



MUNICIPAL OFFICE COMPLEX
8401 W. MONROE STREET
PEORIA, AZ 85345

**PLANNING & ZONING
COMMISSION:**

Bill Louis, Chair
Nancy Golden, Vice Chair
Leigh Strickman, Secretary
Greg Loper
Gene Sweeney
Veda McFarland
Charles J. Marr

Department Liaison
Chris Jacques

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Individuals with Disabilities.***
*Alternative format materials, sign
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in languages other than English
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Arizona 85345 (623)773-7340,
TDD (623)773-7221, or FAX (623)
773-7304. To the extent possible,
additional reasonable
accommodations will be made
available within the time
constraints of the request.*

**PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, MAY 3, 2012
6:30 P.M.
COUNCIL CHAMBER
8401 W. MONROE ST.**

CONVENE:

ROLL CALL:

OPENING STATEMENT:

CALL TO SUBMIT SPEAKER REQUEST FORMS:

CONSENT AGENDA

CONSENT AGENDA: All items listed with "C" are considered to be routine or have been previously reviewed by the Planning and Zoning 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 – New Business:

- 1C** **DISPOSITION OF ABSENCE:** Discussion and possible action to approve/excuse the absences of Commissioners Greg Loper, Charles Marr, and Veda McFarland from the March 15, 2012 Meeting.
- 2C** **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held March 15, 2012.

REGULAR AGENDA

NEW BUSINESS:

3R PUBLIC HEARING: RE: Conditional Use Permit.

PUBLIC HEARING – CU10-0213: Bechtel Communications, Inc. on behalf of AT&T Mobility is requesting a 65-ft tall monopalm and associated ground equipment at Country Meadows Elementary. The property is zoned R1-8 (Single-Family Residential). The approximately 8.37 acre property is located at the southeast corner of 111th Avenue and Butler Drive.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Bechtel Communications, Inc. on behalf of AT&T Mobility for a 65-ft tall monopalm and associated ground equipment at Country Meadows Elementary.

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:

Reports from the Planning and Zoning Commission:

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.

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
MARCH 15, 2012
DRAFT**

A **REGULAR Meeting** of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe St., Peoria, AZ in open and public session at 6:36 p.m.

Members Present: Chair Bill Louis, Vice Chair Nancy Golden, Commissioners Gene Sweeney, and Leigh Strickman.

Members Absent: Commissioners Greg Loper, Charles Marr, and Veda McFarland.

Others Present: Chris Jacques – Planning & Community Development Director, Steve Kemp – City Attorney, Shawn Kreuzwiesner – Engineering Planning Manager, Adam Pruett – Senior Planner, and Bev Parcels – Planning Assistant.

Opening Statement: Read by Chris Jacques – Planning & Community Development Director.

Call for speaker request forms.

Audience: Eight.

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 with a “C” are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

1C **DISPOSITION OF ABSENCE:** Discussion and possible action to approve/excuse the absence of Commissioner Greg Loper from the March 1, 2012 Meeting.

2C **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held March 1, 2012.

COMMISSION ACTION: Commissioner Sweeney moved to approve the Consent Agenda items. The motion was seconded by Commissioner Strickman and upon vote, carried unanimously.

REGULAR AGENDA

UNFINISHED BUSINESS:

3R **PUBLIC HEARING – CU12-0002:** Phil and Karen Kary requested a Conditional Use Permit for Crossroads Books & Coffee to allow an outdoor seating area. The property is located within the Fry’s Shopping Center at 9069 West Olive Avenue.

STAFF REPORT: Presented by Chris Jacques, Planning & Community Development Director.

COMMISSION COMMENT: A question was asked regarding the walkway width on the north side of the building being wide enough for pedestrians to maneuver safely.

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Sweeney moved to recommend approval of a request for a Conditional Use Permit for Crossroads Books & Coffee to allow an outdoor seating area. The motion was seconded by Commissioner Strickman and upon vote, carried unanimously.

