Special Use Permit

Verizon Wireless Project: PHO COTTON LANE
Jurisdiction: City of Goodyear, AZ
APN #: 502-40-269
Location: Northeast Corner of Citrus Rd and I-10
2ND Submittal – December 2015

Applicant:
Reliant Land Services, Inc. for Verizon Wireless
7201 E. Camelback Road, Suite 310
Scottsdale, AZ 85251

Contacts

Zoning Specialist:
Heather Chadwick
480-275-1609
Heather.chadwick@rlsusa.com

Project Lead:
Melissa Parker
602-328-0275
Melissa.Parker@rlsusa.com

PUROSE OF REQUEST

Verizon Wireless is proposing to install a new 65' High Wireless Communication Facility. The parcel is zoned C-2 and Owned by Arizona Department of Transportation. This site is designed to fill a known gap in the Verizon Wireless network. This site will benefit residents, emergency services providers and visitors to this area.

CURRENT SITE CONDITIONS

The proposed location of the monopalm is within parcel 502-40-269, a 59.6 acre parcel which is located just north of I-10 along Citrus Rd. The parcel has existing APS 69kV Lines located on the north side of the parcel running along McDowell Road. Generally, the area is comprised of vacant commercial land or agricultural fields. Currently, the site is being used as a construction yard during I-10 and Loop 303 construction projects.

RELATIONSHIP TO SURROUNDING PROPERTIES

The land use and zoning classifications surrounding the parcel are as follows and shown on Exhibit A, Zoning Map:

North	Zoned: AG (Agricultural)	Use: Agricultural
South	Zoned: AG (Agricultural)	Use: I- 10 Freeway
East	Zoned: AG (Agricultural)	Use: Vacant/ Loop 303
West	Zoned: C-2 (General Commercial)	Use: Vacant

Generally, the area is comprised of vacant commercial land or agricultural fields near the site. The site of the proposed facility is zoned General Commercial and owned by ADOT. I-10 is immediately to the south. The Perryville Prison complex is to the north, and not available for lease. To the east of the parcel is Loop 303 and to the west is vacant commercial property.

DESCRIPTION OF PROPOSAL

The proposed site development includes placement of twelve panel antennas and related equipment on a new 65' monopalm. The panel antennas are used for coverage to communicate with phones. The 65' height will maximize coverage in the area. The cell tower is also being proposed as a Monopalm to minimize the visual impact of site and surrounding areas. Exhibit B is a photo simulation showing the proposed cell tower. This proposal as a monopalm stealth facility will structurally allow additional collocation in the future as a "small cell" in the form of a "pineapple" set of antennas just below the palm fronds.

As described in Exhibit C, Site plan and Elevations, the configuration of the antennas will be four antennas per sector with three sectors on the monopalm. The height of the facility is proposed for 65' to the top of the palm fronds. Equipment associated with the antennas will also include a 30kw emergency backup generator on a concrete pad. The proposed diesel generator is designed to hold approximately 132 gallons of fuel and is stored underneath the generator. The proposed lease area for the ground equipment is 35'.4" x 22'.8" or approximately 802 sq. ft. An 11'4" CMU wall is proposed to enclose the cabinets, add aesthetic value, and provide noise reduction.

SPECIAL USE PERMIT JUSTIFICATION

This site will provide wireless service to the area, benefitting residents, emergency services providers and visitors to this area. By placing the WCF adjacent to the I-10 Freeway we feel that this is a compatible uses to the vicinity. The General Plan designation is Business and Commerce, which is consistent with the development of Goodyear's economic base including large areas for shopping and entertainment.

The WCF will not significantly increasing traffic circulation issues, noise, light, dust, odor, and should be considered in general conformance with the scale of other features in the area. The site will only generate approximately one trip per month for technician servicing of equipment. The equipment enclosure will provide noise reduction for the AC equipment, and the emergency generator should operate usually once per week for about a half hour to maintain adequate serviceability. Only lighting within the ground compound for technician visibility and safety is proposed. The parcel size is large enough to provide adequate buffers to surrounding properties.

SUPPLEMENTAL DISCUSSION

The site is currently owned by ADOT and being used as a construction yard during I-10 and Loop 303 construction projects. The long term use for the property will most likely be retail or office space. Goodyear Staff has recommended that the cell tower and equipment shelter be placed on the southwest corner of the parcel, to help mitigate impact of future commercial development.

The existing APS power poles along McDowell Road meet the criteria of the zoning ordinance for collocation and are available for lease, however, previous discussion with the City of Goodyear proved unsuccessful in allowing space in the ROW for ground equipment. Existing trees to the north along Citrus Road must also be taken into consideration to avoid radio frequency signal blockage.

A current map of all existing antenna facilities within 1 mile of the site are shown on Exhibit D. Verizon Wireless has a future plan for the City of Goodyear. Currently, they have 7 existing cell site and 3 proposed/future cell sites, as shown in Exhibit E. This proposed cell site is necessary to offload capacity from McNair Beta and Canyon Trails. The main RF objective is to provide coverage improvement for the AZ State Correction facility at Perryville and for road coverage on the 1-10 and the new US-303. Exhibit F will show current and future coverage for this area.

CONCLUSION

The construction of this facility will help all types of wireless communication in the region, filling a gap in service. We respectfully request approval of the Special Use Permit for Verizon.

