



## Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

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<b>Case:</b>	Z2022050 – Crown Castle 879296 Snow
<b>Hearing Date:</b>	June 16, 2022
<b>Supervisor District:</b>	4
<b>Applicant:</b>	Michael J Campbell, Campbell A&Z, LLC on behalf of Crown Castle
<b>Owners:</b>	Samuel D Clark Revokable Trust & Jennifer Clark Revocable Trust
<b>Request:</b>	Modification of Condition of a Special Use Permit (SUP) for an existing Wireless Communications Facility in the Rural-190 zoning district to extend the validity of the permit for an additional 25 years
<b>Site Location:</b>	Generally located 1 ¾ miles south of the SEC of SR 74 & 211 <sup>th</sup> Ave. in the Morristown area.
<b>Site Size:</b>	Approx. 2,466 sq. ft.
<b>Density:</b>	N/A
<b>County Island:</b>	No
<b>County Plan:</b>	White Tank / Grand Ave Area Plan – Rural Densities (0-1 d.u./ac)
<b>Municipal Plan:</b>	City of Surprise – Neighborhood Planning Designation
<b>Municipal Comments:</b>	None received to date
<b>Support/Opposition:</b>	None known
<b>Recommendation:</b>	<b>Approve</b> with conditions

**Project Summary:**

- 1. The purpose of this request is to amend condition "h" of the current SUP for a Cellular Communications Tower originally approved under Special Use Permit Z96-78 (and as amended by subsequent zoning cases Z2001157 and Z2010017 for minor antennae modifications) to allow for an additional 25 years of operation. The Special Use Permit area consists of approximately Approx. 2,466 sq. ft.
- 2. A TAC meeting was waived due to the nature of the request that did not require nor proposed any changes to the site. The existing 250' tall co-located tower houses multiple commercial carriers including Sprint/T-Mobile Wireless. Access to the site is off 211<sup>th</sup> Ave and technician parking is provided with a dust-proof material near the entrance to the site. Outdoor lighting present on the property adheres to MCZO Section 1112.

**Existing On-Site and Adjacent Zoning / Land Use:**

- 3. On-site: Rural-190 / 250' tall WCF Tower  
 North: Rural-190 / Vacant  
 South: Rural-190 / Vacant  
 East: Rural-190 / Vacant  
 West: 211<sup>th</sup> Ave & State Trust Land / Vacant

**Utilities and Services:**

- 4. Water: N/A  
 Wastewater: N/A  
 Electric: APS  
 Fire: Rural Metro  
 Police: MCSO

**Right-of-Way:**

- 5. The following table includes existing and proposed half-width right-of-way and the future classification based upon the Maricopa County Department of Transportation (MCDOT) Major Streets and Routes Plan.

Street Name	Half-width Existing R/W	Half-width Proposed R/W	Future Classification
211 <sup>th</sup> Ave	40 feet	40 feet	Dedicated under MCR 19910367056

**Adopted Plan:**

- 6. **White Tank/Grand Avenue Area Plan** (adopted 12/6/2000): The land use designation of the plan is Rural Densities– (0-1 d.u/ac.).
- 7. **City of Surprise General Plan – Rural Neighborhood Character Area**

### Public Participation Summary:

8. In anticipation of the subject Modification of Conditions, the applicant re-posted the site in the same general locations as was the case for the previous SUP case, in addition to sending written notification to area stakeholders. Staff sent notice of the hearing to all property owners within 300' of the property and published legal ad in accordance with the MCZO. As of the writing of this report, staff is unaware of any public support or opposition to the application.

### Outstanding Concerns from Reviewing Agencies:

9. N/A.

### Staff Analysis:

10. The purpose of the request is to extend the Special Use Permit expiration date for an additional 25 years. No other site changes are proposed at this time. The tower is not located within a scenic corridor and does not adversely impact surrounding properties. Staff supports this request. Furthermore, this type of development will continue to provide wireless service in surrounding rural communities and travelers along SR-74.

