

AT&T P829

1551 N. Dysart Rd.

Request to Amend Conditional Use Permit (CU-06-2)

PL-16-0152

City Council Public Hearing
September 19, 2016

Presenter: Alison Rondone, Planner II



- Property within the Palmilla Shopping Center on Dysart Road north of I-10
- Existing wireless facility on light pole in parking lot
- Equipment enclosure behind Uptight Carpet



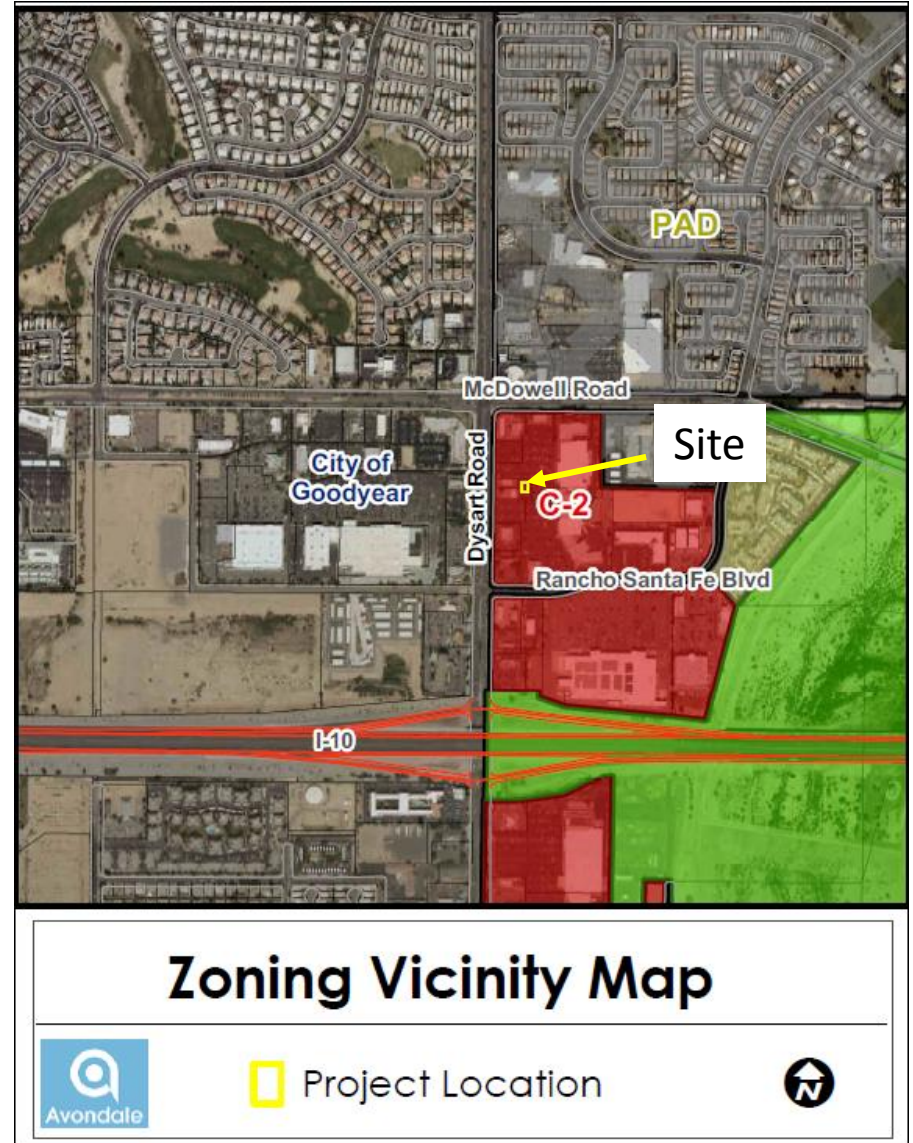
Aerial Photograph



Project Location



- General Plan land use designation “Freeway Commercial”
- Surrounded on all sides by commercial/retail development
- Primary land uses in the area Commercial Retail/ Office and Multi-Family

