive Summary

I strongly oppose Conditional Use Permit CU26-01 for the proposed PHO Vistancia wireless facility at 31642 North Westland Road. The proposed 70-foot tower would be highly visible from my home and nearby properties, significantly altering the character of the neighborhood and potentially impacting property values. Most homes in the area are at most **~25 feet tall**, making the 70-foot tower dramatically out of scale. Its placement would also consume approximately **1,000 square feet of community space adjacent to the neighborhood Foothills pool**, reducing recreational amenities for residents. The applicant has not demonstrated that this site is the least intrusive option, nor has the design incorporated sufficient stealth or mitigation measures appropriate for a residential setting. I respectfully request that the Commission deny the permit or continue the application to explore less impactful alternatives.

Opposition Statement

I am a resident of [REDACTED], within the Vistancia community, and my home is in close proximity to the proposed tower site. While I support reliable wireless service in North Peoria, this location and design are inappropriate for an established residential community.

Proximity and Visual Impact

The proposed site is near homes, pedestrian pathways, and community spaces. Even if minimum setbacks are technically met, they do not mitigate real-world impacts on nearby residents.

Visual Impact and Property Value Concerns

The 70 foot tower would be visible from my backyard, second story windows, and surrounding homes, creating a stark industrial presence that conflicts with the neighborhood's character. Most homes are no taller than ~25 feet, meaning the tower would be nearly **three times taller** than surrounding structures, dominating sightlines and altering daily living experiences.

This visibility is not merely a minor inconvenience—it can directly reduce property values. Studies show that highly visible telecommunications towers in residential neighborhoods can negatively affect buyer perception, marketability, and desirability. In a master-planned community like Vistancia, where visual cohesion and open space are key drivers of property value, a 70-foot industrial structure in sight of primary living areas represents a significant and avoidable impact.

Impact on Community Amenities

The proposed site is adjacent to the neighborhood **Foothills pool facility**, and its footprint would occupy approximately **1,000 square feet of community space**, reducing recreational area for residents and encroaching on a key neighborhood amenity.

Lack of Alternatives Analysis

The applicant has not shown that this site is the least intrusive option. There is no evidence of evaluation of alternatives, such as co-location on existing structures, placement in commercial or utility corridors, or deployment of distributed small-cell infrastructure. Without such analysis, it cannot be concluded that this location minimizes impacts, as required under conditional use criteria.

Design and Mitigation

The proposed design does not fully incorporate stealth or concealment techniques appropriate for a residential environment. Given the height and visibility, additional mitigation—such as reduced height or relocation—should be required at minimum.

Conditional Use Permit Standards

Compliance with technical zoning standards alone does not meet the intent of a Conditional Use Permit. The City must determine whether the proposal is compatible with surrounding land uses and minimizes adverse impacts. Based on the information provided, that burden has not been met.

Conclusion

For these reasons, I respectfully request that the Planning & Zoning Commission deny CU26-01 as currently proposed. At a minimum, the application should be continued to allow a thorough evaluation of alternative locations and less intrusive design options.

Thank you for your consideration.

Sincerely,

Brian Panza



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cell tower in Vistancia

From Don and Jacque Vander Giessen [REDACTED]

Date Sun 3/29/2026 1:16 PM

To Eric Cook <Eric.Cook@peoriaaz.gov>

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Mr. Cook,

Please take into consideration the amount of properties that will be negatively affected with the construction of the cell tower near the pool. You do realize, most likely, how many families from Vistancia use the pool. Additionally there are pool lessons and tournaments frequently with observers parking their cars up and down Westland when the parking lot is full. It is a wholesome family activity for all ages. Also the public Peoria park is across the street.

My home is just up the slope from the pool. Frankly I don't want to see a tall tower from my view lot. That is not why I chose this home. I fully expected my view would always be primarily the same.

From my perspective I am just wondering why a more remote location wasn't chosen originally instead of a location with such large public usage.

Please take our concerns seriously and relocate the cell tower where there are not as many homes or recreational activities.

Respectfully,

Jacqueline Vander Giessen
[REDACTED]

cell tower

From Don and Jacque Vander Giessen [REDACTED]

Date Fri 2/27/2026 3:37 PM

To Eric Cook <Eric.Cook@peoriaaz.gov>

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Hello, I live on Copperleaf Lane, directly above the Foothills pool. I don't understand why the cell tower has been approved to be constructed in a location as highly populated as the pool location. It seems there are so many areas in Vistancia that are more remote.