### Recommendation:

11. Staff recommends the Commission adopt a motion recommending that the Board of Supervisors **approve Z2022050** subject to the following conditions 'a' – 'f':
  - a. Development of the site shall be in substantial conformance with the Narrative Report entitled "Special Use Permit Modification of Condition Project Narrative", consisting of 7 pages, dated March 9th, 2022, and stamped received March 11th, 2022, except as modified by the following conditions.
  - b. This special use permit is valid for a period of 25 years and shall expire 25 years from the date of BOS approval, or upon termination of the use for a period of 90 or more days, whichever occurs first. All site improvements associated with the special use permit shall be removed within 90 days of such expiration or termination of use.
  - c. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Special Use Permit as set forth in the Maricopa County Zoning Ordinance.
  - d. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, and at the time of expiration of the Special Use Permit, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, or the expiration of the Special Use Permit, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the

property from the value it held on the date of application due to such revocation or expiration of the Special Use Permit. The Special Use Permit enhances the value of the property above its value as of the date the Special Use Permit is granted and reverting to the prior zoning results in the same value of the property as if the Special Use Permit had never been granted.

- e. All necessary building permits must be obtained for proposed changes and any existing unpermitted changes to the site.
- f. The following Maricopa County Planning & Development Engineering condition shall apply:
  - 1. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT roadway Design manual; and current engineering policies, standards and best practices at the time of application for construction.

Presented by:	Daniel Johnson, Planner
Reviewed by:	Matthew Holm, AICP, Planning Supervisor
Attachments:	Case Map (1 page) Narrative Report (7 pages) PND Engineering comments (1 page) MCESD comments (1 page)





**Adjacent land uses:**

N: undeveloped; S: undeveloped; W: undeveloped; E: developed

**DETAILS OF THE EXISTING WCF PROJECT**

**PROJECT:** The existing Crown 250' tall co-located wireless communications facility lattice tower houses multiple commercial carriers:

- Sprint/T-Mobile Wireless are commercial carriers that co-locate on this tower.
- The SUP lease area and equipment compound remains the same.
- All associated cables are attached to the lattice tower and then on a cable tray to the equipment shelter(s).
- The electrical and telco service are from the local service providers. The electric and telco service run overhead from the source to the equipment compound.
- A designated gravel surfaced parking space, 9'x18', for the service technician is at the entry to the parcel from 211<sup>th</sup> Ave. The typical site maintenance visit is one time per month by the service technician.
- Access to the site is via 211<sup>th</sup> Ave at the existing driveway.

**PURPOSE OF REQUEST**

Campbell A&Z, LLC on behalf Crown Castle respectfully requests a MODIFICATION OF SPECIAL USE PERMIT Z96-78, Condition "H" for the existing 250' tall co-located Wireless Communications Facility Lattice Tower located at 36811 N 211<sup>th</sup> Ave, Wittman, 85373.

**Crown respectfully requests a 25-year term for the Special Use Permit.**

**DESCRIPTION OF THE PROPOSAL & PROJECT BACKGROUND**

The existing WCF was originally entitled Z96-78 with subsequent Zoning cases Z2001157, Z201017 for antenna modifications.

**RELATIONSHIP TO SURROUNDING PARCELS**

The surrounding parcels, north, south, east and west are mixed use zoning. The development status of each adjacent parcel is as follows:

North: APN#503-12-010L & 010P, subject parcels are undeveloped

South: APN#503-12-007E, subject parcel is undeveloped.

East: APN# 503-12-00bA & 008B, subject parcels are developed.

West: APN# not assigned, AZ State Land, subject parcel is undeveloped.

The existing WCF parcel is not located within a Scenic Corridor and is not located in an Airbase Overlay District.

