

CITY OF LITCHFIELD PARK

PLANNING AND ZONING COMMISSION

Regular Meeting
Tuesday, September 9, 2014
6:00 p.m.
Church at Litchfield Park
Souers Hall
300 N. Old Litchfield Road
Litchfield Park, Arizona 85340

Members of the Litchfield Park Planning and Zoning Commission may attend either in person or by telephone conference call.

- I. Call to Order
- II. Pledge of Allegiance
- III. Call to the Community
(This is the time for citizens who would like to address the Commission on any non-agenda item. Action taken as a result of public comment will be limited to asking Staff to review the matter, asking that the matter be put on a future agenda, or responding to criticism.)
- IV. General Plan Amendment Application and Concurrent Rezoning Application Study Sessions Information

- A. **2014 General Plan Major Amendment (GPA #14-01, amended) and Rezoning (ZA #14-02) Proposed for the Northwest Corner of Village Parkway and Litchfield Road** (applicant applications are available for viewing at City Hall and on the City's web site www.litchfield-park.org)

The Commission will hold a study session to review and discuss a proposed General Plan Amendment (GPA#14-01, amended) requesting to change the General Plan land use designation from Resort, Golf Course, and Open Space to Medium Density Residential and a Rezoning request to change the zoning from Planned Development with an underlying zoning of Low Density Multi Family, Neighborhood Commercial, and Resort and Open Space to Planned Development with underlying zoning of Residential Cluster (RC) for 31.1 acre property located at the northwest corner of Litchfield Road and Village Parkway.

1. Staff Report
2. Applicant Presentation
3. Discussion
4. Public Comments

- B. **2014 General Plan Major Amendment (GPA #14-05, amended) and Rezoning (ZA#14-03) Proposed for the Northwest Corner of Litchfield and Camelback Roads** (applicant applications are available for viewing at City Hall and on the City's web site www.litchfield-park.org)

The Commission will hold a study session to review and discuss a proposed General Plan Amendment (GPA#14-05, amended) requesting to change the General Plan land use designation from Mixed Use (Public Facility/Residential) to Commercial and Mixed Use (Residential/Public Facility/Agritourism) on property located at the northwest corner of Litchfield and Camelback Roads and a Rezoning request to change the zoning on 64 acres of that property from Neighborhood Commercial (NC) and Residential Estate (RE) to Planned Development (PD) with underlying zoning of Agritourism and Community Commercial (CS).

1. Staff Report
2. Discussion
3. Public Comments

V. Business

- A. Public Hearing: Use Permit Application for the Placement of an AT&T Wireless Communications Facility on the Grounds of the Wigwam Resort, Located at 300 E. Wigwam Boulevard** **Information**

The applicant was unable to hold the Citizen Review meetings before the scheduled date of this Public Hearing as is required by both State Statute and City Zoning Code, and has requested that the Public Hearing be continued to a future meeting date to provide time to hold that Citizen Review meeting.

- B. Public Hearing: Use Permit Application for the Placement of Additional Antennas and Associated Ground Equipment at an Existing Wireless Communications Facility Located at 5402 N. Litchfield Road, Commonly Referred to as the La Loma Homestead** **Information**

- 1. Staff Report**
- 2. Applicant Presentation**
- 3. Public Comment**

Citizens may ask questions or speak for or against an application for a Use Permit to allow for the placement of additional antennas and associated ground equipment at an existing wireless communications facility which currently consists of a monopole camouflaged by a faux palm tree seventy (70) feet in height and associated ground equipment concealed by a fence, on property located at 5402 N. Litchfield Road, commonly referred to as the La Loma Homestead.

- C. Use Permit Application for the Placement of Additional Antennas and Associated Ground Equipment at an Existing Wireless Communications Facility Located at 5402 N. Litchfield Road, Commonly Referred to as the La Loma Homestead** **Information Action**

Discussion and possible recommendation to City Council to approve an application for a Use Permit to allow for the placement of additional antennas and associated ground equipment at an existing wireless communications facility which currently consists of a monopole camouflaged by a faux palm tree seventy (70) feet in height and associated ground equipment concealed by a fence, on property located at 5402 N. Litchfield Road, commonly referred to as the La Loma Homestead.

- D. Public Hearing: Proposed Zoning Code Amendment Related to Sign Regulations** **Information**
- 1. Staff Report**
 - 2. Public Comments**

Citizens may ask questions or speak for or against a proposed amendment to the City of Litchfield Park Zoning Code repealing the current Section 35 Signs and adding new Section 35 Signs to add/revise definitions for A-Frame Sign, Awning Sign, Banner Sign, Billboard, Building Front Footage, Business Front Footage, City/Church/Civic Special Event Sign, Commercial Special Event Sign, Development Sign, Drive-Thru/Menu Board, Freestanding Sign, Garage Sale/Yard Sale Sign, Identification Sign, Ideological Sign, Illegal Sign, Indirect Lighting, Internal Lighting, Lighting, Multi-Family Complex Sign, Multi-Tenant Building or Complex, Permanent Sign, Political Sign, Portable Sign, Prohibited Sign, Public Right-of-Way or R-O-W, Quasi-Governmental, Real Estate Sign, Reader Panel Sign, Sign Copy, Sign Area, Sign Height, Sign Walker, Structural Member, Subdivision Sign, Temporary Sign, Window Sign-Neon, and Window Sign; to add new subsections setting forth: the purpose and objectives for sign regulations; general sign standards and requirements; standards and requirements for Comprehensive Sign Programs; standards and requirements for signs in Residential, Public Facility (PF), Community Commercial (CS), Neighborhood Commercial (NC), Regional Commercial (RS), Resort (R), and General Industrial (I) Zoning Districts; requirements for temporary signage in all zoning districts; standards and requirements for flag poles; and requirements and procedures for maintenance and enforcement.

E. Proposed Zoning Code Amendment Related to Sign Regulations

**Information
Action**

Discussion and possible recommendation to City Council for approval of a proposed amendment to the City of Litchfield Park Zoning Code repealing the current Section 35 Signs to add/revise definitions for A-Frame Sign, Awning Sign, Banner Sign, Billboard, Building Front Footage, Business Front Footage, City/Church/Civic Special Event Sign, Commercial Special Event Sign, Development Sign, Drive-Thru/Menu Board, Freestanding Sign, Garage Sale/Yard Sale Sign, Identification Sign, Ideological Sign, Illegal Sign, Indirect Lighting, Internal Lighting, Lighting, Multi-Family Complex Sign, Multi-Tenant Building or Complex, Permanent Sign, Political Sign, Portable Sign, Prohibited Sign, Public Right-of-Way or R-O-W, Quasi-Governmental, Real Estate Sign, Reader Panel Sign, Sign Copy, Sign Area, Sign Height, Sign Walker, Structural Member, Subdivision Sign, Temporary Sign, Window Sign-Neon, and Window Sign; to add new subsections setting forth: the purpose and objectives for sign regulations; general sign standards and requirements; standards and requirements for Comprehensive Sign Programs; standards and requirements for signs in Residential, Public Facility (PF), Community Commercial (CS), Neighborhood Commercial (NC), Regional Commercial (RS), Resort (R), and General Industrial (I) Zoning Districts; requirements for temporary signage in all zoning districts; standards and requirements for flag poles; and requirements and procedures for maintenance and enforcement.

F. Board of Adjustment/Design Review Board Update

Information

There were no Design Review Board or Board of Adjustment Meetings held in August 2014.

G. Topics for Referral to City Council

**Information
Action**

Discussion of and possible referral of new topics to the City Council.

H. Minutes

**Information
Action**

Possible approval of the minutes of the May 13 and July 8, 2014 Planning and Zoning Commission Meetings.

VI. Executive Session

Action

An Executive Session may be called during the public meeting on any item on this agenda pursuant to (i) A.R.S. § 38-431.03(A) (3) for the purpose of receiving legal advice.

VII. Staff Report on Current Events

Information

VIII. Commissioners' Reports on Current Events

Information

This is the time Commissioners may present a brief summary on current events. The Commission may not propose, discuss, deliberate or take any legal action on the information presented, pursuant to A.R. S. § 38-431.02.

IV. Adjournment

Action

Jeff Raible, Chairman

Persons with special accessibility needs should contact City Hall, 623 935-5033 at least 48 hours prior to the meeting.



Meeting Date: September 9, 2014

To: Planning and Zoning Advisory Commission

From: Jason Sanks, Planning Consultant

Subject: GP14-01 and ZA14-02
28 Acres at the NWC of Litchfield Road and Village Parkway
– Study Session

Staff has prepared a Study Session staff report for the purpose of establishing discussion points for each case. The intent of the report is to facilitate dialogue on the applications and offer the Planning and Zoning Advisory Commission, staff, and the applicant the ability to share information in a public forum. The public will also be able to provide input at the end of the discussion. As mentioned in the Citizen Review Meeting and prior Study Session meetings, the following considerations should be taken into account while considering a change in land use on the General Plan:

- Financial impacts on the City of Litchfield Park (revenues/expenses)
- Engineering impacts (sewer, water, traffic, environmental)
- Economic Development impacts (sales tax generation)
- Planning (good land use principles)

In an effort to study the requests in greater detail and to gather public comment on the applications, the following efforts have been made to date:

- Preparation and presentation of the Retail Market Feasibility Study
- Neighborhood Meetings hosted by the applicants
- Citizen Review Meetings hosted by the City of Litchfield Park
- Financial Impact Analysis prepared by the City's Finance Director
- Study Sessions with the PZ Advisory Commission
- Multiple channels for public comment on the applications

GPA14-01 (JDM proposal) – Parcel A

The 31 acre property has been downsized to 28 acres and is located at the northwest corner of Litchfield Road and Village Parkway, within the Village at Litchfield Greens Planned Development. Most of the property is designated as Resort, although there are five acres of Commercial and a few acres of Open Space and Golf Course (Heritage "Red" Course). The last approval on the property was for a project known as "Awenasa", a condominium project tied to the Wigwam that was an effort to provide the resort overflow rooms. That project did not include any of the Commercial, Open Space, and Golf course designated land that is in the current proposal.