Thank you,

Jacqueline Vander Giessen
[REDACTED]

Proposed Cell Tower in Vistancia near the Foothills Pool

From Brittany Greathouse [REDACTED]
Date Tue 2/17/2026 6:40 PM
To Eric Cook <Eric.Cook@peoriaaz.gov>

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Hello Mr. Cook,

I am writing to you as a Vistancia resident. One who lives steps from the Foothills Pool and proposed site for the new cell phone tower. As a mother of two children who attend the adjacent Lake Pleasant Elementary. And as a Realtor who has a deep love and admiration for our community.

With that being said, I am saddened to hear that even though us neighbors have heavily discouraged the cell tower at this particular location, where both sides of the tower face homes that once had view fences that enjoyed the natural desert, discovery trail, and Foothills Pool. These same houses will have a ominous tower, no doubt emitting sound and RF radiation to these homes and children attending school across the street. The plan for the tower is just that. Build a brick tower several feet high. No form or other function.

A good use of a cell tower within a Master Planned Community would be our main clubhouse in Vistancia. The existing cell tower, because of the thoughtful design and integration with the club house and facilities, most would not know that it was a cell phone tower unless they had been told.

As residents of the area, we have seen the cell service change out here over the last several years. We have lived in Westland Heights for 10 years, and within the last 3 with all of the building we have had more dead spots in the community for service, where previously it was not an issue. The need for better service is evident. My qualm is placing this monstrosity within our already established neighborhood. Changing our enjoyment of our property, exposing us, and deteriorating our property values.

My hope would be a cell tower in an area of new construction homes, where the new buyer can have proper disclosure of the cell phone tower and be given the opportunity to decide whether they would like to live near the cell tower or not.

I hope this does not fall on deaf ears and pray there is a way to find a different location for this new cell phone tower.

--
Sincerely,

Cell phone tower placement

From Nicole Faulkner [REDACTED]
Date Sun 2/15/2026 1:55 PM
To Eric Cook <eric.cook@peoriaaz.gov>

⚠️⚠️ This email arrived from an external source. Please exercise caution when opening attachments or clicking on links. ⚠️⚠️

Eric,

A cell tower should never be placed next to a heavily populated school, neighborhood pool and private residences. There will be huge liability issues for the City when childhood cancers increase 3-5 years after the tower is installed and parents launch law suits for medical cost and emotional distress. The risk outweigh the benefits in the long term and would cost the city more in damages than making a few people happy that just want to place a call now.

There is so much open desert better suited for a cell tower placement further away from residents such as the behind the 5 north shopping centers or closer to the 303 away from all residents/houses.

I live off Westland and have no issue with Verizon cell service and have lived her the last 2 years. I can place calls and text while at Lake Pleasant Elementry picking up my child.

Articles with effects of non ionizing radiation on residents:

<https://www.ehn.org/cell-tower-india-health-issues>

<https://ehtrust.org/7-scientific-case-reports-on-5g-cell-tower-health-impacts/>

<https://ehtrust.org/liability-and-risk-from-5g-and-cell-towers/>

Peer reviewed artical that states:

"International Agency for Research on Cancer (IARC) at the World Health Organization (WHO) in May 2011 classified RF radiation in the frequency range of 30 kHz to 300 GHz to be a 'possible' human carcinogen, Group 2B (1,2), is being ignored"

And currently the IARC continues to increase the "safe" levels of exposure to RF.

<https://pmc.ncbi.nlm.nih.gov/articles/PMC7405337/>

Nicole Swanson



Cell tower

From David Carlson [REDACTED]
Date Fri 2/13/2026 3:58 PM
To Eric Cook <eric.cook@peoriaaz.gov>

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Dear Members of the Peoria Planning and Zoning Commission,

I am writing regarding the proposed cell tower and the associated Conditional Use Permit currently under consideration.

While I understand that the utility provider likely selected the proposed tower location based on operational efficiencies such as service access and proximity to existing parking areas, I respectfully request that the Commission also weigh the broader community impact when evaluating this proposal.

From the community's perspective, relocating the tower nearer to the existing pool mechanical equipment area would significantly reduce its visual impact and intrusiveness. That area is already characterized by utility infrastructure, making it a more contextually appropriate placement. Such a modification would maintain reasonable service accessibility while materially improving neighborhood aesthetics and preserving overall quality of life.