Exhibit A

Zoning Map

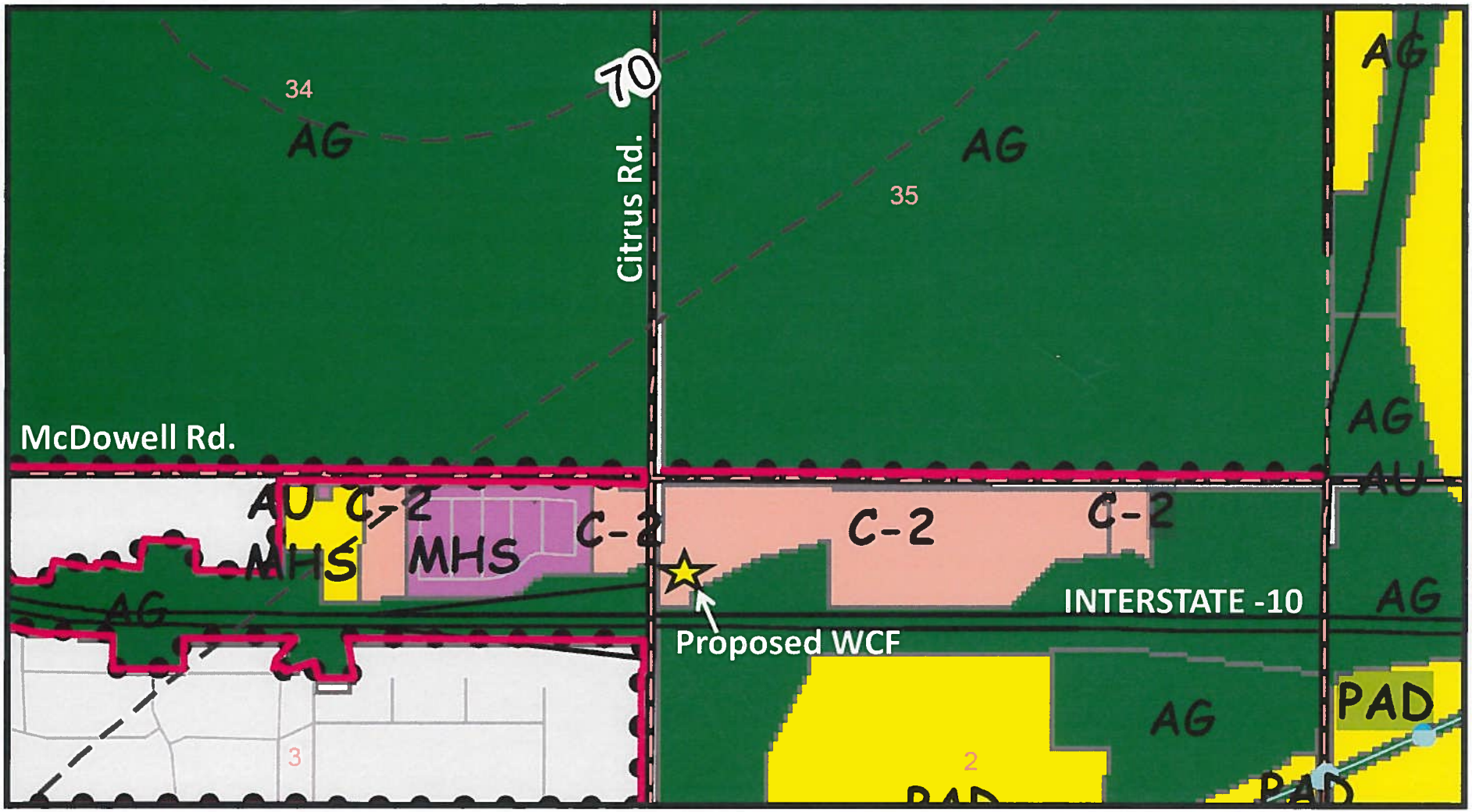

34
AG
70
Citrus Rd.
AG
35
AG
AG
McDowell Rd.
AU
C-2
MHS
MHS
C-2
C-2
C-2
AU
AG
INTERSTATE -10
AG
Proposed WCF
AG
PAD
3
2
PAD
PAD

Exhibit B

PHO COTTON LANE

W. MCDOWELL RD, GOODYEAR, AZ 85338
MARICOPA COUNTY

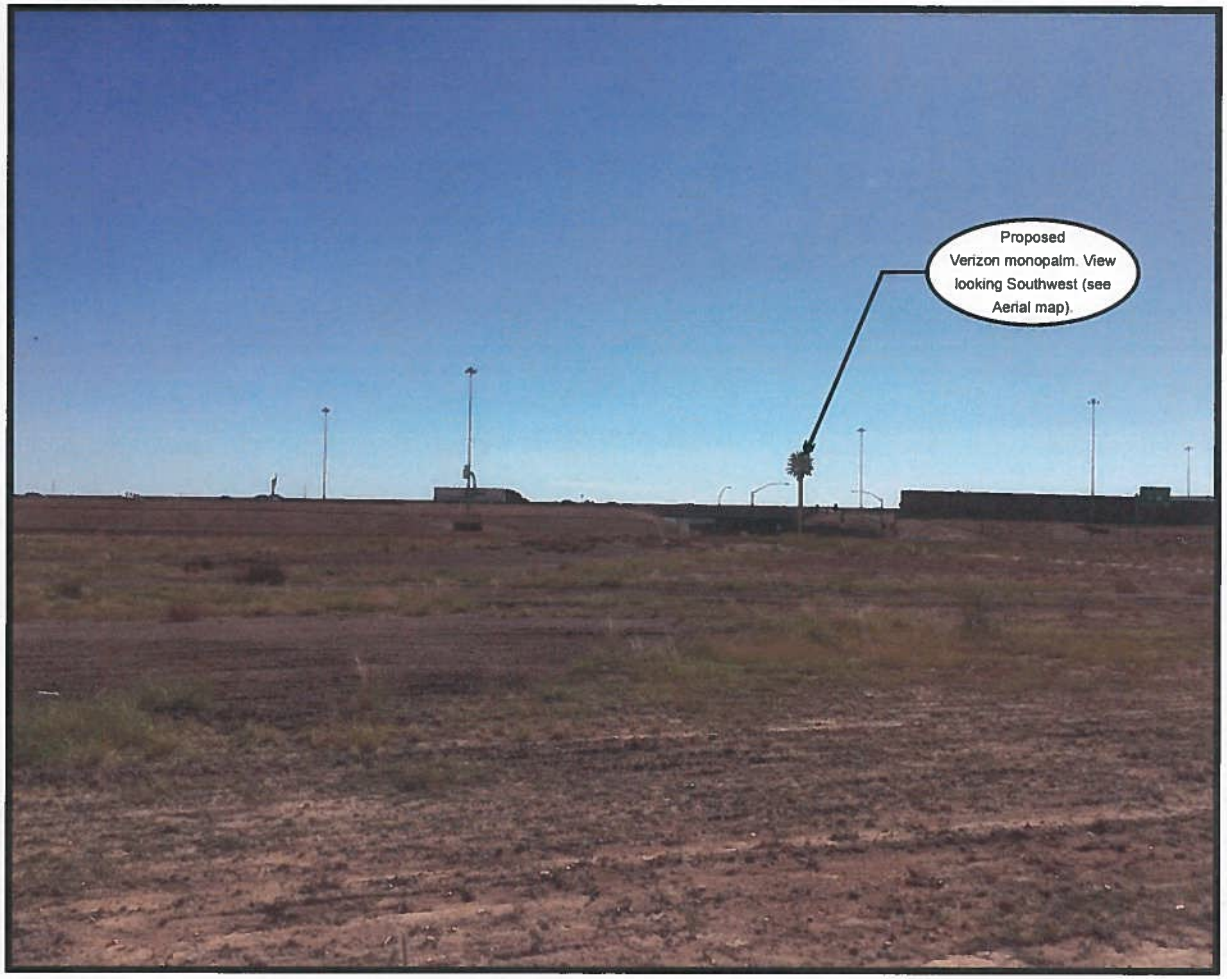
Prepared For:
7201 E. Camelback Road, Suite 310
Scottsdale, AZ 85251
Office: (602) 453-0050

AERIAL MAP

EXISTING

PROPOSED

VIEW 1



Accuracy of photo simulation based upon information provided by project applicant. The proposed installation is an artistic representation, and not intended to be an exact reproduction. The final installation will have cables, cable ports, and various attachments, such as antennas, nuts, and bolts. Every effort will be made to disguise these components and they will not be readily apparent to the casual observer or passerby. However, upon close scrutiny, the true nature of the installation will be apparent.