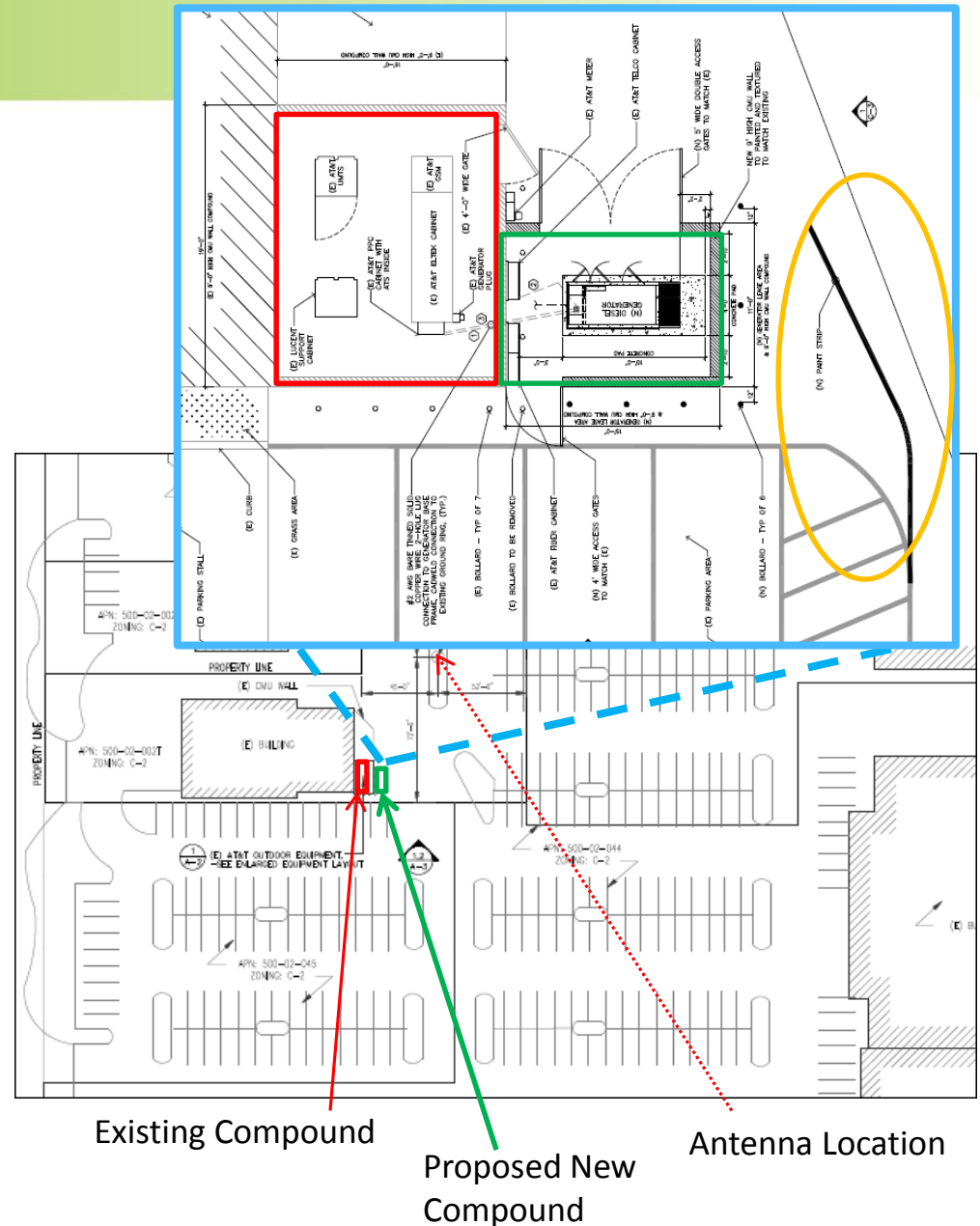


Background

- Conditional Use Permit CU-06-2 approved by the Avondale City Council on October 16, 2006 for a PWSF for Cingular Wireless
- Conditions of approval included requirement to amend CUP prior to modification of antennas or equipment
- Facility now operated by AT&T/Crown Castle International
- Previous modifications proposed to PWSF and amended CUP approved December 2015

Request

- New FCC requirements
- Proposed addition of new CMU enclosure to contain emergency back-up generator
- No parking lot disruption
- Increase from 304 sf to 469 sf lease area
- More flexible conditions of approval