**PROPERTY SETBACK DIMENSIONS FROM THE MONOPOLE:**

North: Approx 514' to RU-190 zoning district

South: Approx 146' to RU-190 zoning district  
East: Approx 610'to RU-190 zoning district  
West: Approx 469' to RU-190 zoning district

**LOCATION AND ACCESIBILITY**

Is accessed from 211<sup>th</sup> Ave then over an existing gravel road to the site.

**CIRCULATION SYSTEM**

The WCF has the use of a dedicated 12' wide access route from 211<sup>th</sup> Ave to the site. The traffic generated by the WCF is minimal, with a monthly service technician visit as standard.

**DEVELOPMENT SCHEDULE**

The WCF is existing. There are no planned modifications to the tower at this time.

**COMMUNITY FACILITIES & SERVICES**

The proposed WCF will not provide any Community Services or Facilities; nor will the WCF require any Community Services or facilities during its operation.

**PUBLIC UTILITIES AND SERVICES**

The proposed WCF is an unmanned facility that will not require public water or sewer services. The WCF will obtain electrical and telephone services from the local service providers.

**UTILITY COMMITMENT TABLE**

WATER: N/A  
SEWER: N/A  
ELECTRIC: APS  
TELEPHONE: Century Link  
CABLE: N/A  
REFUSE: N/A  
POLICE: MARICOPA COUNTY SHERRIF  
FIRE: RURAL METRO

**LANDSCAPE, SIGNAGE AND SCREEN WALLS**

The existing WCF lattice tower has no planned landscaping.

The signage at the proposed WCF is limited to the FCC required postings, and a cell site identification/emergency contact notification sign. There will not be any commercial signage at the proposed WCF.



## **CAMPBELL A&Z, LLC**

The site will have one exterior light mounted at the gate(s) to the equipment compound for the safety of the service technician. The light(s) is typically on a motion sensor and is not dusk to dawn device.

The site has an existing 8' chain link fencing around the equipment compound.



Submitted by Michael J. Campbell, Campbell A&Z, LLC  
6880 W. Antelope Drive, Peoria, AZ 85383  
602-616-8396 [campbellaz1@earthlink.net](mailto:campbellaz1@earthlink.net)

On behalf of  
Crown Castle  
2055 S Stearman Drive  
Chandler AZ 85285  
Jim Lee, [jim.lee@crowncastle.com](mailto:jim.lee@crowncastle.com)

On behalf of Crown Castle, I respectfully submit this Modification of Conditions of SUP Z96-78 package for review and comment for the existing multi-carrier Wireless Communications Facility.

## **CAMPBELL A&Z, LLC**

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

Sincerely,

*Michael J Campbell*

Michael J. Campbell  
Campbell A&Z, LLC

**SPECIAL USE PERMIT SUPPLEMENTAL  
QUESTIONNAIRE**

WIRELESS COMMUNICATIONS FACILITIES  
EXISTING 250' TALL LATTICE TOWER WCF  
CROWN CASTLE  
IN RU-190 Residential Zoning  
CROWN CASTLE # 879296  
38611 N 211<sup>TH</sup> AVE, WITTMAN  
**Z96-78**

March 2, 2022

1. What is the height of the existing WCF? 250'
2. Provide a map showing all the existing WCF's within 1,000' radius for sites within Rural, Single Family Residential or Multiple Family Zoning Districts; (regardless of provider).  
There are no existing WCFs within 1,000'
3. Provide a list with locations and approx height of all existing vertical structures (of a height approx equal or greater than the requested tower) with the WCF's Search Area  
There are no other WCFs or verticality within 1,000' of the Crown Castle WCF that have a height equal to or greater than the subject WCF.
4. Provide a map showing the service area the proposed WCF will serve.  
The existing WCF provides service on the Sprint/T-Mobile network.
5. Explain any attempts or possibilities that have been investigated relating to co-location with another provider or existing facility.  
There were/are no other WCFs in the surrounding area that provide the height for the carriers.
6. Explain how this request can facilitate co-location with other users.  
The Crown Castle WCF has 1 carrier in place on the lattice tower and the ability to co-locate other carriers.
7. Will the request involve removal of mature trees or cacti?  
There is no planned construction activity under this SUP request for the existing Crown Castle monopole.
8. Discuss the following compatibility issues:
  - a. Setbacks from Residential: The Crown Castle lattice tower is approx 610' from the nearest developed residential parcel