PHO COTTON LANE

W. MCDOWELL RD, GOODYEAR, AZ 85338
MARICOPA COUNTY

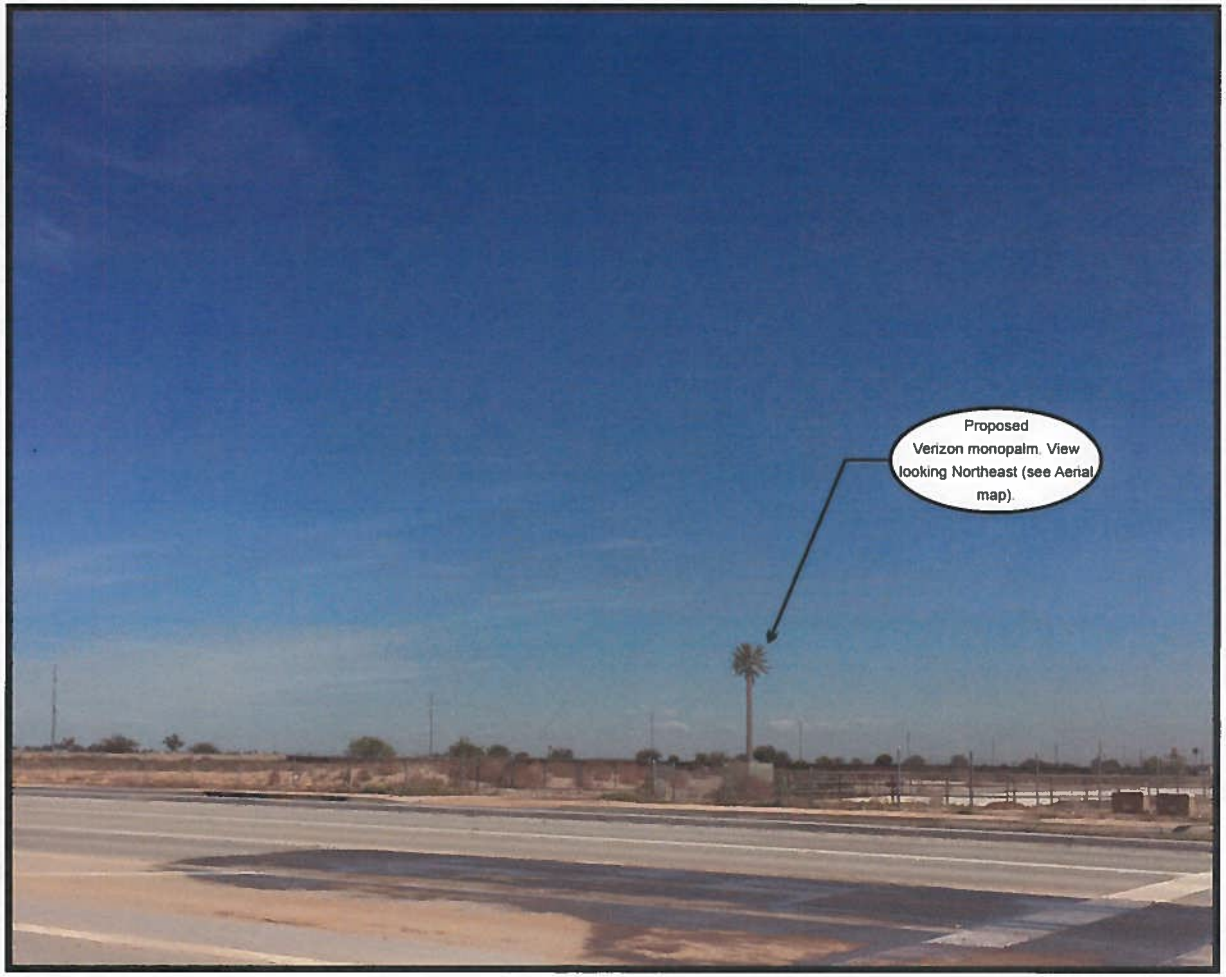
Prepared For:
7201 E. Camelback Road, Suite 310
Scottsdale, AZ 85251
Office: (602) 453-0050

RLS
RELIANT LAND SERVICES

AERIAL MAP

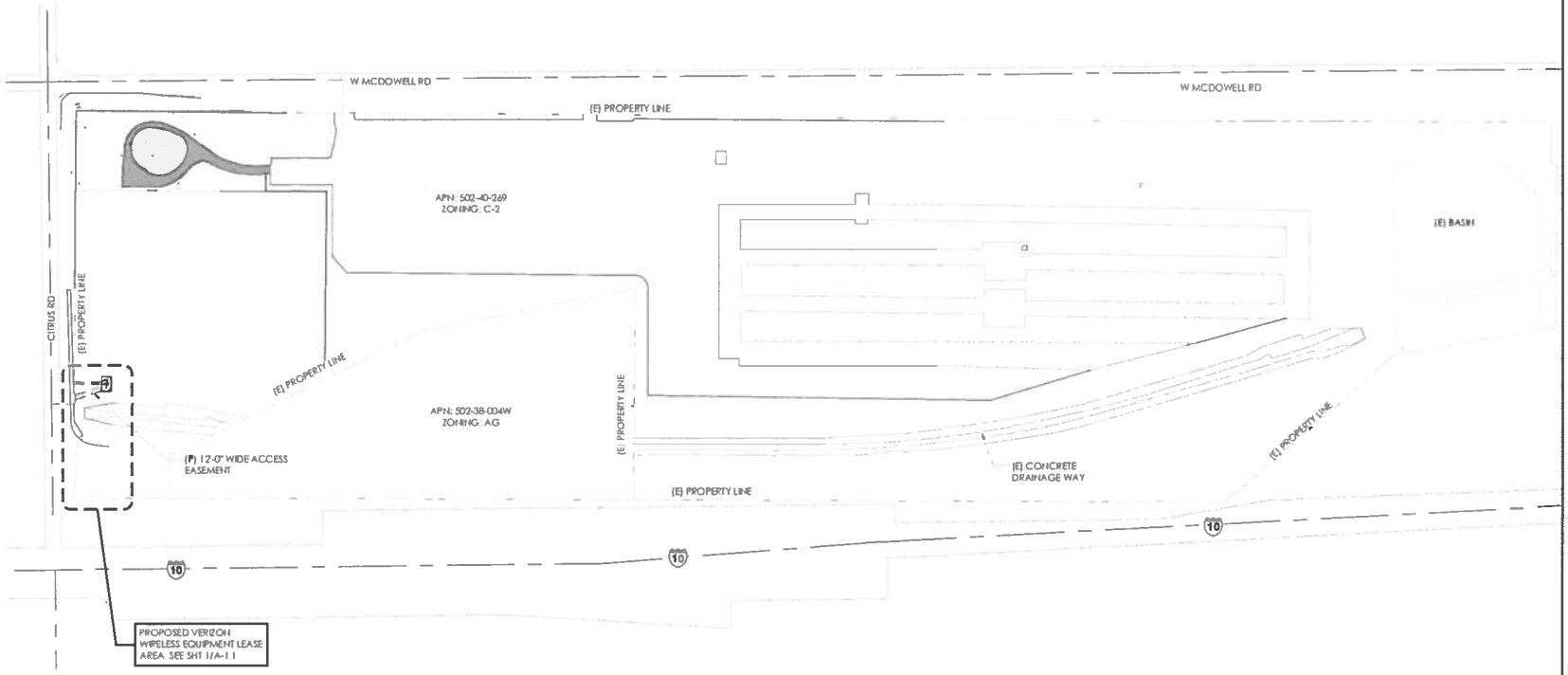
EXISTING

PROPOSED **VIEW 2**



Accuracy of photo simulation based upon information provided by project applicant. The proposed installation is an artistic representation, and not intended to be an exact reproduction. The final installation will have cables, cable ports, and various attachments, such as antennas, nuts, and bolts. Every effort will be made to disguise these components and they will not be readily apparent to the casual observer or passerby. However, upon close scrutiny, the true nature of the installation will be apparent.

Exhibit C



OVERALL SITE PLAN

NORTH | SCALE 1/128"=1' | 0 25' 75' 175 | 1

verizon wireless
126 W. CEMMI DRIVE
TEMPE, ARIZONA 85283

PLANS PREPARED BY:

RLS
RELIANT LAND SERVICES
7201 E. CAMELBACK RD, SUITE 3 RD, SCOTTSDALE, AZ 85251
Www.RLSURA.COM PH: (602) 453-0290 FAX: (602) 453-0022

CONSULTING GROUP:

NO.	DATE	DESCRIPTION	BY
A	11/10/15	90% ZD	KD
0	12/4/15	100% ZD	UC

SITE INFORMATION:

PHO COTTON LANE

W. MCDOWELL RD
GOODYEAR, AZ 85338

MARICOPA COUNTY

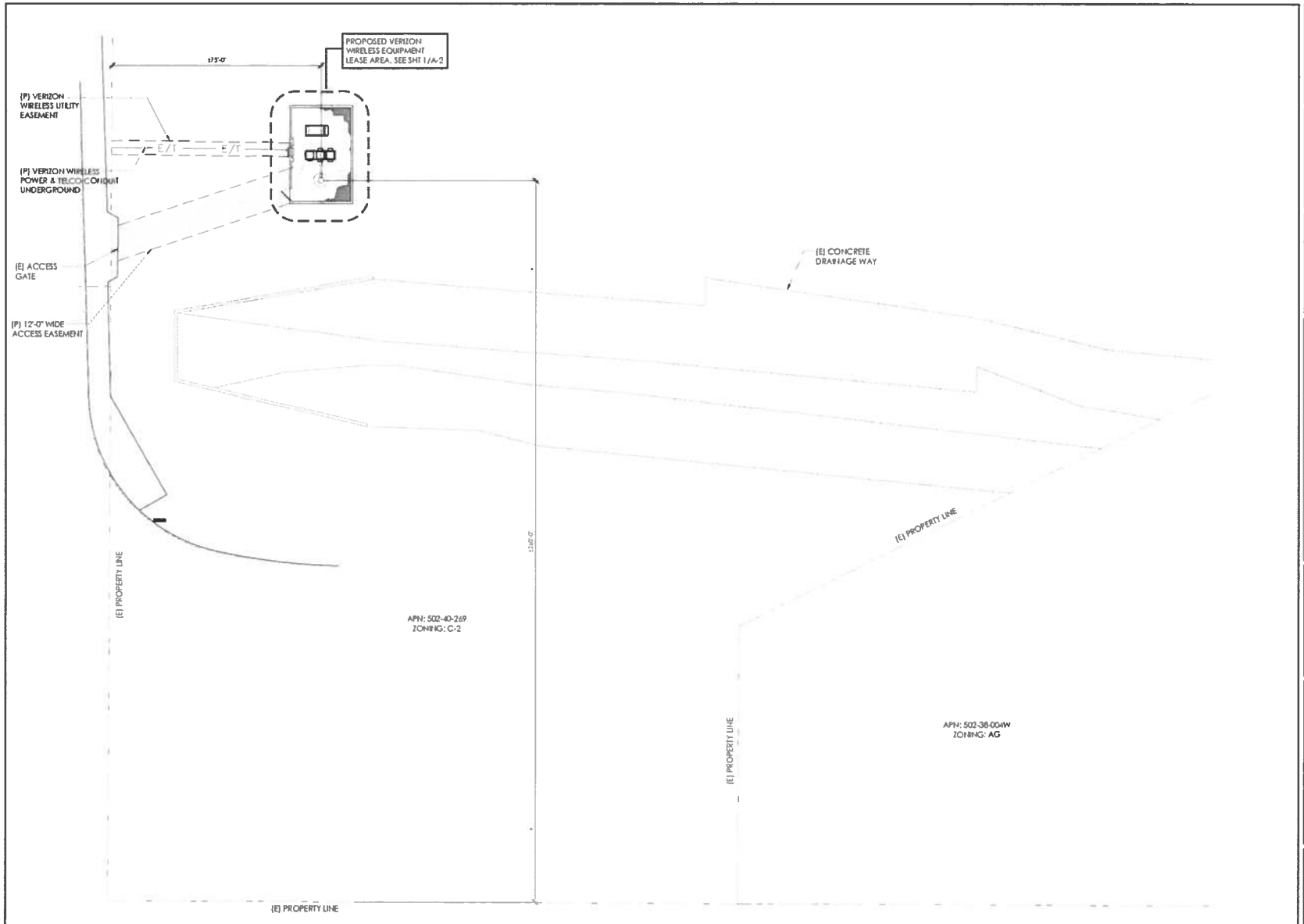
SEAL:

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER: A-1.0

REV: A



ENLARGED SITE PLAN

NORTH | SCALE 1/16"=1' | 0 2' 6' 14' 30' | 1

verizon wireless
126 W. CEMINI DRIVE
TEMPE, ARIZONA 85283

PLANS PREPARED BY:
RLS
RELIANT LAND SERVICES

CONSULTING GROUP:

NO.	DATE	DESCRIPTION	BY
A	11/10/15	90% ZD	KD
0	12/4/15	100% ZD	UC

SITE INFORMATION:

PHO COTTON LANE

W. MCDOWELL RD
GOODYEAR, AZ 85338

MARICOPA COUNTY

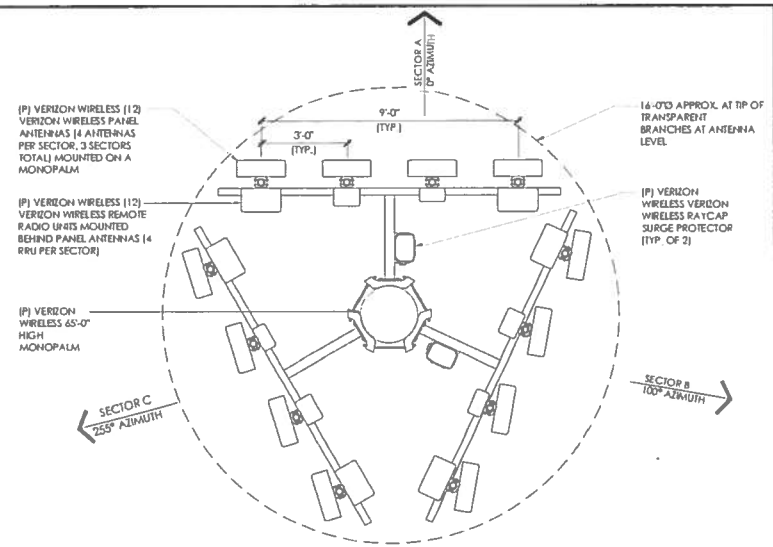
SEAL:

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER: A-1.1

REV: A

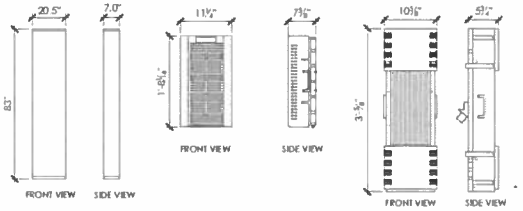


ANTENNA LAYOUT

NORTH | SCALE 1/2"=1' | 0' 6" 1' 2' 4' | 2

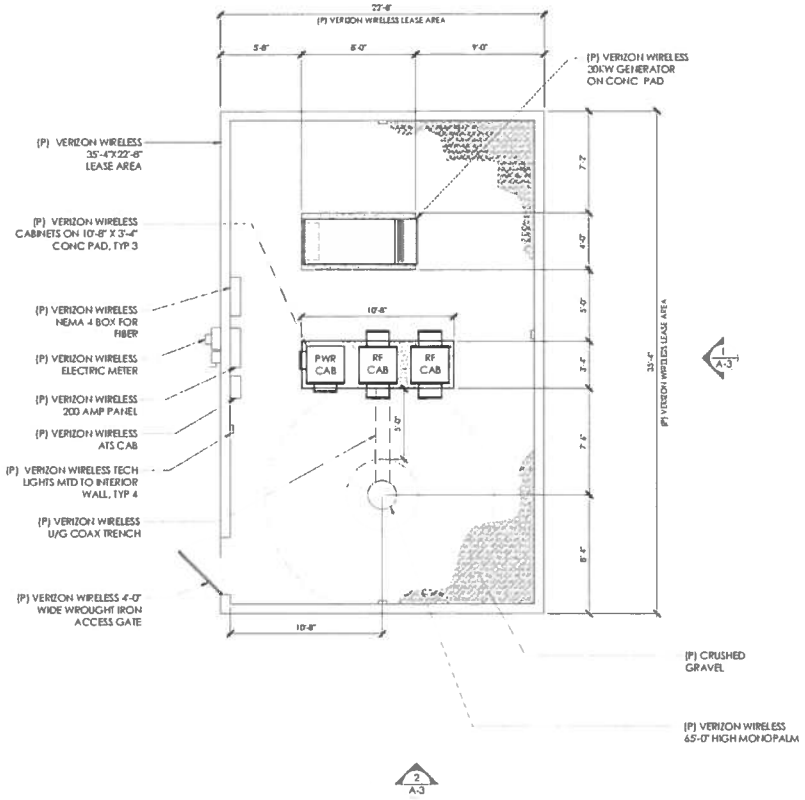
ANTENNA SECTOR	ANTENNA AZIMUTH	ANTENNA CENTERLINE	NUMBER OF PANEL ANTENNAS	ANTENNA TYPE & NUMBER	CABLE SIZE & NUMBER	COAX CABLE LENGTH	NUMBER OF RRU'S	HYBRID FIBER CABLES	RAYCAP SURGE PROTECTORS	COMMENTS
SECTOR-A	0°	56'	4	(4) 7' DUAL BAND	-	±75'	4	2	2	
SECTOR-B	100°	56'	4	(4) 7' DUAL BAND	-	±75'	4			
SECTOR-C	255°	56'	4	(4) 7' DUAL BAND	-	±75'	4			