The Commission has the authority to condition or modify site placement in the interest of compatibility and community welfare. I respectfully urge you to exercise that authority and require relocation of the proposed tower to a less visually disruptive location within the site.

I think a great spot for the tower would be at the north west corner of N Westland Rd and N Vistancia Rd. Seems to have easy access and extra land out of the way of everything.

Thank you for your consideration and for your continued service to the City of Peoria.

Sincerely,
David Carlson

Re: Vistancia Cell Tower



From: Cheryl M Remington [REDACTED]
Sent: Wednesday, February 11, 2026 11:01 AM
To: Eric Cook <Eric.Cook@peoriaaz.gov>
Subject: Vistancia Cell Tower

⚠⚠This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.⚠⚠

If you could please take a few minutes to read the included information it would be greatly appreciated.

This is information about the opposition to the Vistancia Cell tower project proposed near the Foothills Pool Recreation Area.

Thank you so much for your time. If you have questions, concerns, or input, please feel free to contact me.

Sincerely,
Cheryl Remington

This cell tower proposal has created immense frustration among residents who are now forced to fight back against a decision that directly impacts our property values, quality of life, and long-term investments.

Our community was blindsided by the HOA's process for approving this tower. This tower, which would generate only \$4,800 per month for the HOA, comes at a tremendous cost to homeowners who purchased their properties in good faith, never imagining such a structure would dominate their neighborhood. While we understand the need for improved cell service in the newly developed Northpointe area, the placement of this tower in a built-out residential neighborhood is unacceptable. The residents of Vistancia have lived here for 10–15 years, investing in our homes with no expectation of a massive 70-foot tower.

Northpointe, which currently lacks service, is a far more appropriate location for this tower as it can be placed with full knowledge and consent of future homeowners, rather than imposed on those who have lived here for years. We feel the reason it is not proposed for a Northpointe location is because they would simply not be able to sell lots near the tower as no one wants to live near this ugly monstrosity.

Furthermore, this proposed tower is less than 600 feet from an elementary school. Many cities and counties across the nation have enacted bans on cell towers within 1,000 feet of schools due to growing concerns about potential health risks. As you are aware, the FCC has not updated its guidelines on tower safety since 1996, leaving many unanswered questions about the long-term implications for our children's health. While I understand the city cannot deny towers based on health concerns, it is imperative to consider the negative effects this will have on home values.

Adding to the concern, the tower's location near the Foothills Pool would disrupt one of our community's most cherished amenities with noise from a generator required to keep the tower running. Possible disruption of the community amenity while work is performed on the cell tower, which could include work at all hours of the day or night. We would lose 33% of the 6.85 acre Foothills Center Recreation facility. Plus the lack of privacy to backyards as workers are on the tower. Traffic in and out of the pool parking lot where children gather could be a risk as well. This is not the vision we had when investing in this neighborhood. A residential area that is already fully developed should not be burdened with such a structure, particularly when there are alternative locations—such as the upcoming police and fire station—where the city could benefit from the rental income instead. The board has stated there is no other appropriate location, they have not spoken to the city about bringing cell service in on city land because they are all about the monthly rent instead of looking out for its members.

It is worth noting that this tower has already been proposed to multiple locations within the community due to ongoing opposition. No one wants it near their homes. It has been fought for years in neighborhoods around Vistancia. Both the HOA and developer previously assured residents that this location would no longer be considered, only to push it through under the radar with little to no warning. This lack of transparency is unacceptable.

We urge you to intervene and advocate for the interests of Vistancia residents and maintaining our property values and quality of life. This tower would stick out like a sore thumb in a beautiful community that limits heights of every structure within the community. This tower should be placed in a location, such as Northpointe or the new police and fire station, or somewhere in the community where there are no view fencing lots, where its presence is transparent to potential homeowners. This would allow the city to collect the revenue while ensuring current residents are not forced to live with a structure they never agreed to.

Attached, you will find a detailed breakdown of the petition signed by residents directly impacted by this tower. If you need the actual signed petitions I'd be happy to supply them or Matt and our HOA has copies. Please review this information and consider the voices of the homeowners who stand to lose the most from this decision.

We need your help to preserve our home values, our quality of life, and the integrity of our neighborhood. Please deny this proposal and protect our community from this poorly placed 70' cell tower next to our homes and amenities.