NEW BUSINESS:

- 4R** **PUBLIC HEARING – Z01-10A.11:** Vistancia South LLC requested to amend the Vistancia South Planned Community District (PCD). This amendment proposes to combine Vistancia South and Vistancia North into a single PCD document. Also proposed is a reduction of total allowable dwelling units, adjustments to certain development standards including increased building height in 'Village D', and modifications to the current hillside development standards. The property is generally located at Vistancia Blvd. & Lone Mountain Road (approximately 7,100 acres).

STAFF REPORT: Presented by Adam Pruet, Senior Planner.

COMMISSION COMMENT: Inquiries included HOA fees increasing when Sunbelt Holdings turns the development over to the residents, the tax base and association fees being different for each village, clarification on infrastructure fees, and whether a decrease in number of homes will change the number of schools or parks proposed.

PUBLIC COMMENT:

██████████ Resident – Read a statement that was entered into the record. His concerns included expenses related to upkeep of infrastructure and the residents paying for this expense, and Village A currently being in a deficit. He also presented two recommendations for the City Council's consideration before a final decision is made by them.

Chris Reed, Applicant – Discussed the infrastructure costs and funding in place to cover the costs of future repairs and maintenance, discussed HOA fees including current and future subsidies along with the difference in fees being due to the different amenities in the villages, and the reduction in number of homes not impacting the number of parks or schools.

COMMISSION ACTION: Vice Chair Golden moved to recommend approval of a request from Vistancia South LLC to amend the Vistancia South Planned Community District (PCD). The motion was seconded by Commissioner Strickman and upon vote, carried 3-1.

CALL TO THE PUBLIC: (Non-agenda Items): None

REPORT FROM STAFF: None

REPORTS FROM THE PLANNING AND ZONING COMMISSION: None

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:31 p.m.

William Louis, Chair

Date Signed



CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: CU 10-0213

DATE: May 3, 2012

AGENDA ITEM: 3R

Applicant: Joseph Engbrocks of Bechtel Communications, Inc.

Request: Approve a Conditional Use Permit (CUP) for a wireless communication facility (monopalm) and related equipment

Proposed Use: 65-foot monopalm and 10-foot tall equipment building

Location: The site is located at the southeast corner of Butler Road and 111th Avenue at the Country Meadows Elementary School

Size of parcel: Approximately 17.5 acres (lease area 1,000 sq ft)

Support / Opposition: At the time of printing, the City has not received any letters or phone calls in support or opposition to this case.

Recommendation: **Approve**, with conditions.

LAND USE BACKGROUND

Table 1: Existing Land Use, General Plan Land Use Designation, Current Zoning. (Exhibit B - D)

	LAND USE	GENERAL PLAN	ZONING
Subject Property	School	Residential Medium (5-8 du/ac, target 6 du/ac)	R1-8 Residential
North	Park/Single-Family Residential	Residential Medium (5-8 du/ac, target 6 du/ac), Residential Low (2-5 du/ac, target 3 du/ac)	R1-6 Residential, RM-1 Residential
South	Golf Course	Golf Course	R1-8 Residential
East	Golf Course	Golf Course	RM-1 Residential
West	Power Line Corridor	Park/Open Space	PAD #Z00-14, RM-1 Residential

PROJECT DESCRIPTION

1. Bechtel Communications, Inc. is proposing a 65-foot tall wireless communication facility disguised as a monopalm and a 10-foot tall equipment building to be

situated in a 1,000 square foot leased area on the County Meadows Elementary School site. The school site is approximately 17.5 acres and is located at the southeast corner of Butler Road and 111th Avenue.

2. The facility will be located near the northeastern corner of the school site (Exhibit E) and will be screened by an 8-foot tall decorative screen wall and landscaping. The monopalm will be setback approximately 72-feet from Butler Drive and approximately 160-feet from the nearest home located on the north side of Butler.
3. A site plan and design review application (SP10-0211) has also been submitted concurrent with the requested Conditional Use Permit.