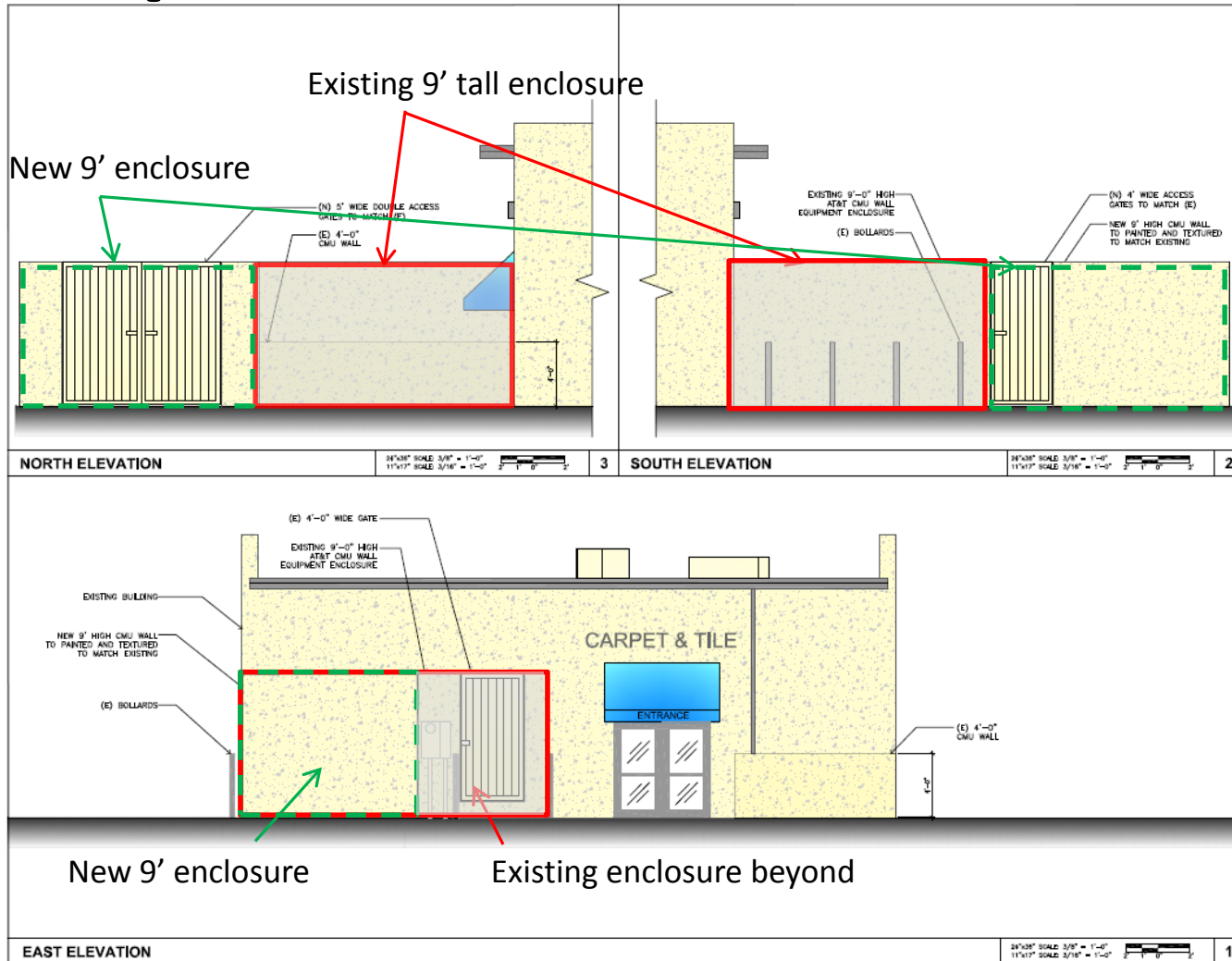


Site Photos



Area of Proposed Expansion

Conceptual Elevations



Analysis

- Consistent with General Plan
- Meets all Zoning Ordinance requirements for screening
- Required per FCC
- Compatible with character of the immediate area
- No new traffic generation or impact on public streets
- Not visible from Dysart Road
- Modified conditions of approval provide more flexibility for small changes to facility

Public Participation

- Neighborhood meeting
 - July 25, 2016 at City Hall (Mohave Room)
 - All public notification requirements met
 - No attendees
- Planning Commission public hearing August 18, 2016
 - No public comment
- All public notification requirements met
- No other public comment to date

Recommendation

Planning Commission (8-18-2016)
recommended **APPROVAL 5-0**
of Application PL-16-0152
AT&T P829
Request to Amend
Conditional Use Permit CU-06-2
with 3 Conditions of Approval

Public Hearing & Discussion

AT&T P829

Application PL-16-0152

Request to Amend Conditional Use Permit
CU-06-2