Thank you for your time.

- **Cell Tower Update**

A decision was made by the Vistancia Declarant on the cell tower in Vistancia Village A. Both proposed locations which are at the Foothills pool and the Discovery Trail were not approved.

Here is the official statement read by Board President, Rick Eckenrode, "The Vistancia Declarant, also known as the developer, is unable to support and approve the second proposed location of the proposed cell tower. It would adversely impact the Discovery Trail sundial amenity. In addition, the visibility by Northpointe residents and prospective buyers along with opposition from nearby residents give further reason. The declarant has also recalled support for the original location to place the cell tower adjacent to the Foothills Pool. This location also met with opposition from nearby residents and families with children attending Lake Pleasant Elementary School. At this time, the declarant has requested additional time to complete their exploration of alternative locations that may offer less visibility and less impact on residents and the development corridor. As included in our documents, as long as the declarant (developer) has an active presence in the Vistancia Development corridor, the declarant holds final say in any VVA initiative affecting the appearance or design in the development corridor. This includes any new buildings, modifications to existing structures that can be seen in the development corridor, and any design review guidelines that affect the appearance or design in the development corridor. Since the start of resident's requests for reliable cell phone service in the western part of VVA, several boards have worked to make this a reality. Although the cell tower initiative is not dead, it is now out of the hands of the VVA Board and VVA residents. Therefore, the VVA board will no longer entertain any further discussion of a cell tower. The declarant now holds the destiny of any new cell tower initiative. Thank you for your understanding."

- **Vistancia Vipers Extended Schedule – Not Approved**

We want to acknowledge and commend Coach Taylor Hayes for his dedication to the Vistancia Vipers. We understand the importance of offering children the opportunity to participate in swimming lessons.

Alta Vista Neighborhood

53 homes

12 unable to contact = 23%

15 in favor of the cell tower = 28%

26 against the cell tower = 49%

Out of the 41 homes contacted = 77%:

38% were in favor of the cell tower

63% were against the cell tower

Westland Heights Neighborhood

106 homes

19 unable to contact = 18%

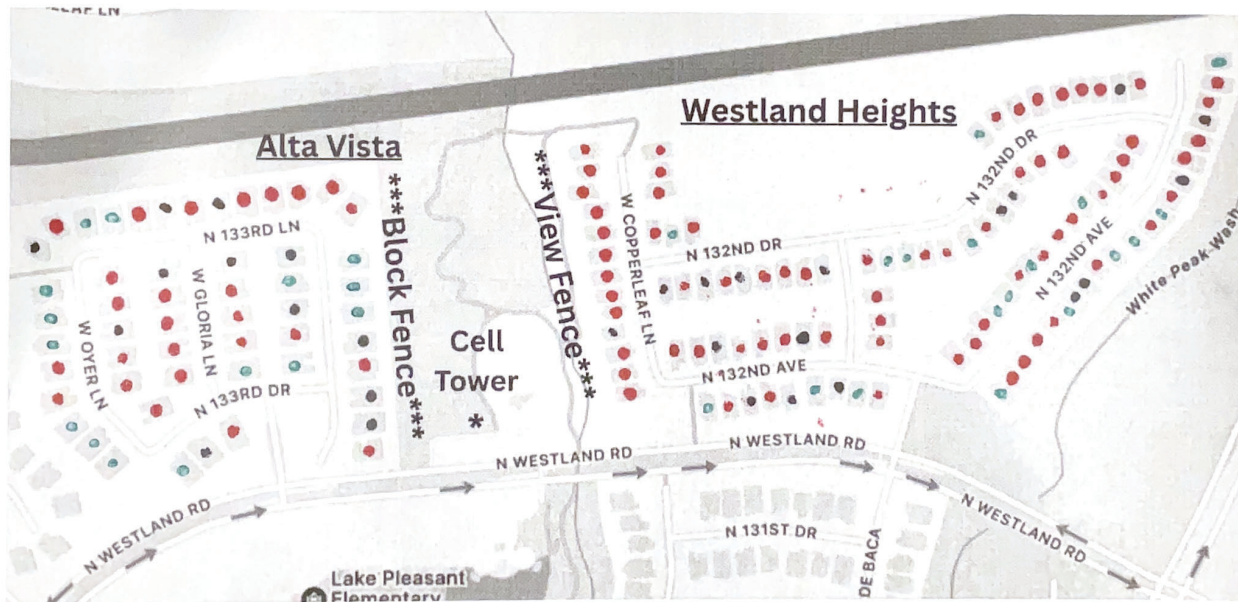
18 in favor of the cell tower = 17%

69 against the cell tower = 65%

Out of 87 homes contacted = 82%

21% were in favor of the cell tower

79% were against the cell tower



- Against the cell tower
- In favor of the cell tower
- Unable to contact



Outlook

PHP-Vistancia cell tower

From John Smidt [REDACTED]