DISCUSSION AND ANALYSIS

4. Section 14-3-13 of the Zoning Ordinance outlines the applicable criteria for evaluating wireless communication facilities as Permitted Principal or Conditional Use Permits (CUP). In general, the purpose of a CUP is to mitigate or minimize any identified impacts arising from a specific use on the site or the surrounding neighborhood and provide controls to ensure maximum compatibility with the area.
5. The intent of the wireless communication ordinance is to promote the use of appropriate wireless communication facilities while encouraging co-location and design techniques that minimize the impacts of such facilities on the community. The City of Peoria encourages providers to explore all co-location options, including locating on existing municipal facilities or existing vertical elements (e.g. power poles, light standards, etc) prior to the application for a new facility. It should be noted that the applicant originally intended to mount the antennas to the athletic field poles in the southeast portion of the site, but due to site constraints and frequent use of the play fields by children, the school district required the facility to be relocated to another portion of the school site. The City further encourages applicants to explore all camouflaging (stealth design) and screening options available to reduce the visual impacts of such facilities to the community.
6. As indicated in Section 14-3-13.C.1, wireless facilities in excess of 50-feet in height within a residential district are subject to Conditional Use Permit approval with a maximum allowable height of 65-feet. The zoning of R1-8 and the proposed height of 65-feet triggered the requirement for the CUP. To meet the intent of the wireless communication ordinance, the applicant has implemented a stealth design technique to increase the compatibility with the existing site and surrounding area by utilizing the proposed monopalm design. Furthermore, the applicant will plant two 40-foot tall palm trees immediately adjacent to the facility

to assist in creating additional context and camouflage. The proposed screening wall is coordinated with the school's architectural design.

7. The proposed wireless communication facility is compliant with the intents and goals of the Zoning Ordinance and staff has not identified any potential adverse concerns that will affect the surrounding properties. The application was routed to various City departments and comments will be addressed through the subsequent site plan application (SP10-0211) and construction document phase of this proposal.

Public Noticing and Neighborhood Comment

8. The application notice was forwarded to all property owners within 600 feet of the proposed use and properly noticed pursuant to Section 14-39-6 of the Peoria Zoning Ordinance. Additionally, the site was posted at least 15 days prior to the Public Hearing with a sign meeting the content and size requirements prescribed by the Planning Division. The applicant has provided a photo exhibit and signed affidavit attesting to the posting.

Proposition 207

9. A signed Proposition 207 Waiver has been submitted by the property owner. The waiver will be forwarded to the City Clerk's Office for signatures and recordation pending the outcome of the Conditional Use Permit application.

RECOMMENDATION

10. Staff recommends approval of case CU10-0213, based on the following findings:
 - The proposed wireless communication facility meets all Conditional Use Permit criteria; and
 - The proposal integrates stealth design techniques (monopalm) in furtherance of neighborhood compatibility and design consistency on-site.

It is recommended that the Planning and Zoning Commission take the following action:

Approve the applicant's request for a Conditional Use Permit under Case CU10-0213, subject to the following conditions:

1. The development shall substantially conform to Exhibit A (narrative), Exhibit E (site plan), and Exhibit F (Elevations) as contained in the staff report to the Planning and Zoning Commission dated May 3, 2012.
2. In accordance with Article 14-39-10.B.5 of the City of Peoria Zoning Ordinance (1977 Edition), a building permit must be obtained within 18 months of the date of CUP approval or the CUP will expire.

ATTACHMENTS:

Exhibit A	Project Narrative
Exhibit B	Vicinity Map
Exhibit C	Aerial Map
Exhibit D	Zoning Map
Exhibit E	Site Plan
Exhibit F	Elevation

Prepared by: Ed Boik, LEED Green Associate
Planner

Project Submittal Narrative
For Site Plan

X546
AT&T Country Meadow Elementary
SEC 111th Ave. & Butler Dr
Peoria, AZ 85345

Proposed Wireless Communication Facility
65' Camouflaged Monopalm

Submitted To:
City Of Peoria
Planning and Development Services
9875 N. 85th Ave.
Peoria, AZ. 85345

Submitted By:
Joseph Engbrocks
Bechtel Communications Inc.
AT&T New Site Build Project

26 October 2011

PURPOSE OF REQUEST

ATT is requesting approval to facilitate development of a new camouflaged wireless communication facility on property owned by The Peoria Unified School District. The proposed facility is necessary to fill a significant coverage gap in AT&T's wireless network in the area surrounding the proposed site.