The last PZ Study Session for this case was August 12, 2014. The Commission reviewed the request to reduce the density on the project and staff updated everyone on the Cachet Homes proposal to provide a mix of housing types. The property is approximately 28 acres and the proposal includes 180 units with three different housing types resulting in a density of 6.4 dwelling units per acre. The plan proposes single family detached homes on the west side of the development, with a mix of townhomes and condominiums as the project extends east to Litchfield Road. All units will be “for sale”. Staff has received the rezoning application which provides the proposed site plan and building elevations. Since the Cachet proposal is only 28 acres, the General Plan amendment application will need to be reconciled to the smaller acreage (28 versus 31) to maintain consistency. Staff was pleased to see that the reduced acreage in the site plan would allow more land designated Open Space and Golf Course to remain.

In addition to the single family detached homes that are proposed, there are also townhome and condominium buildings. Santa Barbara architecture is proposed with a single color palette. Generally, the density of the project increases from west to east.

Discussion points should include:

- Traffic impact on Village Parkway and Litchfield Road, possible modifications needed.
- Centralized amenity appears a bit tight on space. The narrative notes that it will include a pool and fitness facility. No children’s play equipment is shown.
- Drainage and retention for this site is unresolved at this time. The current site plan indicates no onsite retention.
- Units should front onto Village Parkway rather than back to it. The single family homes indicate walls will be present along the parkway. Additional pedestrian connections and transparency are needed. Pedestrian connections should be un gated for ease of movement.
- A Wall Plan for the development is needed to understand perimeter relationship with surrounding properties.
- A Village Parkway Streetscape Exhibit is desired to clearly demonstrate the relationship of the residential units to Village Parkway.
- The development should have a stronger pedestrian connection and presence at the intersection of Village Parkway and Litchfield Road.
- Impact of additional residents on open space and public facilities
- Removal of commercial land use and future retail sales tax generation, the Rick Hill Retail Study identifies commercial land use as viable
- Slight encroachment on open space and golf course
- Cost of services to new residences – Financial Impact Analysis
- Luke Air Force Base indicates that a 6 DU/acre maximum density is preferred for this development. The proposal stands at 6.4 currently.
- Maintenance Building for golf course location
- Development Agreement (DA) impacts need to be reviewed and an amendment to the existing DA needs to be filed by the applicant.



Meeting Date: September 9, 2014

To: Planning and Zoning Advisory Commission

From: Jason Sanks, Planning Consultant

Subject: GPA14-05 ZA14-03: NWC Litchfield and Camelback Roads – Study Session

Staff has prepared a Study Session staff report for the purpose of establishing discussion points for each case. The intent of the report is to facilitate dialogue on the applications and offer the Planning and Zoning Advisory Commission, staff, and the applicant the ability to share information in a public forum. The public will also be able to provide input at the end of the discussion. As mentioned in the Citizen Review Meeting and prior Study Session meetings, the following considerations should be taken into account while considering a change in land use on the General Plan:

- Financial impacts on the City of Litchfield Park (revenues/expenses)
- Engineering impacts (sewer, water, traffic, environmental)
- Economic Development impacts (sales tax generation)
- Planning (good land use principles)

In an effort to study the requests in greater detail and to gather public comment on the applications, the following efforts have been made to date:

- Preparation and presentation of the Retail Market Feasibility Study
- Neighborhood Meetings hosted by the applicants
- Citizen Review Meetings hosted by the City of Litchfield Park
- PZ Study Sessions on May 20, 2014 and August 12, 2014
- Financial Impact Analysis prepared by the City's Finance Director
- Multiple channels for public comment on the applications

GPA14-05 (Sun Health Services proposal)

This property was last reviewed at Study Session on August 12, 2014. At that time, the Commission reviewed the proposed Commercial designation request on the 32 acres along Camelback Road and the 28 acres of Agritourism related uses along Litchfield Road. Staff explained to the Commission that Agritourism is not specifically identified in the General Plan, so the intention is to initiate a change in the designation of "Mixed Use Public Facility / Residential" land use designation to read "Mixed Use Public Facility / Residential / Agritourism". Also at the August 12, 2014 Study Session, the Commission reviewed the draft Agritourism zoning district which provides development standards and use restrictions that will guide the development. Since the time of that Study Session, the applicant has provided a rezoning application for the commercial property and Agritourism facility. These applications provide the conceptual site

planning details needed to more closely evaluate both requests. It is important to note that nearly two-thirds of the property proposed with the Commercial designation is already zoned commercial and partially developed with medical offices.

Agritourism Description

Agritourism is a growing industry in the United States and several facilities around the Phoenix area are already operating. The trend towards healthier living, locally grown and less processed foods, has contributed to the interest in these types of facilities. Typical agritourism uses may include crop growing, harvesting, processing, farmers markets, farm stands, general retail and services, plant nurseries, U-pick, tours, on-farm classes, fairs, festivals, pumpkin patches, Christmas tree farms, social/corporate events, orchard dinners, youth camps, barn dances, restaurants, barn dances, winery, distillery, micro-brewery, health spa, and community garden to the extent such uses further the agritourism use. Staff finds that the incorporation of an agritourism facility on the Sun Health property will be an amenity to not only the residents onsite, but everyone in Litchfield Park and overall West Valley.

Z14-03 (Sun Health Services proposal for “La Loma Agri-Village)

The applicant’s submittal of the rezoning request is consistent with the companion major General Plan Amendment request. Commercial zoning is requested for the 32 acres along Camelback Road and Agritourism zoning (new district) for the 28 acres extending north along Litchfield Road. The general intent for the development request, as outlined in the applicant’s introduction, is to maintain consistency with their stewardship obligations of healthy living on the property that was gifted to them by the Denny family. Staff finds the proposed expansion of medical offices, accessory commercial uses, and infusion of Agritourism related uses to be consistent with this vision.

The applicant seeks to include a Planned Development overlay without specific relief from development standards, but rather establish an understanding for onsite/offsite improvements as regulated by the City’s Subdivision Ordinance. The applicant finds that the rural character of the facility would be compromised by a strict enforcement of typical paving standards for walkways and parking areas. The intent is to minimize paving to the extent possible, therefore protecting the rural feel of the development. Staff is supportive of this request to the extent it does not generate any excessive dust and maintains handicap accessibility. The details of the development will occur through future site planning and Design Review applications.

Water and sewer services to the site are provided by Liberty Utilities. Per the neighborhood meeting discussion on September 2, 2014, Sun Health is actively seeking water service for the proposed agricultural growing operation. All drainage for on-site and off-site runoff will be provided onsite.

Access to the site will need to be coordinated with the proposed developers of the property on the northeast corner of Camelback and Litchfield Roads. Currently, KHOV homebuilders and Fry’s grocery are looking to develop the near 80 acre piece of land. As recently as last week the various teams met with Woody Scoutten to discuss a coordinated effort to align driveway access points.

The site plan for the commercial property indicates a conglomeration of professional offices buildings in a curvilinear layout along Camelback Road. The site plan is

conceptual in layout, with a final design to be determined through a future Design Review Board application. Staff is supportive of the conceptual design as proposed

The site plan for the Agritourism property is unique with a mix of uses as anticipated. The concentration of buildings and gathering areas is located on the northern portion of the site, near the historic Rancho La Loma property. Figure 7 of the zoning submittal outlines the numerous proposed uses for the property along with the conceptual site layout. Some uses will require a future Use Permit application, per the draft Agritourism zoning district. Most of the events would occur near the La Loma garden Pond, with the conglomeration of buildings extending to the south and east along the canal.

Discussion points may include:

- Integration of proposed private uses near the City owned property to the north. Some improvements are proposed on the City property (parking, pond, nursery, grove).
- A pedestrian under (or over) pass to the northeast corner of Camelback and Litchfield Road is required by Development Agreement. Is this something still considered necessary with this development proposal?
- Pedestrian crossings on Litchfield and Camelback Roads will be an important means of connecting the Agritourism facility to the rest of Litchfield Park.
- The Rancho La Loma needs property maintenance. This development may generate more interest in preserving the property's buildings and mature landscaping.
- Driveway access points will need to be aligned with the northeast corner of the same intersection.
- Design considerations or theming for the buildings to guide future Design Review applications.



Meeting Date: September 9, 2014

To: Planning and Zoning Advisory Commission

From: Jason Sanks, Planning Consultant

Subject: 5402 N. Litchfield Rd. – Use Permit
AT&T modifications to an existing 65' monopalm

The Use Permit for the existing monopalm at 5402 N. Litchfield Park Road was originally approved by the Planning and Zoning Advisory Commission on August 19, 2009. The proposed modifications to the monopalm require a new Use Permit approval. The currently approved antenna array has two antennas on each sector (total of 6) as shown on page A-2 of the submittal. The proposed modification to the monopalm includes the removal of all six antennas and their replacement with three antennas on the existing sectors (total of 9). Per the exhibits provided, the sectors were originally intended to handle the proposed 9 antennas. Some additional changes are proposed to the ground equipment that is fully screened and protected by an 8' wall (6' block, 2' wrought iron). Only the proposed GPS antenna will be visible above the 8' wall.

Section 33.01 of the Zoning Ordinance states that the purpose of use permits is to:

- a. Allow certain uses that would otherwise not be permitted in a zoning district due to negative impacts on adjacent uses and the community, so long as those uses comply with conditions of the use permit.
- b. Provide the process for periodic review of use permits to assure conformity of such uses to the public welfare.