Date Thu 4/16/2026 1:57 PM

To Eric Cook <eric.cook@peoriaaz.gov>

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We are protesting the location of the proposed cell tower behind our property in the park near the pool. Why would you not locate this tower higher up to also better serve customers north of us too up through the hills. A good location could be near the community center north of the canal and not right behind my neighbor and my back yard.

We cannot attend the hearings as we are gone for two months.

John and Donna Smidt

[REDACTED]
Peoria AZ 85383
[REDACTED]

PHO Vistancia-Cell Tower

From David King [REDACTED]
Date Sun 4/19/2026 7:53 PM
To Eric Cook <Eric.Cook@peoriaaz.gov>

⚠️⚠️ This email arrived from an external source. Please exercise caution when opening attachments or clicking on links. ⚠️⚠️

Dear members of the Planning and Zoning Commission and Peoria City Council,
I will be unable to attend the May 7 meeting to discuss the proposed new cell tower at 31642 N Westland Road. I have resided at [REDACTED], Peoria, AZ 85383, for the past 10 years. Our home is located just a one minute walk from the exact location where this tower will hopefully be built in the very near future.

My wife, Janet, and I are 100% in support of this project. Our cell service has deteriorated over the last few years to the point where it is never possible to get more than one bar on our cell phone in or near our home. When I recently had an important call that would last for over one hour, I had to travel to the community room at the Mountain Vista Club, where I had 4 bars on my phone for the next hour and one-half that my phone call required.

There are many hundreds of people up here in this part of Vistancia who are having this same problem and it is causing loss of income, severe inconveniences, and possibly dangerous situations because dependable cell phone service is no longer something we can count on.

We're not worried about any health or property value issues as a result of the cell tower's location. We look at the location of the current cell tower at the Mountain Vista Club for the past 20 years as adequate proof the property values will stay strong up here and that students in Lake Pleasant School and swimmers at the pool near the tower will not be at any additional health risks.

It's time to get on with the construction and completion of this cell tower so residents up here can regain the kind of access to our cell phones that living in today's world demands.

Thank you for your consideration and attention,
David and Janet King

City of Peoria Planning & Community Development Attn: Mr. Eric Cook
8401 W Monroe St,
Peoria, AZ 85345

Date: April 24, 2026

Subject: Immediate Need for Technical Review and Alternative-Site Evaluation for Proposed 70-Foot Wireless Facility at Foothills Pool

Dear Mr. Cook,

I am requesting your immediate attention to a critical issue involving the proposed **70-foot wireless tower** at the Foothills Pool on Westland. The current location presents **clear, foreseeable, and avoidable risks** to the City of Peoria, risks that do not exist at the nearby **Rancho Mercado** or **Desert Oasis** water-facility sites. This is not a matter of opposing wireless service. It is a matter of **public safety, liability exposure, and defensible decision-making.**

1. The 70-Foot Fall Zone Overlaps Public Recreation and Adjacent Homes

A 70-foot tower carries a **70-foot structural-failure radius**. At the Foothills Pool site, that radius directly overlaps:

- The pool deck and recreation areas
- Sidewalks and parking
- Likely portions of adjacent residential parcels

This creates a **documented, predictable hazard**. If a structural failure, component detachment, or extreme-weather event were ever to occur, The City of Peoria would face the argument that it knowingly placed a tower where the fall zone covered a children's recreation facility and nearby homes despite having safer, feasible alternatives.

2. The Site Is Unusually Close to Homes and a School

The Foothills Pool location is: **50–150 feet** from and roughly **500 feet** from a school and playground. Even with FCC-compliant RF levels, siting a tall wireless facility **directly adjacent to homes and a children's recreation facility** creates heightened community concern and a perception that the City of Peoria did not prioritize separation from sensitive uses.