This application has been previously reviewed as project SP10-0211 and is being revised to change the location of the WCF as mandated by Peoria Unified School District, the property owner.

DESCRIPTION OF PROPOSAL

AT&T mobility is proposing to locate a camouflaged wireless communication facility (Monopalm) consisting of a 14 foot x 20 foot equipment shelter and 65 foot tall monopalm adjacent to an existing elementary school. The equipment will be housed in an equipment shelter and enclosed by an 8 foot high architecturally integrated screen wall.

RELATIONSHIP TO SURROUNDING PROPERTIES

The subject parcel is zoned R1-8 and houses a school facility. Butler Drive borders the northern edge of the subject parcel, and 111th Avenue borders the eastern edge. The Country Meadows Golf Club borders the School District property to the south and west.

Setbacks are as follows

- North 72' to Butler Drive ROW
- South 411' to property line
- East 225' to property line
- West 537' to 11th Ave ROW
-

LOCATION AND ACCESSIBILITY/CIRCULATION SYSTEM/UTILITIES

After initial construction the site will be serviced by a single maintenance vehicle approximately one to two times per month. Ingress and egress would be through the parking lot of the existing school on the subject parcel, which is accessed via Butler Drive.

The site will be served by a single meter 200 amp electrical service provided by APS. It does not require any water or sewer service.

HOURS OF OPERATION

The proposed site will operate 24 hours a day, 7 days a week, but is an unmanned with no personnel regular hours of operation. The site will be connected to and monitored by a central switching center in Maricopa County.

NOISE, LIGHT, NUISANCES AND OTHER ENVIRONMENTAL CONSIDERATIONS

The proposed wireless communications facility will not use any water or generate any wastewater or solid waste. The proposed facility will not generate any noxious odors, sounds or vibrations affecting existing uses or surrounding areas. The site is unmanned with no loading or unloading of supplies or materials storage. The only noise generated will be the operation of standard cooling unit fans.

NEIGHBORHOOD IMPACT

The proposed facility's impact on the surrounding neighborhood will be minimal as it features a camouflaged palm tree design to minimize its visual impact. Additionally, wireless communication facilities have been found to be compatible uses in most zones, including commercial and residential zones with no adverse impact to the surrounding properties. Conversely, the enhanced cell coverage can provide increased business services and supports emergency services for improved public safety.

USE IS COMPLIANT WITH ALL PROVISIONS OF WIRELESS ZONING ORDINANCE

The proposed request is being made under Peoria code section 14-3-13. It meets all design guidelines for review as a permitted principal use and is adequately setback and buffered from nearby residential uses.

Joseph Engbrocks
Bechtel Communications Inc.
AT&T New Site Build Project

Vicinity Map

Exhibit B



CU10-0213 AT&T Country Meadows

Applicant: Joseph Engbrocks, Bechtel Communications, Inc.