In the case of this monopalm, Staff and the Planning and Zoning Advisory Commission found in 2009 that this installation location met the requirements of protecting the nearby community and that the facility would not have a negative impact on the neighbors. Since that time, no known complaints have been received on this installation. The proposed modifications to the existing monopalm are minor in nature and will not have any substantial additional visual impact on nearby neighborhoods as the antennas will maintain the same proximity to the center of the monopalm by being mounted on the existing sectors. For reference, the sectors are 4' wide and offset 2'6" from the monopalm. The new antennas will be painted to match the monopalm and help obscure their appearance within the palm fronds.

As technology drives the increased use of mobile devices and data needs, the community seeks to balance aesthetic standards with the provision of technology services that

minimize negative impacts on our neighborhoods. Staff finds that upgrading an existing monopalm to increase service levels in the community is preferable to construction of a new monopalm.

Staff Recommendation

Staff recommends approval of the Use Permit for the modified monopalm at 5402 N. Litchfield Road, subject to the exhibits provided by the applicant, with the condition provided below.

- 1) AT&T and the monopalm owner shall maintain the facility in its original condition and replace palm fronds that are lost due to wear and tear over time.

CITY OF LITCHFIELD PARK

**EXISTING
USE PERMIT
APPROVAL**

RESOLUTION NO. 09-292

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE CITY OF LITCHFIELD PARK, MARICOPA COUNTY, ARIZONA, GRANTING A USE PERMIT TO AMERICAN TOWER, TO ALLOW A WIRELESS COMMUNICATION FACILITY, CAMOUFLAGED IN A 70-FOOT FAUX PALM TREE, AND RELATED EQUIPMENT ON THE GROUNDS OF THE LA LOMA HOMESTEAD PROPERTY, LOCATED AT 5402 N. LITCHFIELD ROAD.

WHEREAS, the Planning and Zoning Commission of the City of Litchfield Park, at its July 14, 2009 meeting, following a public hearing, voted to recommend to the City Council of the City of Litchfield Park, that American Tower be granted a Use Permit to allow a Wireless Communications Facility, camouflaged in a 70-foot faux palm tree, with related equipment on the grounds of the La Loma Homestead property, 5402 N. Litchfield Road, Litchfield Park, AZ;

WHEREAS, the City Council finds the Use Permit meets the requirements of the City Zoning Code, Sections 33 and Section 36;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Litchfield Park, a Use Permit is granted to American Tower for a permanent Wireless Communications Facility (WCF) on the grounds of the La Loma Homestead Property located at 5402 N. Litchfield Road, subject to the following conditions:

1. The WCF shall be located and designed as set forth in the approved site plan attached hereto as Exhibit A. The tower shall be camouflaged as a faux palm tree not to exceed 70 feet in height.
2. The equipment enclosure shall be no larger than 21.5' by 30' and the area shall be enclosed with a masonry wall.
3. The design of the masonry wall and site landscaping shall be subject to Design Review Board approval.
4. The tower structure and related equipment shall be maintained in good condition. The structure shall be repainted when necessary due to fading caused by the sun or elements.
5. Placement of additional antennas on the tower structure shall require issuance of a new use permit.
6. The WCF shall be constructed and placed into use within twelve (12) months from the date of the City Council's approval, or it shall expire.
7. The Use Permit is for fifteen (15) years, commencing from the effective date of the execution of a valid Lease Agreement with the City for the subject property. Any application for renewal must be applied for within six months prior to expiration.

8. The Use Permit is subject to all requirements of the City Zoning Code.
9. Applicant shall enter into a Lease Agreement with the City setting forth the terms under which Applicant shall use the City-owned property on which the Facility shall be located.

PASSED AND ADOPTED BY THE Mayor and Common Council of the City of Litchfield Park, Maricopa County, Arizona, this 19th day of August, 2009

Thomas L. Schoaf, Mayor

ATTEST:

Mary Rose Evans, MMC
City Clerk

APPROVED AS TO FORM:

Curtis, Goodwin, Sullivan, Udall & Schwab, P.L.C.
City Attorneys
By Susan D. Goodwin

USE PERMIT APPLICATION

For Office Use Only
Date Filed
Filing Fee
Citizen Review Date
Hearing Dates
Zoning District(s)

**APPLICATION FEE IS DUE AT TIME OF APPLICATION.
FEES SET ON CITY FEE SCHEDULE**

APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT PLANNING & ZONING COMMISSION & CITY COUNCIL MEETINGS WHEN APPLICATION IS REVIEWED. (IF REPRESENTATIVE WILL BE ATTENDING, A LETTER FROM OWNER GIVING PERMISSION FOR REPRESENTATION MUST BE INCLUDED.)

Address and/or Location: 5402 N Litchfield Road, Litchfield Park, AZ

APPLICANT INFORMATION:

Name (Print): Cody Perry, on Behalf of AT&T and American Tower

Address: 605 West Knox Road Tempe, AZ 85284

Phone: (602) 758-1743 Fax: () _____

PROPERTY OWNER:

Name (Print): Ground: City of Litchfield Park / Tower: American Tower

Address: _____

Phone: (_____) Fax: (_____)

Signature: _____ Date: _____

I hereby certify that the information contained herein is correct and that I am authorized to file an application on said property, being either the owner of record or authorized to file on behalf of the ~~owner~~.

AMERICANTOWER

SIGNATURE

DATE

Pre-hearing Consultation: has been held is requested (date: _____) is waived

Prior to being scheduled for any Public Hearings, the applicant must publicize and hold a Citizens Review meeting for all property holders within 1000 feet of subject property. City Staff must approve of process. Please contact the City Planning Department at 623-935-5033 for more information.

**City of Litchfield Park
Use Permit Application
Page 2**

Address and/or Location: 5402 N Litchfield Road, Litchfield Park, AZ

Attach a separate sheet for answers if necessary.

1. Purpose of Request: We are requesting a new use permit to remove and replace the existing (6) antenna's and replace them with (9) antenna's. We are also requesting to add (3) new remote radio heads for a total of (9), (2) new surge suppressors, and (1) fiber and (3) DC trunk cables. We will also be adding (2) new cabinets and a GPS antenna within the existing leased area.
2. How is the use consistent with adopted plans? This is an upgrade of an already existing Wireless Communications Facility.
3. How does the use meet development standards? These new antennas provide a wider range of faster service as well as an enhanced emergency response upgrade capability.
4. How is the use consistent/compatible with the character of adjoining and nearby properties and the district as a whole?
 - a. Does the use increase traffic in the area? YES YES NO
Explanation: The monopalm is already existing and incorporated within a group of similar palm trees, allowing it to be as stealth as possible.
 - b. Does the use increase odor, dust, gas, vibration, smoke, heat, or glare in the immediate area? YES YES NO
Explanation: _____
 - c. Does the use contribute measurable to the deterioration of the area? YES YES NO
Explanation: _____
 - d. Does the use lower property values? YES YES NO
Explanation: _____

THESE ITEMS MUST BE INCLUDED WITH THE APPLICATION:

- Fee
- All information as required by the Litchfield Park Zoning Code
- A READABLE SITE PLAN on 8.5" X 11" or 11" X 17" paper.
 1. Must be drawn to scale and show all property lines and setback lines.
 2. Identify bordering streets and alleys.
 3. Show location of all existing buildings or structures.
 4. Locate all structures or buildings on the site with dimensions to property lines and/or to other buildings on the site.
 5. Clearly distinguish between existing buildings or structures and new building additions.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PROJECT TEAM

CLIENT REPRESENTATIVE

COMPANY: SMARTLINK, LLC
 ADDRESS: 605 WEST KNOX ROAD, SUITE 210
 CITY, STATE, ZIP: TEMPE, AZ 85284
 CONTACT: MICHAEL WARGO
 PHONE: (480) 737-8358
 E-MAIL: michael.wargo@smartlinkllc.com

ZONING / REAL ESTATE SPECIALIST

COMPANY: SMARTLINK, LLC
 ADDRESS: 605 WEST KNOX ROAD, SUITE 210
 CITY, STATE, ZIP: TEMPE, AZ 85284
 CONTACT: RAY ROMAN
 PHONE: (405) 538-7168
 E-MAIL: ray.roman@smartlinkllc.com

ZONING / REAL ESTATE MANAGER

COMPANY: AT&T
 ADDRESS: 20830 N. TATUM BLVD., #400
 CITY, STATE, ZIP: PHOENIX, AZ 85050
 CONTACT: SCOTT SEPTEMBER
 PHONE: (480) 515-7198
 E-MAIL: ss83k@att.com

ENGINEER

COMPANY: SMARTLINK, LLC
 ADDRESS: 14432 SE EASTGATE WAY, SUITE 260
 CITY, STATE, ZIP: BELLEVUE, WA 98007-6493
 CONTACT: VLAD DIACONU
 PHONE: (425) 274-4444 x148
 E-MAIL: vlad.diaconu@smartlinkllc.com

RF ENGINEER

COMPANY: AT&T
 ADDRESS: 20830 N. TATUM BLVD., #400
 CITY, STATE, ZIP: PHOENIX, AZ 85050
 CONTACT: STEVE ISBELL
 PHONE: (480) 515-7075
 E-MAIL: s15327@att.com

CONSTRUCTION MANAGER

COMPANY: AT&T
 ADDRESS: 20830 N. TATUM BLVD., #400
 CITY, STATE, ZIP: PHOENIX, AZ 85050
 CONTACT: CECIL GRAYES
 PHONE: (480) 652-1261
 E-MAIL: -