3. Two Safer, Less Intrusive Municipal Sites Are Available

Both the **Rancho Mercado Water Facility** and the **Desert Oasis Water Facility** offer:

- Full containment of the **70-foot fall zone** on fenced utility land
- Substantially greater setbacks from homes
- No school adjacency
- No public recreation within the hazard footprint
- A land-use context far more appropriate for a tall communications structure

These sites are **technically feasible** and **materially safer**. Failing to evaluate them exposes The City to claims that it ignored less intrusive alternatives.

4. The Litigation Risk Is Real and Preventable

If the City proceeds without a documented alternative-site analysis, it risks:

- Claims of negligence for placing a tower where the fall zone overlaps public recreation
- Claims of nuisance or property-value diminution from adjacent homeowners
- Challenges asserting the City failed to consider less intrusive, technically feasible alternatives

A simple, timely technical review eliminates these vulnerabilities.

Request

Given the above, I respectfully request that the City of Peoria:

1. **Pause any advancement** of the Foothills Pool site.
2. Conduct a **formal technical sitting analysis** comparing:
 - Foothills Pool (31642 N Westland Rd)
 - Rancho Mercado Water Facility
 - Desert Oasis Water Facility
3. Evaluate each site for:
 - 70-foot fall-zone containment
 - RF buffer distances to homes and the school
 - Land-use compatibility
 - Long-term liability exposure

This is a straightforward, reasonable step that protects the City, protects residents, and ensures the administrative record reflects a **defensible, safety-first decision**.

Thank you for your prompt attention to this matter.

Sincerely,

A solid black rectangular redaction box covering the signature of Steve Smith.

Steve Smith

Exhibit A – Comparative Siting Comparison Table

Foothills Pool vs. Rancho Mercado Water Facility vs. Desert Oasis Water Facility

1. Summary Comparison Table

Evaluation Category	Foothills Pool 31642 N Westland Rd	Rancho Mercado Water Facility N 121st Ave & W Westland Rd	Desert Oasis Water Facility N 133rd Ave & Desert Oasis Pkwy
Fall-Zone Safety (70 ft)	Fall zone overlaps pool, sidewalks, and likely adjacent yards	<input checked="" type="checkbox"/> Fully contained on fenced utility parcel	<input checked="" type="checkbox"/> Fully contained on fenced utility parcel
Distance to Homes	Extremely close (≈50–150 ft)	<input checked="" type="checkbox"/> Substantial setbacks (≈400–900 ft)	<input checked="" type="checkbox"/> Substantial setbacks
Distance to School	≈500 ft from school/playground	<input checked="" type="checkbox"/> No school adjacency	<input checked="" type="checkbox"/> No school adjacency
Public-Use Conflict	Tower over children’s recreation facility	<input checked="" type="checkbox"/> No public recreation on parcel	<input checked="" type="checkbox"/> No public recreation on parcel
Land-Use Compatibility	Poor (recreation + families)	<input checked="" type="checkbox"/> Strong (utility/industrial)	<input checked="" type="checkbox"/> Strong (utility/industrial)
Visual Impact	High, dominates pool and neighborhood	<input type="checkbox"/> Moderate, within utility context	<input type="checkbox"/> Moderate, within utility context
RF Exposure Perception	Highest concern due to proximity to children	<input type="checkbox"/> Low	<input type="checkbox"/> Low
Litigation Risk	High (foreseeable hazard + ignored alternatives)	<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Lowest
Record Defensibility	Weak	<input checked="" type="checkbox"/> Strong	<input checked="" type="checkbox"/> Strongest
Overall Suitability	Least suitable	Suitable	Most suitable

2. Key Findings

Foothills Pool – High-Risk Site

- Fall zone overlaps public recreation and adjacent homes.
- Very close to homes and a school.
- Highest litigation exposure.
- Weakest land-use compatibility.

Rancho Mercado Water Facility – Safe, Feasible Alternative

- Fall zone fully contained.
- No school adjacency.
- Strong land-use compatibility.
- Low liability exposure.

Desert Oasis Water Facility – Safest and Most Defensible

- Largest setbacks.
- No public-use conflicts.
- Lowest long-term liability.
- Strongest alignment with industry best practices.

3. Conclusion

The Foothills Pool site is the **least appropriate** location for a 70-foot wireless tower. Both water-facility sites represent **safer, less intrusive, and more defensible alternatives** that warrant immediate technical review.