Request: Approve CUP for a 65-ft monopalm

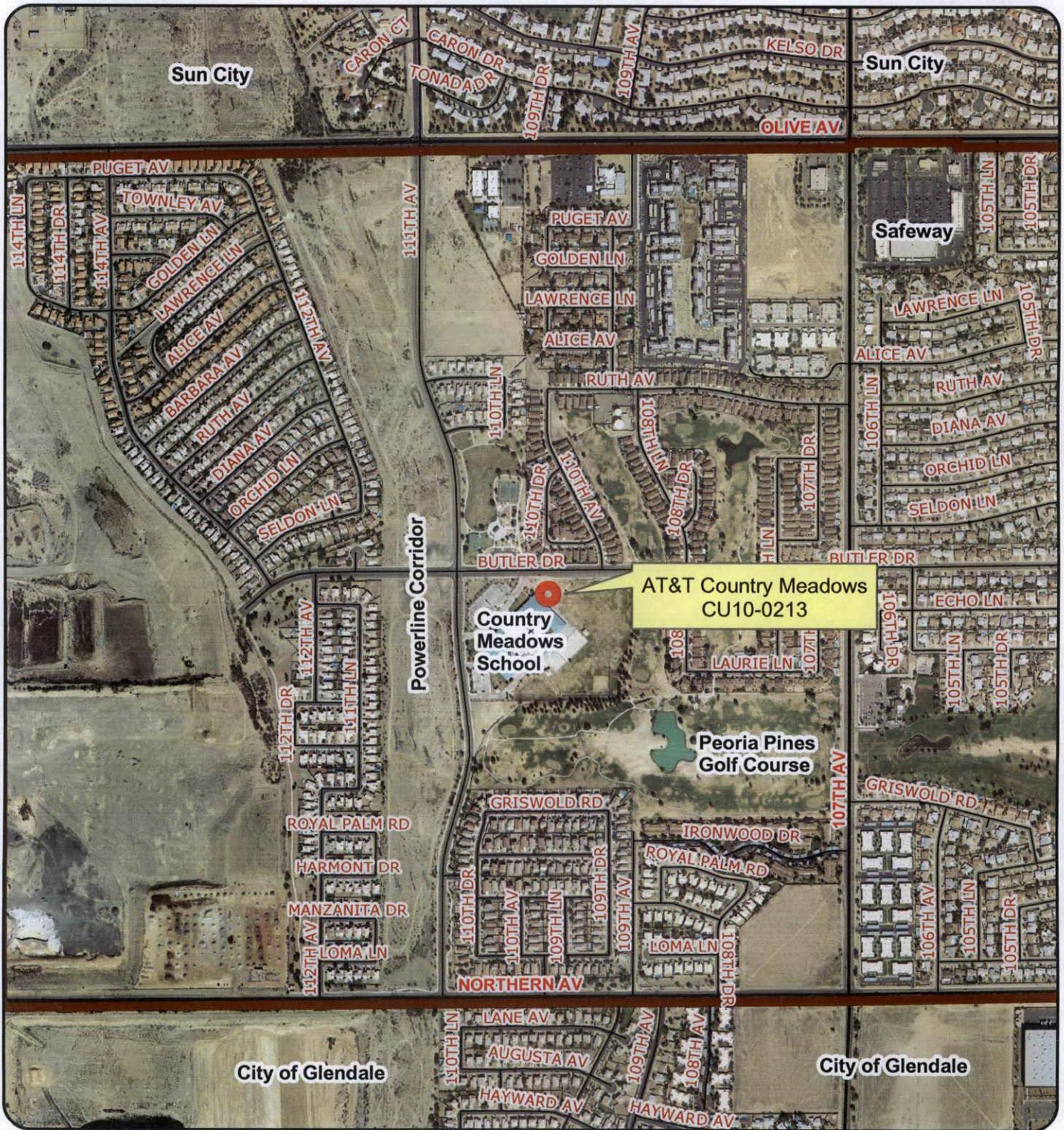


Not to Scale



Aerial Map

Exhibit C



CU10-0213 AT&T Country Meadows

Applicant: Joseph Engbrocks, Bechtel Communications, Inc.