SITE INFORMATION

APPLICANT/LESSEE

AT&T
 20830 N TATUM BLVD., #400
 PHOENIX, AZ 85050

TOWER OWNER
 ATC: SITE NUMBER AZ-272719

COMPANY: AMERICAN TOWER CORP
 ADDRESS: 950 WEST ELLIOT ROAD #110
 CITY, STATE, ZIP: TEMPE, AZ 85284-1136
 CONTACT: AUSTIN GEORGE
 PHONE: (781) 926-4510
 E-MAIL: AUSTIN.GEORGE@AMERICANTOWER.COM

LATITUDE: 33° 30' 47.52"

LONGITUDE: -112° 21' 42"

LAT./LONG. TYPE: NAD 83

GROUND ELEVATION: 1121' AMSL

APN #: 501-62-0220

AREA OF CONSTRUCTION: EXISTING

ZONING/JURISDICTION: QTY OF LITCHFIELD PARK

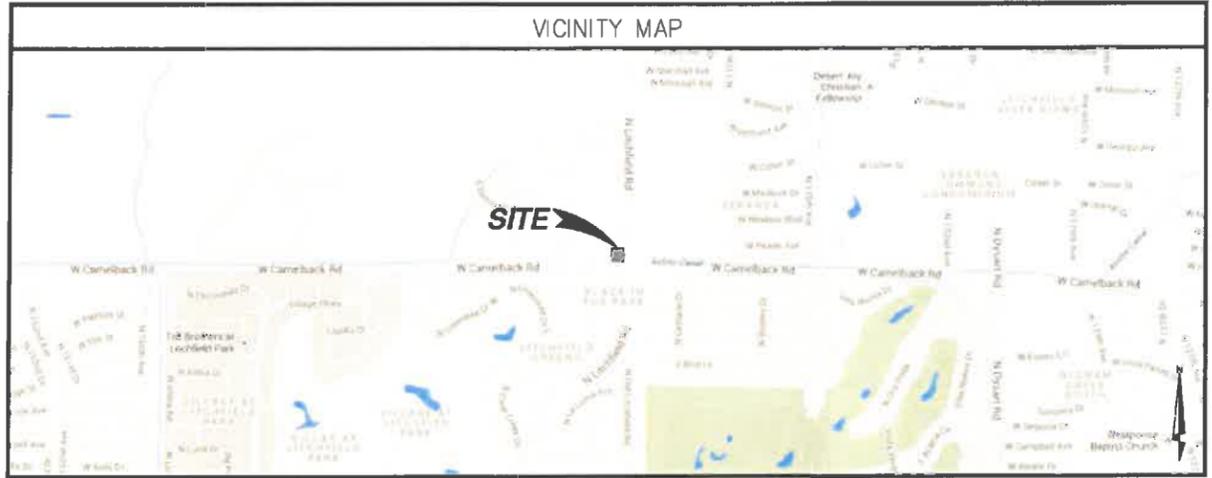
CURRENT ZONING: RE

EXISTING USE: UNMANNED TELECOMMUNICATIONS FACILITY

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.



LTE (WAVE 6)
 P830
 N. LITCHFIELD & E. BIRD LN.
 5402 NORTH LITCHFIELD
 LITCHFIELD PARK, AZ 85375
 MARICOPA COUNTY



DRIVING DIRECTIONS

FROM AT&T OFFICE: 20830 N. TATUM BLVD., #400, PHOENIX, AZ 85050;
 FROM THE AT&T OFFICE HEAD SOUTH ON N TATUM BLVD, TAKE THE RAMP ONTO AZ-101 LOOP W, TAKE EXIT 5 FOR CAMELBACK RD, TURN RIGHT ONTO W CAMELBACK RD, TURN LEFT ONTO N LITCHFIELD RD

CODE COMPLIANCE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: INTERNATIONAL BUILDING CODE 2006

ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70
 NATIONAL ELECTRICAL CODE: 2012
 LIGHTNING PROTECTION CODE: NFPA 780 - 2000, LIGHTNING PROTECTION CODE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
 AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
 TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
 TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM

IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT
 IEEE C92.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "CS" AND "HIGH SYSTEM EXPOSURE")
 TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS
 TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS
 ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

APPROVALS

AT&T (RF): _____ DATE: _____
 AT&T (CONST.): _____ DATE: _____
 AT&T (OPS): _____ DATE: _____
 LANDLORD: _____ DATE: _____
 LANDLORD: _____ DATE: _____

SUMMARY RF EQUIPMENT

NUMBER OF SECTORS: 3
 NUMBER OF ANTENNAS: 9
 NUMBER OF TMA'S: 6
 NUMBER OF RRH'S: 9
 NUMBER OF FIBER/DC SQUIDS: 1
 NUMBER OF DC SQUIDS: 1
 NUMBER OF OPTICAL TRUNK CABLES: 1
 NUMBER OF DC TRUNK CABLES: 3
 NUMBER OF RF CABLES: 15

PROJECT DESCRIPTION

THIS PROJECT WILL BE COMPRISED OF:
 CHANGES ON THE EXISTING MONOPOLM: PAINT TO MATCH EXISTING
 TO BE REMOVED (2) ANTENNA PER SECTOR, (3) SECTORS; TOTAL OF (6) ANTENNAS
 • (3) NEW AT&T ANTENNA PER SECTOR, (3) SECTORS; TOTAL OF (9) ANTENNAS
 • (3) NEW AT&T RRH'S PER SECTOR, (3) SECTORS; TOTAL OF (9) RRH'S
 • (2) EXISTING AT&T TMA'S PER SECTOR, (3) SECTORS; TOTAL OF (6) TMA'S
 TMA IN POS #1 TO BE RELOCATED BEHIND ANTENNA POS #2
 TMA IN POS #2 TO REMAIN
 • (2) NEW AT&T RAYCAP SURGE SUPPRESSOR
 • (1) FIBER DC AND (1) DC
 • (1) NEW FIBER AND (3) DC TRUNKS

CHANGES IN THE EXISTING AT&T EQUIPMENT COMPOUND:

- (1) NEW LTE CABINET
- (1) BATTERY CABINET

CHANGES IN THE FENCED EQUIPMENT COMPOUND:

- (1) NEW AT&T GPS ANTENNA MOUNTED TO THE EXISTING AT&T ICE BRIDGE

AC/DC SCOPE:

DC POWER PLAN REVIEW:

- EXISTING ALPHA DC POWER PLANT IS EQUIPPED WITH (5) CORDEX 3.1 KW 24V/130A RECTIFIERS.
- INSTALL (1) ADDITIONAL RECTIFIER FOR A TOTAL OF (6) CORDEX 3.1KW 24V/130A RECTIFIERS.
- INSTALL NEW BRANCH CIRCUITS IN POS (28,30) TO ACCOMMODATE NEW OUTDOOR BATTERY CABINET.
- AFFECTED CIRCUITS ARE DEPICTED IN BOLD AND ARE MARKED WITH AN ASTERISK
- ADD (2) 250 AMP BREAKERS FOR DC/DC CONVERTER FOR LTE AND ADD (4) MODULES TO CONVERTER.

BATTERY CHECK:

- EXISTING (20) MARATHONS BATERIES
- INSTALL (1) BATTERY CABINET WITH (08) MARATONS M12V155FT BATTERIES FOR A TOTAL OF (28) BATTERIES TO MEET NEW LOAD REQUIREMENTS FOR THIS SITE.

A/C PANEL REVIEW:

- USE DUAL BREAKER #23 & #25 TO ENERGIZE #06
- USE BREAKER #28 TO ENERGIZE BATT CABINET #2 A/C
- USE BREAKER #30 TO ENERGIZE BATTERY CABINET #2 GFCI

HVAC UNITS:

- OUTDOOR EQUIPMENT NO UPGRADE REQUIRED

RFDS SHEET

DESIGN PACKAGE BASED ON RF DATA SHEET
 RFDS NAME: AZPHU0830
 REVISION: 4.2
 ISSUED: 2/6/14

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	SPECIFICATIONS
T-3	GENERAL REQUIREMENTS, LEGEND & ABBREVIATIONS
A-1	ENLARGED SITE PLAN
A-2	EQUIPMENT & ANTENNA LAYOUTS
A-3	ELEVATIONS - EXISTING AND NEW
A-4	DETAILS
A-5	DETAILS
A-6	LTE ALARM BLOCK & SYSTEM DIAGRAM
A-7	CONNECTION DIAGRAM AND CONDUIT SIZES
E-1	ELECTRICAL PANEL AND ELECTRICAL NOTES
G-1	GROUNDING PLANS, DETAILS & NOTES
RF-1	LTE CROSS SECTOR REDUNDANCY



20830 N TATUM BLVD #400
 PHOENIX, AZ 85050

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



605 WEST KNOX ROAD, SUITE 210
 TEMPE, ARIZONA 85284
 TEL: (602) 878-4875

REV.	DATE	REVISION DESCRIPTION
1	02-11-14	CONSTRUCTION FINALS
0	02-03-14	90% CONSTRUCTION DRAWINGS



date: 02/26/14
 exp: 03/31/16

PROJECT INFORMATION:

P830
 N. LITCHFIELD & E. BIRD LN.
 5402 NORTH LITCHFIELD
 LITCHFIELD PARK, AZ 85375
 MARICOPA COUNTY

DRAWN BY: EAJ
 CHECKED BY: VD

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T-1
 REV.: 0

GENERAL CONSTRUCTION NOTES:

- FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
OWNER - AT&T MOBILITY
OEM - ORIGINAL EQUIPMENT MANUFACTURER
- PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF OWNER.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- DELETED.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
- CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND TI CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE OWNER. ROUTING OF TRENCHING SHALL BE APPROVED BY OWNER.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
- CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
- ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.
- ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS UNLESS OTHERWISE SPECIFIED. ALL CONCRETING WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS
- ALL STRUCTURAL STEEL WORK SHALL BE DONE IN ACCORDANCE WITH AISC SPECIFICATIONS.
- CONSTRUCTION SHALL COMPLY WITH SPECIFICATION 24782-000-3APS-A002-00002, "GENERAL CONSTRUCTION SERVICES.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
- THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY CONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH OWNER. ALSO, WORK MAY NEED TO BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
- SINCE THE CELL SITE MAY BE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE REQUIRED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

DETAIL 100
NTS

CONCRETE AND REINFORCING STEEL NOTES:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
- REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, U.N.O.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
CONCRETE CAST AGAINST EARTH 3 IN.
CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 AND LARGER 2 IN.
#5 AND SMALLER & WWF 1-1/2 IN.
CONCRETE NOT EXPOSED TO EARTH OR WEATHER, NOR CAST AGAINST THE GROUND:
SLAB AND WALL 3/4 IN.
BEAMS AND COLUMNS 1-1/2 IN.
- A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, U.N.O., IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
- INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSEY/REDHEAD OR APPROVED EQUAL.
- CONCRETE CYLINDER TEST IS NOT REQUIRED FOR SLAB ON GRADE WHEN CONCRETE IS LESS THAN 50 CURIC YARDS (UBC 1905.6.1.3) IN THAT EVENT THE FOLLOWING RECORDS SHALL BE PROVIDED BY THE CONCRETE SUPPLIER:
(A) RESULTS OF CONCRETE CYLINDER TESTS PERFORMED AT THE SUPPLIER'S PLANT.
(B) CERTIFICATION OF MINIMUM COMPRESSIVE STRENGTH FOR THE CONCRETE GRADE SUPPLIED.
FOR GREATER THAN 50 CUBIC YARDS THE GC SHALL PERFORM THE CONCRETE CYLINDER TEST.

DETAIL 102
NTS

GROUNDING NOTES:

- THE CONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE CONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE OWNER FOR RESOLUTION.
- ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER SYSTEMS) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
- THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR NEW GROUND ELECTRODE SYSTEMS. THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. TESTS SHALL BE PERFORMED IN ACCORDANCE WITH 24782-000-3PS-EG00-0001, DESIGN & TESTING OF FACILITY GROUNDING FOR CELL SITES.
- METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
- EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; 2 AWS STRANDED COPPER FOR OUTDOOR BTS.
- EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
- APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
- ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED WITH STAINLESS STEEL HARDWARE TO THE BRIDGE AND THE TOWER GROUND BAR.
- ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
- MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
- METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
- GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
- ALL TOWER GROUNDING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF ANSI/TIA 222. FOR TOWERS BEING BUILT TO REV G OF THE STANDARD, THE WIRE SIZE OF THE BURIED GROUND RING AND CONNECTIONS BETWEEN THE TOWER AND THE BURIED GROUND RING SHALL BE CHANGED FROM 2 AWG TO 2/0 AWG. IN ADDITION, THE MINIMUM LENGTH OF THE GROUND RODS SHALL BE INCREASED FROM 8 FEET TO 10 FEET.

DETAIL 113
NTS

SITE WORK GENERAL NOTES:

- THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
- ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
- IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE AT&T MOBILITY SPECIFICATION FOR SITE SIGNAGE.
- THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
- THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
- THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL JURISDICTION'S GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

DETAIL 619
NTS

ELECTRICAL INSTALLATION NOTES:

- WIRING, RACEWAY, AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.
- CONTRACTOR SHALL MODIFY EXISTING CABLE TRAY SYSTEM AS REQUIRED TO SUPPORT RF AND TRANSPORT CABLEING TO THE NEW BTS EQUIPMENT. CONTRACTOR SHALL SUBMIT MODIFICATIONS TO OWNER FOR APPROVAL.
- ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.
- CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS
- EACH END OF EVERY POWER, GROUNDING, AND TI CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA, AND MATCH EXISTING INSTALLATION REQUIREMENTS.
- POWER PHASE CONDUCTORS (I.E., HOTS) SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). PHASE CONDUCTOR COLOR CODES SHALL CONFORM WITH THE NEC & OSHA AND MATCH EXISTING INSTALLATION REQUIREMENTS.
- ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
- PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
- ALL TIE WRAPS WHERE PERMITTED SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES USE LOW PROFILE TIE WRAPS.
- POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- POWER WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
- ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
- RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
- NEW RACEWAY OR CABLE TRAY WILL MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
- ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS
- ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
- GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
- RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND, DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
- LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LJQ/ND-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
- CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
- CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
- CABINETS, BOXES, AND WIREWAYS TO MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
- WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
- EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
- METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
- THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BRKAFKRS, CABINETS AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

DETAIL 115
NTS



20830 N TATUM BLVD #400
PHOENIX, AZ 85050

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



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605 WEST KNOX ROAD, SUITE 210
TEMPE, ARIZONA 85284
TEL: (602) 878-4875

REV	DATE	REVISION DESCRIPTION
1	02-11-14	CONSTRUCTION FINALS
0	02-09-14	90% CONSTRUCTION DRAWINGS



date: 02/26/14
exp: 03/31/16

PROJECT INFORMATION:

P830
N. LITCHFIELD & E. BIRD LN.
5402 NORTH LITCHFIELD
LITCHFIELD PARK, AZ 85375
MARICOPA COUNTY

DRAWN BY: EAJ
CHECKED BY: VD

SHEET TITLE: SPECIFICATIONS

SHEET NUMBER: T-2
REV: 0

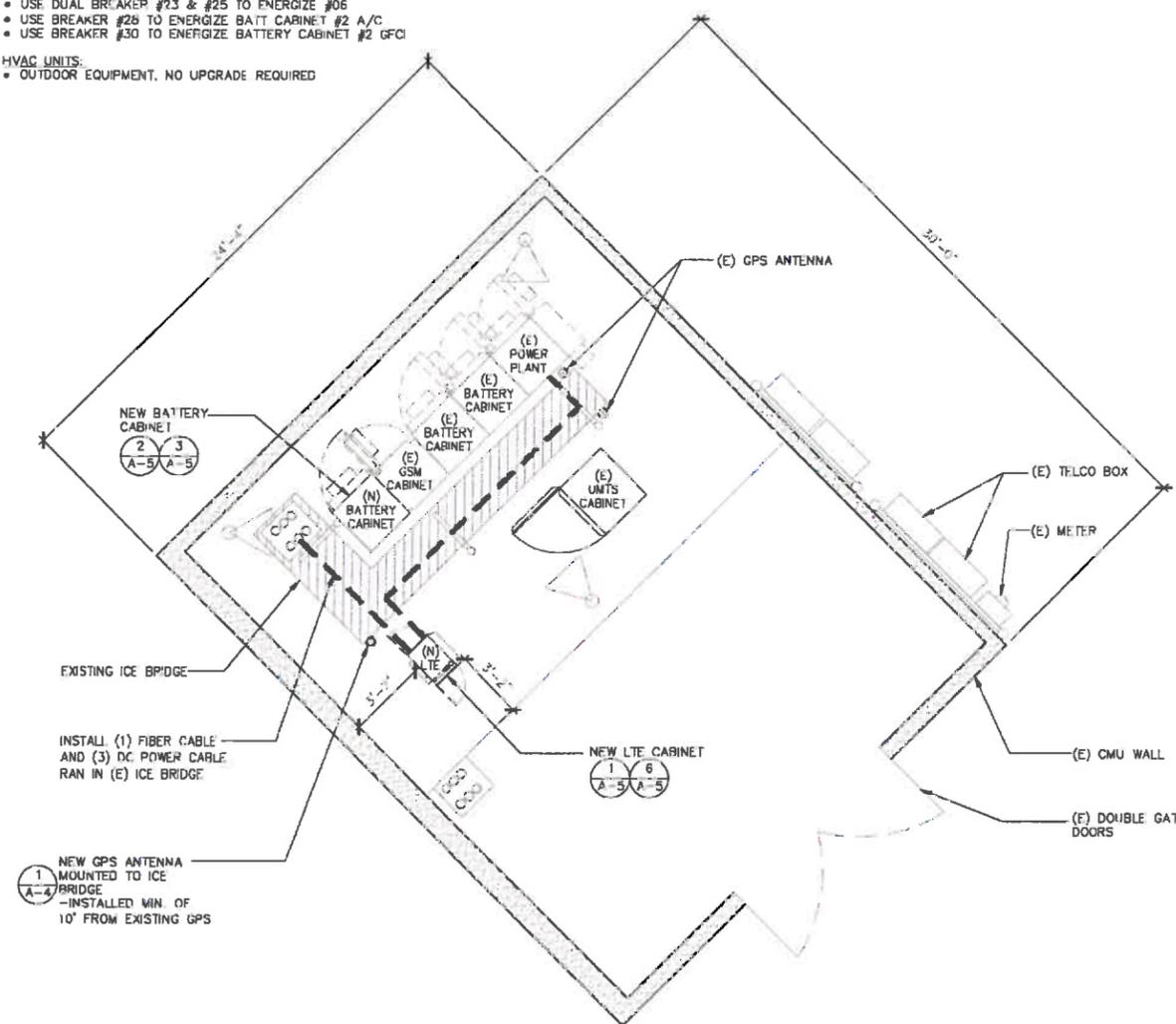
- (1) NEW AT&T GPS ANTENNA MOUNTED TO THE EXISTING AT&T ICE BRIDGE
- AC/DC SCOPE:**
DC POWER PLAN REVIEW:
 • EXISTING ALPHA DC POWER PLANT IS EQUIPPED WITH (5) CORDEX 3.1 KW 24V/130A RECTIFIERS.
 • INSTALL (1) ADDITIONAL RECTIFIER FOR A TOTAL OF (6) CORDEX 3.1KW 24V/130A RECTIFIERS.
 • INSTALL NEW BRANCH CIRCUITS IN PCS (2R,30) TO ACCOMMODATE NEW OUTDOOR BATTERY CABINET.
 • AFFECTED CIRCUITS ARE DEPICTED IN BOLD AND ARE MARKED WITH AN ASTERISK.
 • ADD (2) 250 AMP BREAKERS FOR DC/DC CONVERTER FOR LIE AND ADD (4) MODULES TO CONVERTER.