NOTE:
COAX CABLE LENGTH IS APPROXIMATE. CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.



ANTENNA, RRH, & CABLES SCHEDULE

SCALE N.T.S. | 3



EQUIPMENT PLAN

NORTH | SCALE 1/4"=1' | 0' 1' 3' 7' | 1

verizon wireless
126 W. CELIMI DRIVE
TEMPE, ARIZONA 85283

PLANS PREPARED BY:
RLS
RELIANT LAND SERVICES
7301 E. CAMELBACK RD, SUITE 210, SCOTTSDALE, AZ 85251
WWW.RLSUSA.COM PH: (602) 484-0051 FAX: (602) 483-0002

CONSULTING GROUP:

NO.	DATE	DESCRIPTION	BY
A	11/10/15	90% ZD	KD
0	12/4/15	100% ZD	UC

SITE INFORMATION:

PHO COTTON LANE

W. MCDOWELL RD
GOODYEAR, AZ 85338

MARICOPA COUNTY

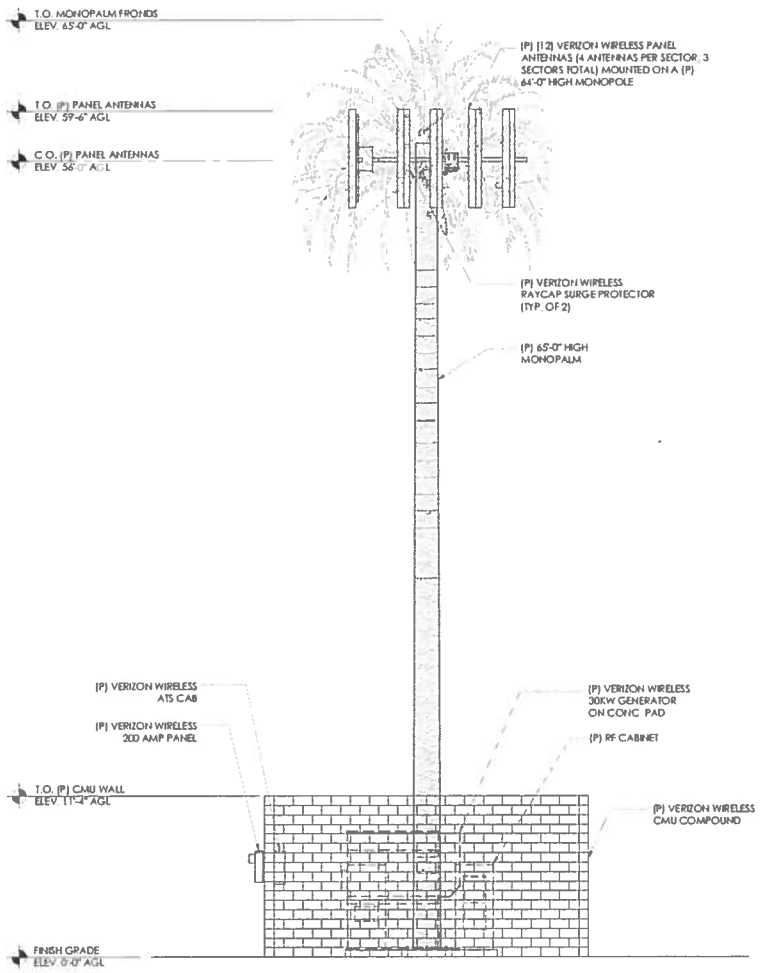
SEAL:

SHEET TITLE:

EQUIPMENT PLAN & ANTENNA LAYOUT

SHEET NUMBER: A-2

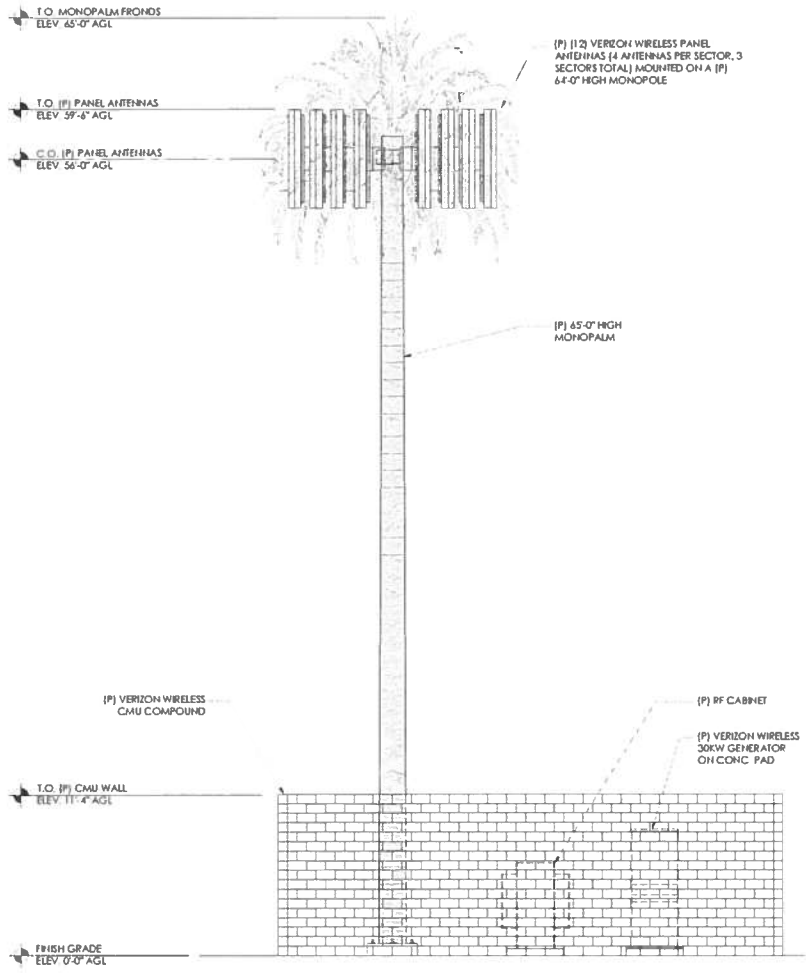
REV. A



SOUTH ELEVATION

SCALE 1/4"=1' 0' 1' 3' 7'

2



EAST ELEVATION

SCALE 1/4"=1' 0' 1' 3' 7'

1

verizon wireless
125 W. CEMINI DRIVE
TEMPE, ARIZONA 85283

PLANS PREPARED BY:

RLS
RELIANT LAND SERVICES
7201 E. CAMELBACK RD., SUITE 310 SCOTTSDALE, AZ 85251
WWW.PLSURA.COM PH. (602) 453-0200 FAX (602) 453-0202