Request: Approve CUP for a 65-ft monopalm

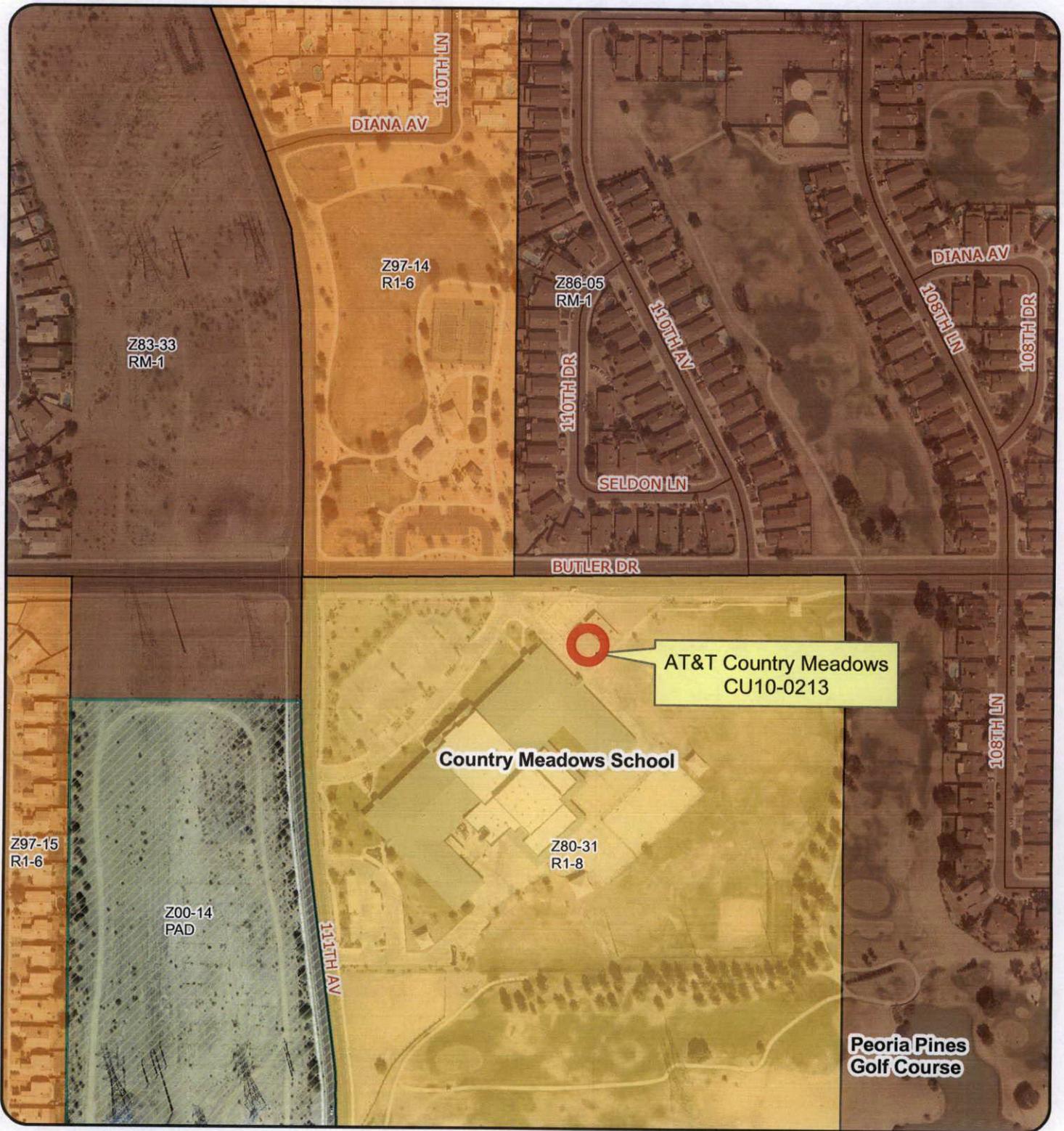


Not to Scale



Zoning Map

Exhibit D



CU10-0213 AT&T Country Meadows

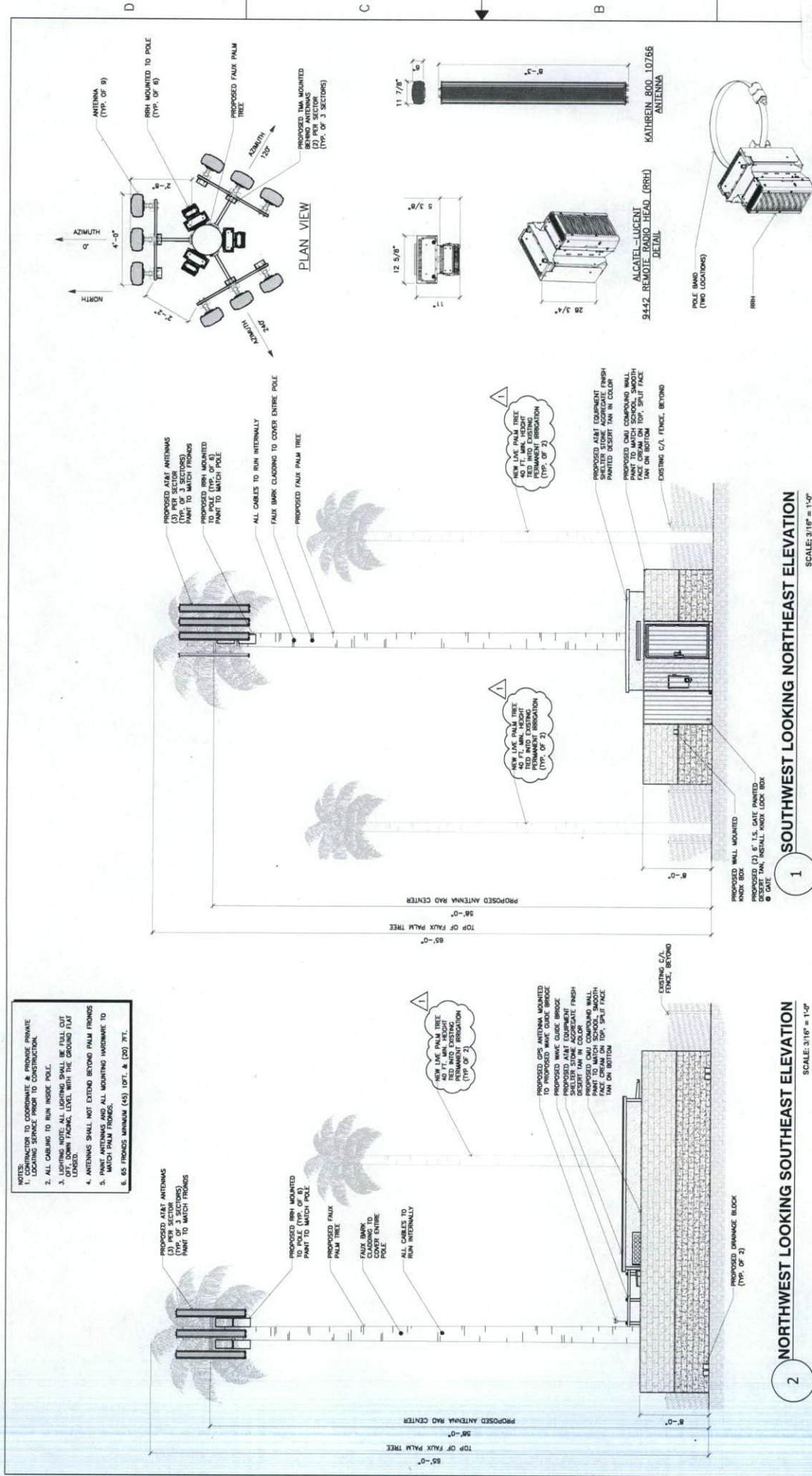
Applicant: Joseph Engbrocks, Bechtel Communications, Inc.

Request: Approve CUP for a 65-ft monopalm



Not to Scale





AT&T MOBILITY
TOWER ELEVATIONS & DETAILS

DESIGNED BY: CR
DESIGNED BY: CR
DRAWN BY: MA

25471-620- PHNXAZ-X546-AA-0

12/20/11 CITY COMMENTS
09/28/11 FINAL ZONING DIMENSIONS
NO. DATE BY CHK APPR

REVISIONS

SCALE: AS SHOWN

at&t
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PHONE: (480) 444-8879

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1911 S. 47TH ST. STE 210
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