COAX TABLE:
 - (15) EXISTING 7/8" COAX CABLE
 - NO NEW COAX REQUIRED

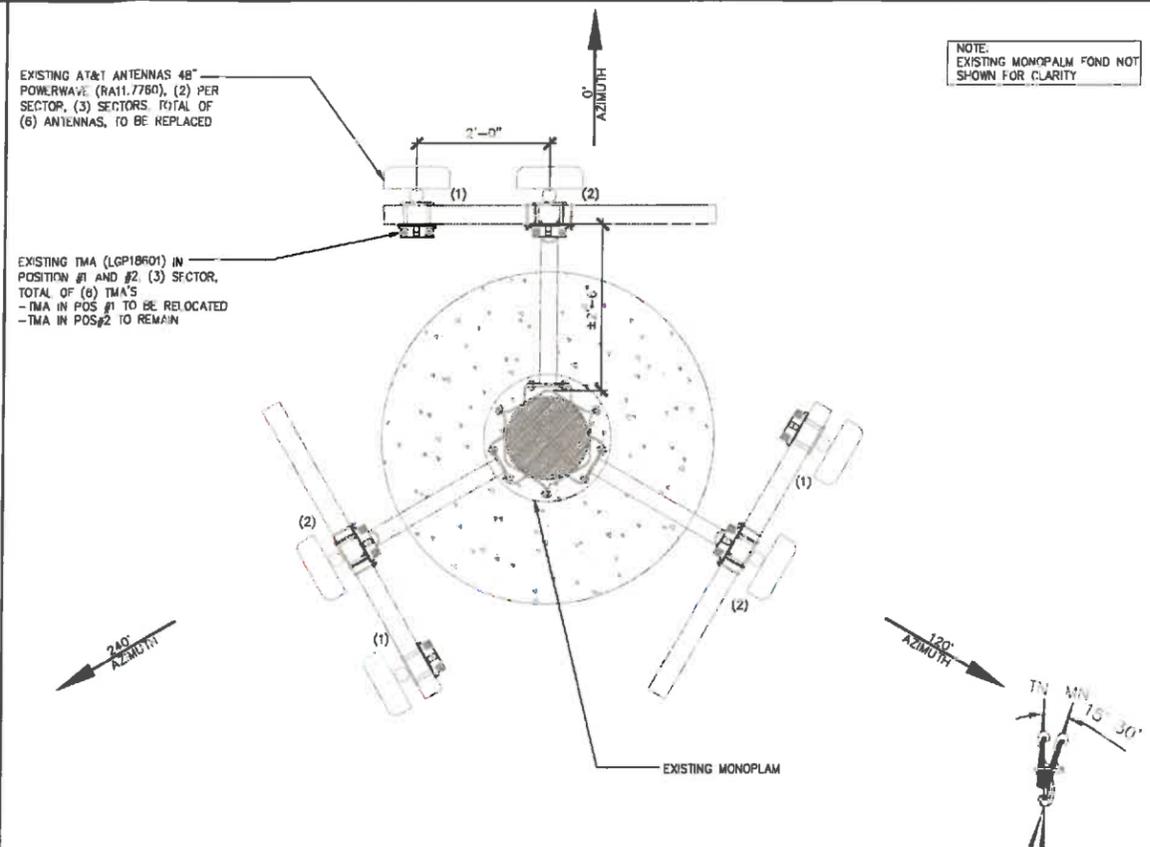
- BATTERY CHECK:**
 • EXISTING (20) MARATHONS BATTERIES
 • INSTALL (1) BATTERY CABINET WITH (08) MARATHONS M12V155F1 BATTERIES FOR A TOTAL OF (28) BATTERIES TO MEET NEW LOAD REQUIREMENTS FOR THIS SITE

- A/C PANEL REVIEW:**
 • USE DUAL BREAKER #23 & #25 TO ENERGIZE #06
 • USE BREAKER #26 TO ENERGIZE BATT CABINET #2 A/C
 • USE BREAKER #30 TO ENERGIZE BATTERY CABINET #2 GFCI

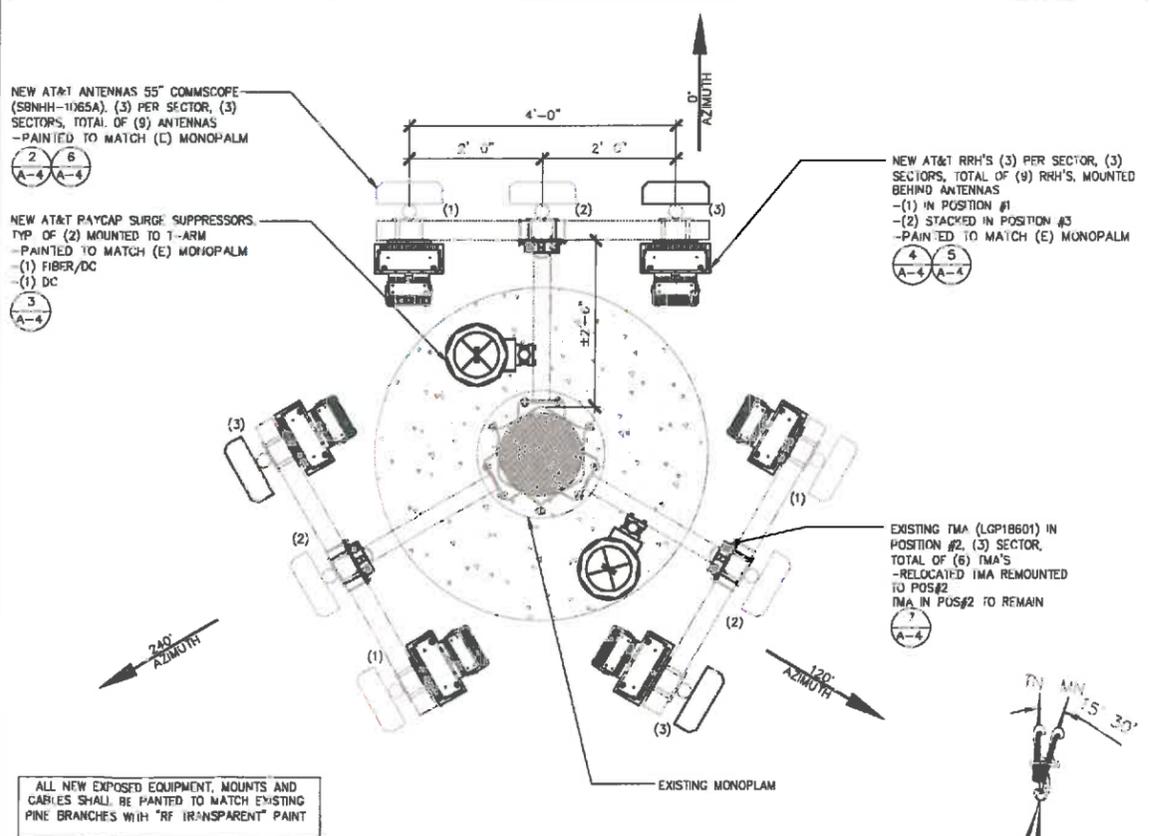
- HVAC UNITS:**
 • OUTDOOR EQUIPMENT, NO UPGRADE REQUIRED



YES	NO	TYPICAL CONDUIT ROUTING SCHEDULE
X		(1) 2.5" DIA. GRC CONDUIT WITH (4) 4/0 DC CABLES FROM THE (E) DC PLANT TO THE NEW TE458 BATTERY CABINET
X		(1) 1.5" DIA. GRC CONDUIT WITH (2) 1/0 DC CABLES FROM THE (E) DC PLANT TO THE NEW LTE CABINET FOR POWER
X		(1) 1.5" DIA. GRC CONDUIT FROM THE LTE CABINET TO THE ICE BRIDGE FOR FIBER TO THE FISH UNITS
X		(1) 1.5" DIA. GRC CONDUIT FROM THE DC POWER PLANT TO THE ICE BRIDGE FOR DC POWER TO RRH UNITS
X		(2) 1" DIA. GRC CONDUITS FROM THE EXISTING DC POWER PLANT TO THE NEW LTE CABINET FROM FIBER BACK HAUL AND ALARMS
X		(2) 1.5" DIA. GRC CONDUITS FROM THE DC POWER PLANT TO THE PURCELL CABINET