CONSULTING GROUP

NO.	DATE:	DESCRIPTION:	BY:
A	11/10/15	90% ZD	KD
0	12/4/15	100% ZD	UC

SITE INFORMATION

PHO COTTON LANE

W. MCDOWELL RD
GOODYEAR, AZ 85338

MARICOPA COUNTY

SEAL

SHEET TITLE

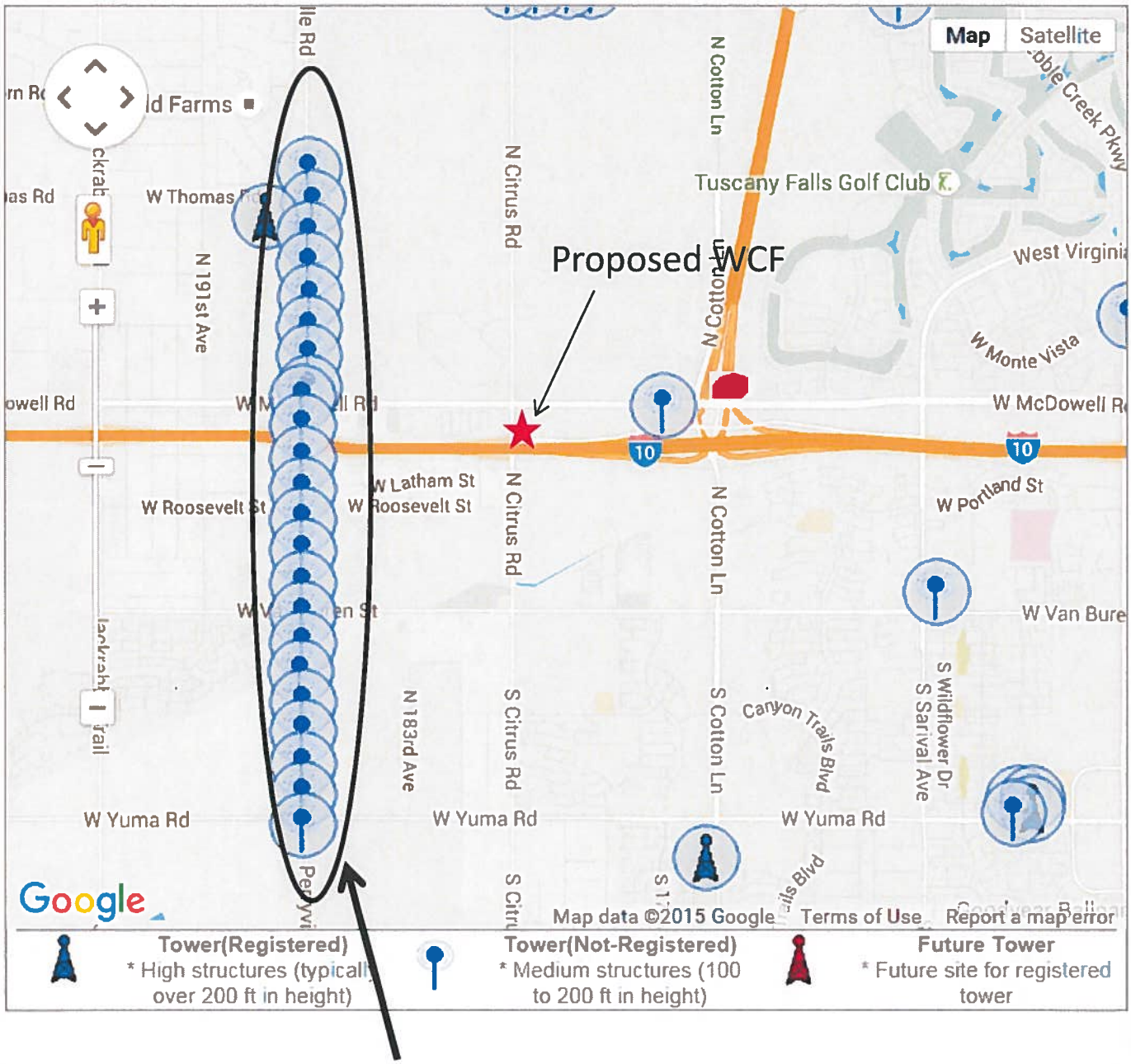
ARCHITECTURAL ELEVATIONS

SHEET NUMBER: A-3

REV A

Exhibit D

Surrounding Existing Antenna Facilities



All of these towers are APS unregistered towers

Tower Search Results!

Alert! 50 Towers (5 Registered,45 Not Registered) found within 3.00 miles of **W McDowell Rd, Goodyear, AZ 85338**.

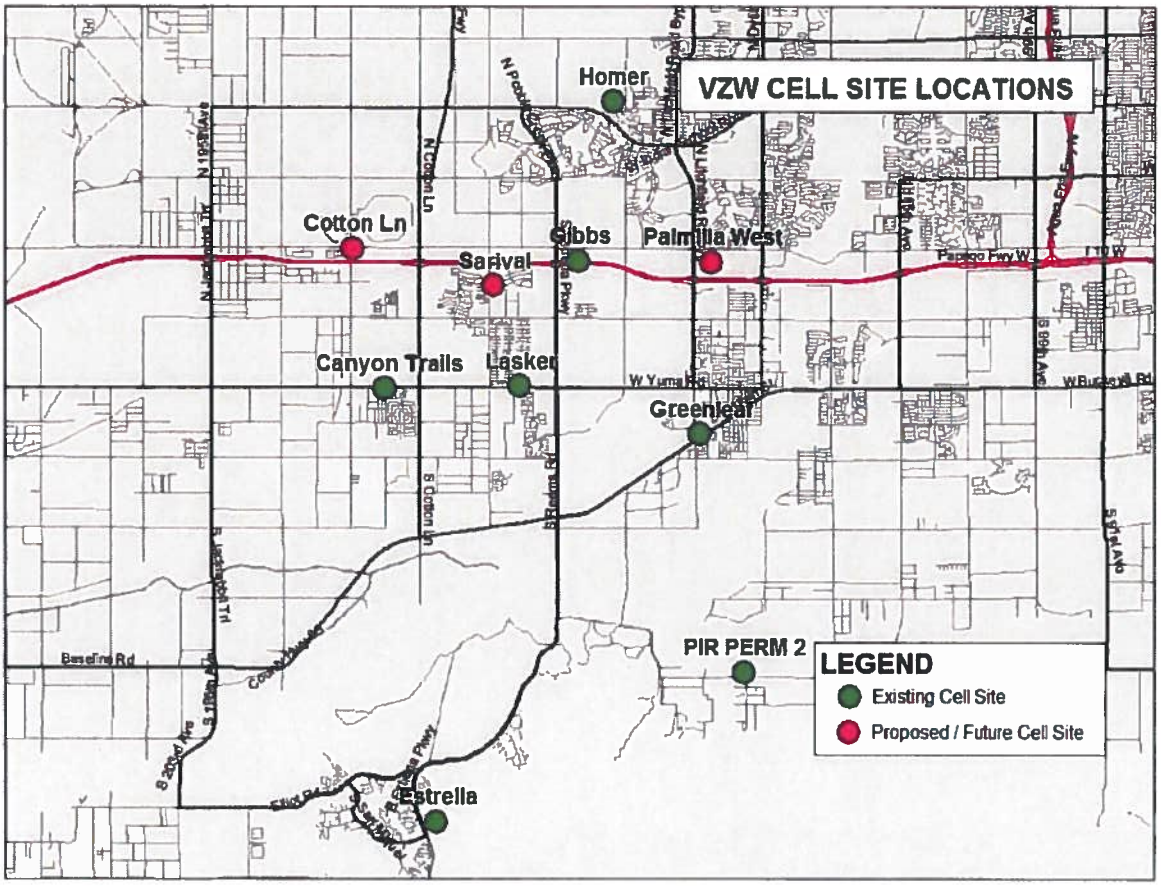
Info! The NEAREST Tower is .43 miles away and is owned by **Aps**.