- b. Setbacks from uses/structures on adjacent parcels:  
North: Approx 514' to RU-190  
South: Approx 146' to RU-190  
East: Approx 610' to RU-190  
West: Approx 469' to RU-190
  - c. Setbacks from private and public streets:  
Approx 469" from the nearest public or private street, 211<sup>th</sup> Ave on the west.
  - d. Future additional appurtenances or expansion plans: None at this time.
  - e. Color and type of tower, landscaping, and fence screening:  
The lattice tower is gray galvanize finish; there is no landscaping; the compound is surrounded by a 8' chain link fence.
  - f. Surrounding non-residential uses, if applicable: N/A
9. If a Stealth design is not planned, why:  
The existing Crown Castle site is a 250' tall lattice tower that provides the best option for co-location by multiple carriers.

On behalf of Crown Castle, I respectfully request submit this Modification of SUP Conditions package for review and comment for the existing co-located Wireless Communications Facility.

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

Sincerely,

*Michael J Campbell*

Michael J. Campbell  
Campbell A&Z, LLC



# Maricopa County

Planning & Development Department  
Engineering Plan Review

**Krystina Pacheco, P.E.**  
Planning & Development  
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Phoenix, Arizona 85003  
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**Date:** April 21, 2022

**Memo To:** Darren Gerard, AICP, Planning Manager, Department of Planning & Development

**Attn:** Daniel Johnson, Planner, Planning & Development Services

**From:** Krystina Pacheco, P.E., Plans Examiner Engineer, Planning & Development Services

**cc:** Michael Norris, P.E., Engineering Manager, Planning & Development

**Subject:** Z2022050 – SUP modification of condition to extent SUP timeframe (E1 Memo)

**Job Site Address:** 38611 N 211<sup>th</sup> Ave, Whittman

**APN(s):** 503-12-007D

PND engineering plan review (DPR, FCD and PND Transportation) has reviewed the 1<sup>st</sup> submittal of the SUP application routed for review on March 15, 2022. PND Engineering has no comments or objections subject to the following conditions:

1. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards and best practices at the time of application for construction.

Please contact me if you have any questions or require any additional information.



# Maricopa County

Environmental Services Department  
Water and Waste Management Division

Subdivision, Infrastructure &  
Planning Program  
1001 N. Central Avenue #150  
Phoenix, Arizona 85004  
Phone: (602) 506-1058  
Fax: (602) 506-5813  
TDD 602 506 6704

DATE: March 15, 2022

TO : Martin Martell, Planning & Development Dept.  
Planner

FROM: Souren Naradikian, P.E.  
Senior Civil Engineer

SUBJECT: SUP Modification of Condition. Z2022050

The Maricopa County Environmental Services Department (MCESD) has reviewed documents received from the Maricopa County Planning and Development Department for the above referenced project. This project is a request for SUP Modification of Condition for Digital Billboard at APN # 503-12-007D . According to the submitted documents, water and sewer services will not be needed, MCESD has no concerns.

Based on the above, MCESD raised no objection to this project to the Planning & Development Department in Accela Automation on March 15, 2022 and the project may proceed at this time subject to the following stipulations:

**Condition: None.**

It should be noted that this document does not approve the referenced project. Comments are provided only as advisory to Maricopa County Planning and Development Department to assist staff to prepare a staff report. Other Maricopa County agencies may have additional requirements. Final review and approval will be made through Planning and Development Department procedures. Applicant may need to submit separate applications to the Maricopa County Environmental Services Department for approval of proposed facilities regulated by the Department. Review of any such application will be based on regulations in force at the time of application.