ANTENNA LAYOUT - EXISTING 22"x34" SCALE: 1/8" = 1'-0" 11"x17" SCALE: 1/16" = 1'-0" 2



ANTENNA LAYOUT - NEW 22"x34" SCALE: 1/8" = 1'-0" 11"x17" SCALE: 1/16" = 1'-0" 3



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



REV.	DATE	REVISION DESCRIPTION
1	02-11-14	CONSTRUCTION FINALS
0	02-03-14	80% CONSTRUCTION DRAWINGS



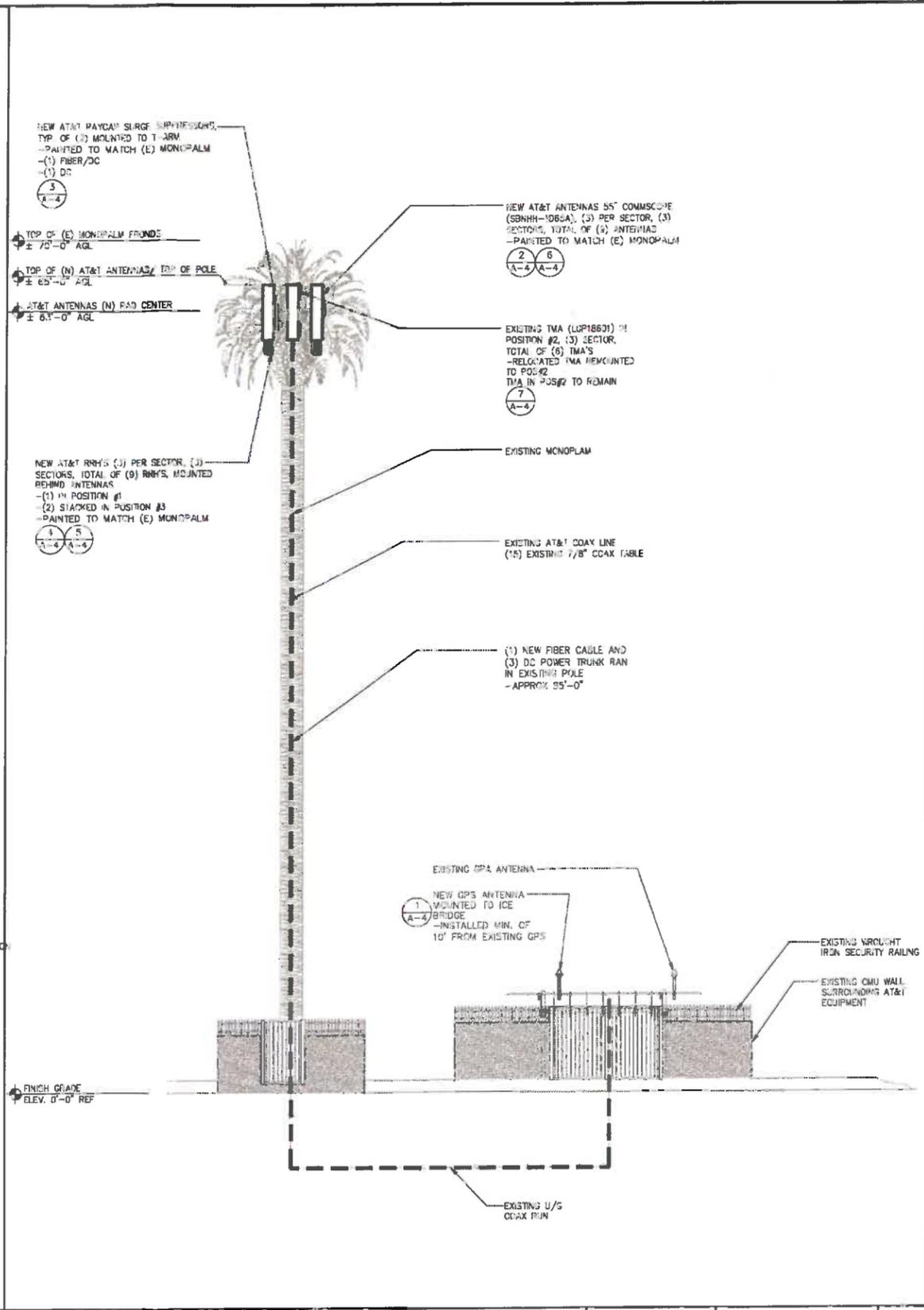
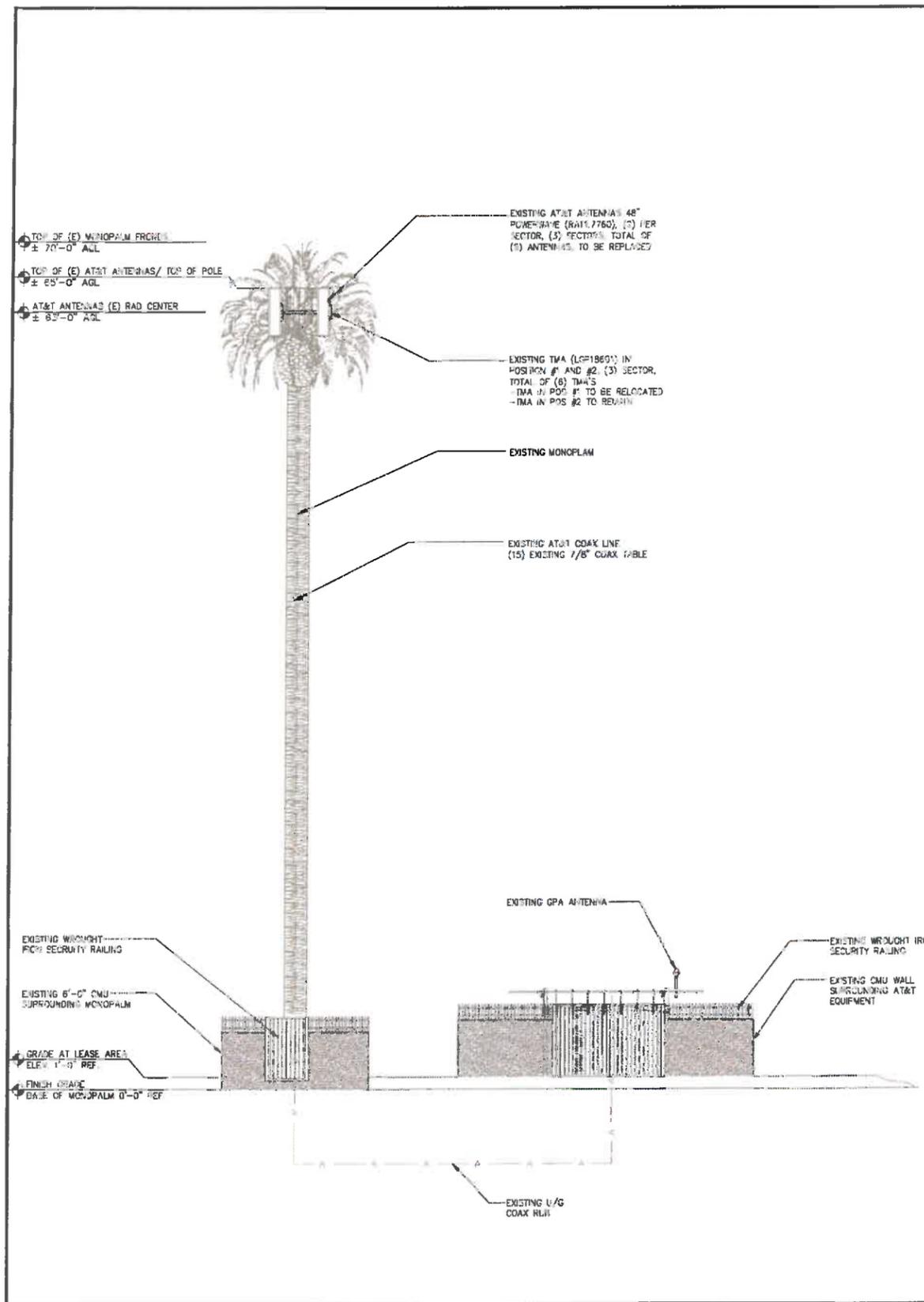
date: 02/26/14
exp: 03/31/16

PROJECT INFORMATION:
 P830
 N. LITCHFIELD & E. BIRD LN.
 5402 NORTH LITCHFIELD
 LITCHFIELD PARK, AZ 85375
 MARICOPA COUNTY

DRAWN BY: **EAJ** CHECKED BY: **VD**

SHEET TITLE:
EQUIPMENT AND ANTENNA LAYOUTS

SHEET NUMBER: **A-2** REV.: **0**



SOUTHEAST ELEVATION - EXISTING

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1 SOUTHEAST ELEVATION - NEW

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

2



20830 N TATUM BLVD #400
PHOENIX, AZ 85050

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



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605 WEST KNOX ROAD, SUITE 210
TEMPE, ARIZONA 85284
TEL: (602) 878-4875

REV	DATE	REVISION DESCRIPTION
1	02-11-14	CONSTRUCTION FINALS
0	02-03-14	90% CONSTRUCTION DRAWINGS



07/15/2014

PROJECT INFORMATION:

P830
N. LITCHFIELD & E. BIRD LN.
5402 NORTH LITCHFIELD
LITCHFIELD PARK, AZ 85375
MARICOPA COUNTY

DRAWN BY: EAJ	CHECKED BY: VD
SHEET TITLE: SOUTHEAST ELEVATIONS - EXISTING AND NEW	
SHEET NUMBER: A-3	REV. 0

**PUBLIC NOTICE
CITY OF LITCHFIELD PARK**

Notice is hereby given the Litchfield Park Planning and Zoning Advisory Commission and the Litchfield Park City Council will hold public hearings at the dates and times set forth below to consider an application to amend an existing Use Permit for a wireless communications facility, located at 5402 N. Litchfield Road, on the property commonly referred to as the La Loma Homestead, in Litchfield Park, Arizona.