Ok! No Applications for Future Towers detected as of 10/16/15.

Tower Type	ID Num	Site Owner	Height	Dist
Registered	(1)	Ccatt Llc	74 feet	1.98 miles
	(2)	T-mobile West Tower Llc	70 feet	2.17 miles
	(3)	T-mobile West Tower Llc	93 feet	2.31 miles
	(4)	Sba 2012 Tc Assets, Llc	88 feet	2.65 miles
	(5)	Sba Monarch Towers Ii, Llc	88 feet	2.90 miles
Not Registered	(1)	Aps	75 feet	.43 miles
	(2)	Skyway Towers, Llc	70 feet	1.29 miles
	(3)	Cingular Wireless-rwy	78 feet	1.98 miles
	(4)	Arizona Public Service Company	127 feet	2.01 miles
	(5)	Arizona Public Service Company	131 feet	2.05 miles
	(6)	At&t Wireless Services	178 feet	2.06 miles
	(7)	Arizona Public Service Company	136 feet	2.07 miles
	(8)	Arizona Public Service Company	131 feet	2.09 miles
	(9)	Arizona Public Service Company	131 feet	2.14 miles
	(10)	Arizona Public Service Company	141 feet	2.14 miles
	(11)	Arizona Public Service Company	131 feet	2.20 miles
	(12)	Arizona Public Service Company	137 feet	2.22 miles
	(13)	Ebi Consulting	95 feet	2.24 miles
	(14)	Arizona Public Service Company	127 feet	2.25 miles
	(15)	Verizon Wireless (vaw) Llc - Mg	91 feet	2.26 miles
	(16)	Agua Fria Union High School - District 216	103 feet	2.28 miles
	(17)	Arizona Public Service Company	137 feet	2.30 miles
	(18)	Arizona Public Service Company	141 feet	2.31 miles
	(19)	Arizona Public Service	130 feet	2.31 miles
	(20)	Arizona Public Service Company	136 feet	2.32 miles
	(21)	Arizona Public Service Company	136 feet	2.33 miles
	(22)	Arizona Public Service Company	146 feet	2.33 miles
	(23)	Arizona Public Service Company	136 feet	2.34 miles
	(24)	Arizona Public Service Company	141 feet	2.34 miles
	(25)	Arizona Public Service Company	141 feet	2.35 miles
	(26)	Arizona Public Service Company	141 feet	2.37 miles
	(27)	Arizona Public Service Company	141 feet	2.38 miles
	(28)	Arizona Public Service	130 feet	2.38 miles
	(29)	Arizona Public Service Company	142 feet	2.41 miles
	(30)	Arizona Public Service Company	141 feet	2.41 miles
	(31)	Arizona Public Service Company	142 feet	2.45 miles
	(32)	Arizona Public Service Company	142 feet	2.45 miles
	(33)	Arizona Public Service	125 feet	2.45 miles
	(34)	Arizona Public Service Company	142 feet	2.50 miles
	(35)	Clear Channel Outdoor	60 feet	2.50 miles
	(36)	Arizona Public Service Company	142 feet	2.52 miles
	(37)	Arizona Public Service Company	141 feet	2.55 miles
	(38)	Arizona Public Service	130 feet	2.56 miles
	(39)	Arizona Public Service	135 feet	2.60 miles
	(40)	Arizona Public Service Company	152 feet	2.61 miles
	(41)	Arizona Public Service Company	137 feet	2.66 miles
	(42)	Arizona Public Service Company	142 feet	2.73 miles
	(43)	Arizona Public Service Company	142 feet	2.80 miles
	(44)	Arizona Public Service Company	136 feet	2.88 miles
	(45)	Arizona Public Service Company	151 feet	2.96 miles
Future		(No Towers Detected)		

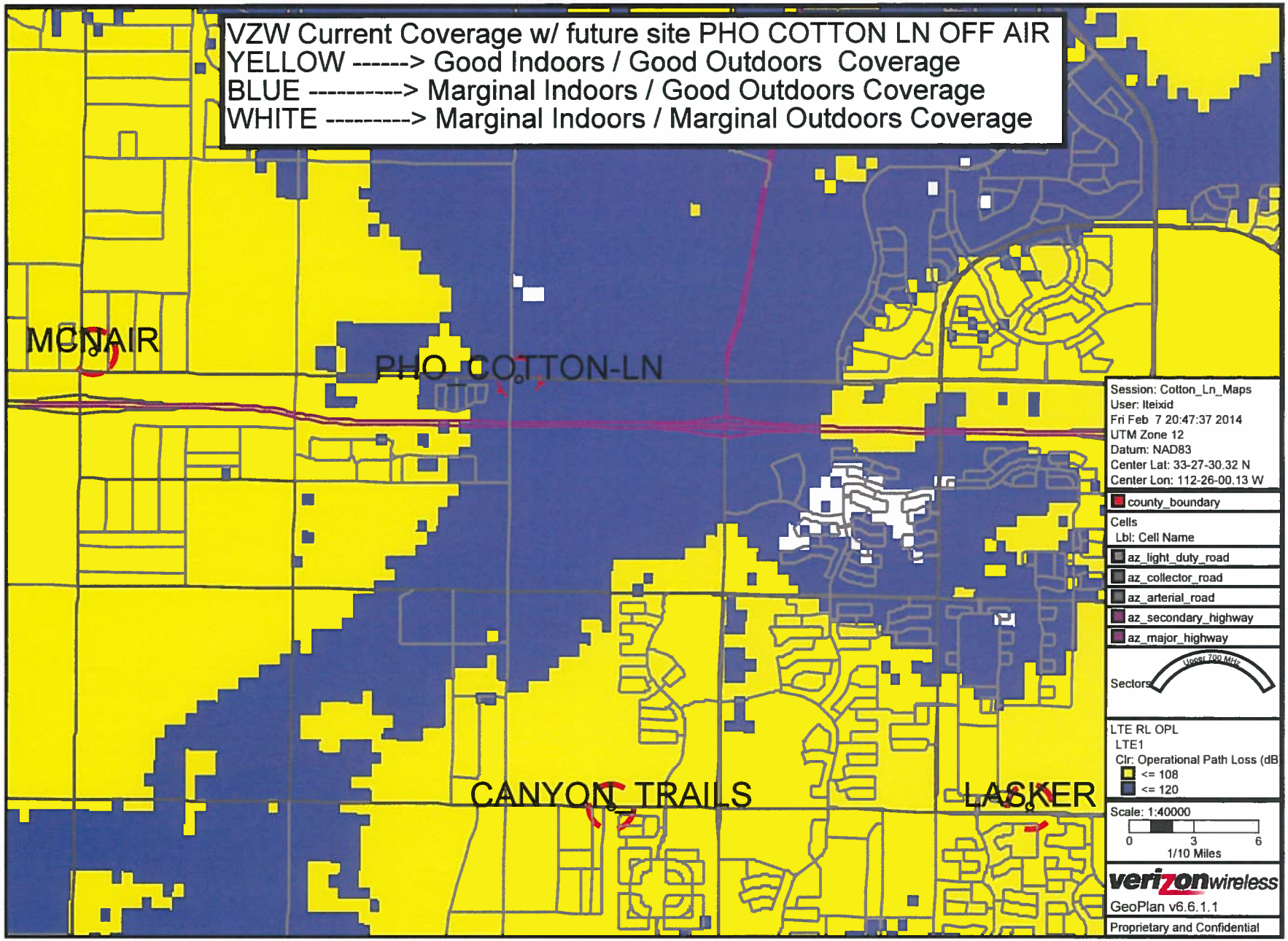
Exhibit E

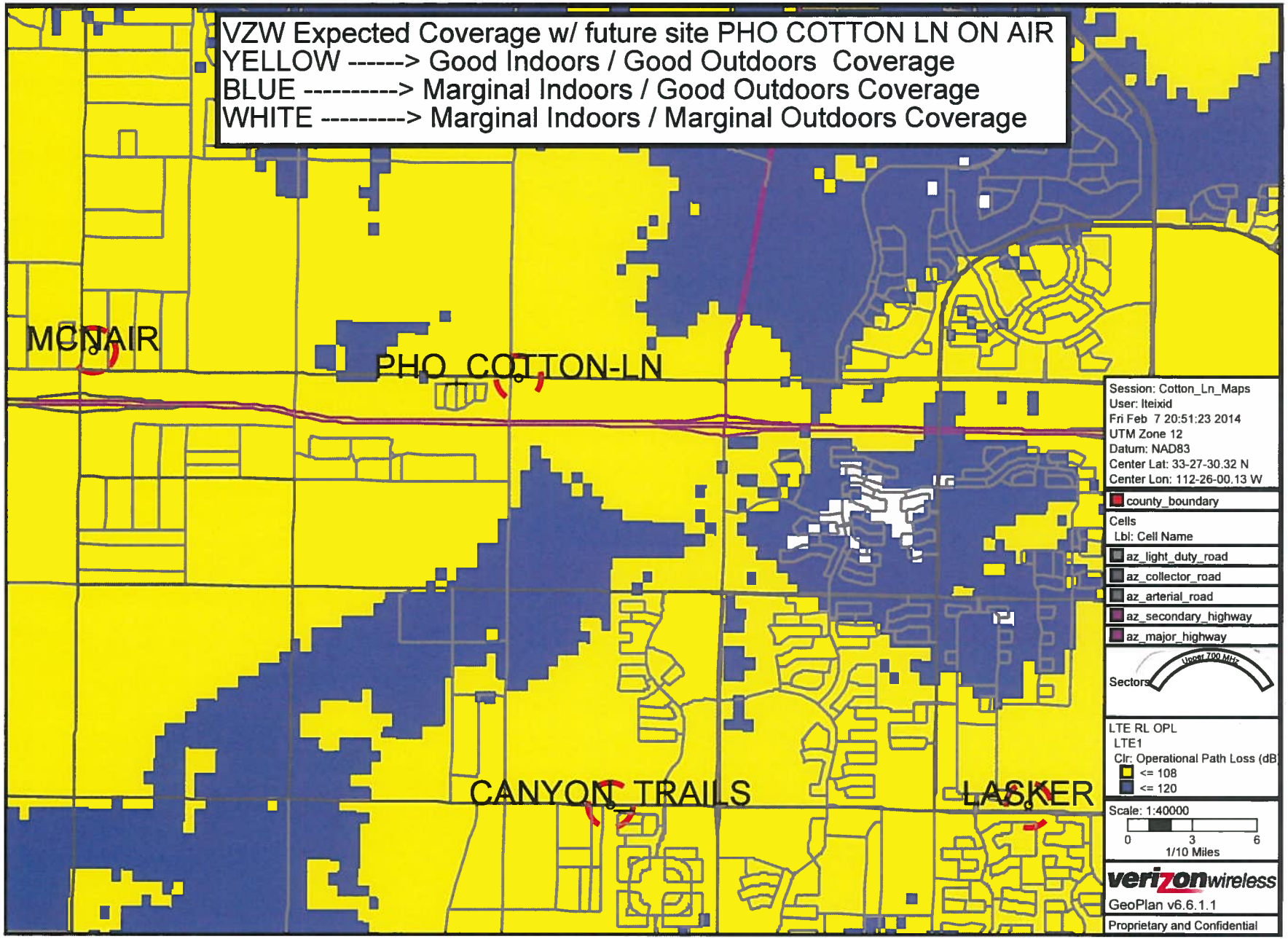
VZW sites within City of Goodyear limits



Cell Name	Latitude Degrees (NAD83)	Longitude Degrees (NAD83)	Structure Type	Antenna Center Line (ft)	Street Address	City	State	Zip Code	Status
Homer	33.495041	-112.378215	Monopole	82	14802 W Indian School	Goodyear	AZ	85338	Existing
Canyon Trails	33.435562	-112.435537	APS Power pole	64.3	17507 Yuma Rd.	Goodyear	AZ	85338	Existing
Estrella	33.345611	-112.422944	Monopole	90	11101 S. Estrella Parkway	Goodyear	AZ	85338	Existing
Lasker	33.435967	-112.401896	Light Pole	70	15778 W. Yuma Rd.	Goodyear	AZ	85338	Existing
Gibbs	33.461986	-112.387178	Sign Structure	76.5	Goodyear Centerpointe	Goodyear	AZ	85338	Existing
Greenleaf	33.426197	-112.356681	Monopalm	58	597 S. Litchfield Rd	Goodyear	AZ	85338	Existing
PIR PERM 2	33.376722	-112.345806	Monopole	95	13320 W Indian Springs Rd	Goodyear	AZ	85338	Existing
Cotton Ln	33.464526	-112.443492	APS Power pole	65	SEC Citrus Rd and McDowell Rd	Goodyear	AZ	85395	Proposed
Sarival	33.456889	-112.408361	Monopalm	61	1003 N. Sarival	Goodyear	AZ	85338	Proposed
Palmilla West	33.461623	-112.354025	Building Side Mount	TBD	13677 W. McDowell Rd	Goodyear	AZ	85338	Proposed

Exhibit F


VZW Current Coverage w/ future site PHO COTTON LN OFF AIR
YELLOW ------> Good Indoors / Good Outdoors Coverage
BLUE ----------> Marginal Indoors / Good Outdoors Coverage
WHITE ---------> Marginal Indoors / Marginal Outdoors Coverage
MCNAIR
PHO_COTTON-LN
CANYON_TRAILS
LASKER
Session: Cotton_Ln_Maps
User: lteixid
Fri Feb 7 20:47:37 2014
UTM Zone 12
Datum: NAD83
Center Lat: 33-27-30.32 N
Center Lon: 112-26-00.13 W
county_boundary
Cells
Lbl: Cell Name
az_light_duty_road
az_collector_road
az_arterial_road
az_secondary_highway
az_major_highway
Sectors
Upper 700 MHz
LTE RL OPL
LTE1
Clr: Operational Path Loss (dB
<= 108
<= 120
Scale: 1:40000
0
3
6
1/10 Miles
verizonwireless
GeoPlan v6.6.1.1
Proprietary and Confidential


VZW Expected Coverage w/ future site PHO COTTON LN ON AIR
YELLOW ------> Good Indoors / Good Outdoors Coverage
BLUE ----------> Marginal Indoors / Good Outdoors Coverage
WHITE ---------> Marginal Indoors / Marginal Outdoors Coverage
MCNAIR
PHO_COTTON-LN
CANYON_TRAILS
LASKER
Session: Cotton_Ln_Maps
User: lteixid
Fri Feb 7 20:51:23 2014
UTM Zone 12
Datum: NAD83
Center Lat: 33-27-30.32 N
Center Lon: 112-26-00.13 W
county_boundary
Cells
Lbl: Cell Name
az_light_duty_road
az_collector_road
az_arterial_road
az_secondary_highway
az_major_highway
Sectors
Upper 700 MHz
LTE RL OPL
LTE1
Clr: Operational Path Loss (dB)
<= 108
<= 120
Scale: 1:40000
0
3
6
1/10 Miles
verizonwireless
GeoPlan v6.6.1.1
Proprietary and Confidential