**THE PLANNING AND ZONING ADVISORY COMMISSION PUBLIC HEARING
WILL BE HELD ON TUESDAY, SEPTEMBER 9, 2014, AT 6 P.M.
IN SOUERS HALL AT THE CHURCH AT LITCHFIELD PARK
300 N. OLD LITCHFIELD ROAD, LITCHFIELD PARK, AZ 85340**

**THE LITCHFIELD PARK CITY COUNCIL PUBLIC HEARING
WILL BE HELD ON WEDNESDAY, SEPTEMBER 17, 2014, AT 7 P.M.
AT THE LITCHFIELD ELEMENTARY SCHOOL CAFETERIA
255 E. WIGWAM BOULEVARD, LITCHFIELD PARK AZ 85340**

The purpose of these Public Hearings is to consider a request to amend an existing Use Permit issued pursuant to Section 33 and Section 36 of the Litchfield Park Zoning Code to allow for the placement of additional antennas and associated ground equipment to the existing wireless communications facility which consists of a monopole camouflaged by a faux palm tree seventy (70) feet in height, and associated ground equipment concealed by a fence, on property located at 5402 N. Litchfield Road, commonly referred to as the La Loma Homestead.

Anyone wishing to protest may do so in person, or in writing.

Dated this 18th day of August, 2014.

Pamela J. Maslowski
Director of Planning Services
City of Litchfield Park

PUBLISHED in the:
Southwest Valley Arizona Republic on August 23, 2014.



THE CITY OF
Litchfield Park

Planning Services Director

**Mailed to owners of property within 1000 feet of
subject property.**

August 22, 2014

Notice of City Public Hearings

This letter is to advise you that there will be Public Hearings conducted by the Planning and Zoning Advisory Commission and the City Council of the City of Litchfield Park. The purpose is to consider a request for a Use Permit, pursuant to Section 33 and Section 36 of the Litchfield Park Zoning Code, to upgrade the existing American Tower wireless communication facility located at 5402 N. Litchfield Road and commonly referred to as the La Loma Homestead. The facility currently consists of a 70-foot monopalm (faux palm tree) with wireless communication antennas and associated ground equipment, surrounded by a 6' high fence. The upgrade will consist of replacing the six existing antennas with nine new antennas and adding three new remote radio heads, two new surge suppressors, two new cabinets, additional cable, and a GPS antenna.

The Planning and Zoning Advisory Commission Public Hearing will be held on Tuesday, September 9, 2014, at 6:00 p.m., in Souers Hall at the Church at Litchfield Park, 300 N. Old Litchfield Road, Litchfield Park, AZ 85340

The Litchfield Park City Council Public Hearing will be held on Wednesday, September 17, 2014, at 7:00 p.m., in the Litchfield Elementary School Cafeteria, 255 E. Wigwam Boulevard, Litchfield Park, Arizona 85340.

A copy of the Public Hearing Notice is enclosed, and further information may be obtained from City Hall if required.

If you have any questions, please contact me at 623.889.6205.

Thank you.

Sincerely,

Pamela J. Maslowski
Director of Planning Services

/DOCS/P&Z/Use/ WCF LaLoma 2014/ Nbor Not

AZ REPUBLICS.W.

6830	Public Notices	6830	Public Notices
	<p>PUBLIC NOTICE CITY OF LITCHFIELD PARK Notice is hereby given the Litchfield Park Planning and Zoning Advisory Commission and the Litchfield Park City Council will hold public hearings at the dates and times set forth below to consider an application to amend an existing Use Permit for a wireless communications facility, located at 5402 N. Litchfield Road, on the property commonly referred to as the La Loma Homestead, in Litchfield Park, Arizona.</p> <p>THE PLANNING AND ZONING ADVISORY COMMISSION PUBLIC HEARING WILL BE HELD ON TUESDAY, SEPTEMBER 9, 2014, AT 6 P.M. IN SOUERS HALL AT THE CHURCH AT LITCHFIELD PARK 300 N. OLD LITCHFIELD ROAD, LITCHFIELD PARK, AZ 85340. THE LITCHFIELD PARK CITY COUNCIL PUBLIC HEARING WILL BE HELD ON WEDNESDAY, SEPTEMBER 17, 2014, AT 7 P.M. AT THE LITCHFIELD ELEMENTARY SCHOOL CAFETERIA 300 W. WIGWAM BOULEVARD, LITCHFIELD PARK AZ 85340</p> <p>The purpose of these Public Hearings is to consider a request to amend an existing Use Permit issued pursuant to Section 33 and Section 36 of the Litchfield Park Zoning Code to allow for the placement of an additional antenna and associated ground equipment to the existing wireless communications facility which con-</p>		<p>sists of a monopole camouflaged by a faux palm tree seventy (70) feet in height, and associated ground equipment concealed by a fence, on property located at 5402 N. Litchfield Road, commonly referred to as the La Loma Homestead.</p> <p>Anyone wishing to protest may do so in person, or in writing.</p> <p>Dated this 18th day of August, 2014, Pamela J. Maslowski Director of Planning Services City of Litchfield Park Pub: August 23, 2014</p>

8-23-14



Meeting Date: September 9, 2014

To: Planning and Zoning Advisory Commission

From: Jason Sanks, Planning Consultant

Subject: Zoning Code Update
Section 35 Signs

Staff was tasked with drafting an update to the City's Sign Code. Specifically, we were to focus on temporary signage, include references to new technology where applicable (L.E.D. signage), upgrade the appearance of wall signs, and minimize the impact on existing non-residential requirements. Staff reviewed multiple other Cities' and Towns' codes to ascertain what level of requirements and restrictions were being used in Arizona. Staff reorganized the existing code and then drafted additional sections in an effort to meet the future needs of the City of Litchfield Park.

Current Section 35: Signs

The current Sign code section is divided up into 35 separate sections. Staff found that the organization of these separate sections was confusing and did not follow a logical progression of ideas, concepts or requirements. One such illustration of this would be the section on definitions of terms. Typically the definition section of a code is located near the beginning after the purpose statement or at the very end. In the current iteration of the code the definition section is located in the middle.

Aside from the problems with the organization of the code, there are also key requirements found in many other codes that are not addressed within the City's code. Some of the missing or inadequate covered requirements include temporary signs, residential signage, A-Frame signs, sign walkers, encroachment of signs, and conditions for allowing/disallowing encroachment. Other sections of the Sign Code have been updated or modified, building upon existing text.

Updated Section 35 Signs

Staff reorganized the code into 18 main sections. The previous code sections were updated and modified in order to be placed within the new sections. The reorganization of sections was based on content and type of requirements.

Some changes and clarifications were requested by the Commission at the August 12, 2014 Regular meeting. Staff found other items within the draft that needed clarification or additions. Those items are listed as:

- Added a definition for Neon Signs, Window and noted the exception to the Commercial sign matrix for Window Signage.
- Simplified definition for Billboard Signs.
- Deleted the definition of Prohibited Sign as the term is not used in the code. The term Illegal Signs is referred to instead.
- Slight modifications made to Sign Walker regulations.
- Section numbering was cleaned up.

As presented, Staff finds that the current draft is ready for Planning and Zoning Advisory Commission action.

Staff Recommendation

Staff recommends approval of Section 35 Signs.

SECTION 35 SIGNS

Subsections:

- 35.01 Purpose and Objectives
- 35.02 Definitions
- 35.03 General Requirements
- 35.04 Comprehensive Sign Program
- 35.05 Residential and Public Facility Sign Standards
- 35.06 Commercial Sign Standards
- 35.07 Resort Sign Standards
- 35.08 Temporary Signage
- 35.09 Flag Pole Requirements
- 35.10 Nonconforming Signs
- 35.11 Abandoned, Illegal, Prohibited or Inadequately Maintained Signs
- 35.12 Revocation of Permit
- 35.13 Liability
- 35.14 Removal of Signs Placed in the Public Right-of-Way
- 35.15 Removal of Political Signs Placed in the Public Right-of-Way
- 35.16 Emergency Removal or Repair
- 35.17 Violation; Penalty

35.01 Purpose and Objectives

The purpose of this section is to establish regulations for signs within the city to enable communication through signs consistent with the need to regulate aesthetics and avoid clutter and the protection of free speech, to protect safety of the traveling public and to promote economic development in commercial districts.

The objectives on which the provisions and specifications regulating signs are founded are:

- a. Preserving the city’s character, scenic appeal and uncluttered appearance
- b. Adopting balanced regulations that represent a reasonable and defensible compromise between prohibiting signs altogether and proliferation of signs of all sizes, shapes and colors, particularly along major thoroughfares.
- c. Encouraging the use of Comprehensive Sign Programs, where applicable, to provide flexibility that will encourage creativity and quality in signage design appropriate to the character of Litchfield Park, as well as to provide adequate identification and information, and to promote traffic safety.

35.02 Definitions

a. Terms Defined

A-Frame Sign: A temporary sign supported by its own frame in the shape of an "A" when in use, or an upside down “T”; also referred to as a “sandwich” or “tent” sign. A-Frame sign does not include signs not visible from streets or public rights-of-way.

Abandoned Sign: A sign that pertains to a business, use, time or event which no longer exists or when the purpose for which the permit for the sign was approved has been fulfilled or no longer exists.

Awning Sign: A structure often made of plastic or canvas that serves as a shelter or projection over a storefront, window, door or deck that displays the name and/or logo of a commercial business.

Banner: Any sign of lightweight fabric or similar material that is permanently or temporarily mounted to a pole or a building by a permanent or temporary frame at one or more edges. Banner includes pennants and streamers. Banner does not include national flags, state or municipal flags, or the official flag of any institution or business.

Billboard Sign: A sign which is intended to advertise a business, commodity, service, entertainment, product, or attraction sold, offered, or existing elsewhere than on the property where the sign is located.

Building Front Footage: The maximum dimension of the building front measured on a straight line parallel to any fronting street.

Business Front Footage: The lineal distance of the building space occupied by the particular business measured on a straight line parallel to the face of the building in which the main entrance into that particular business is located.

City, Church, Civic Organization Special Event Sign: A temporary sign used primarily to promote a special event to be held in the City by the City, a church or civic organization.

Commercial Special Event Sign: Temporary sign to advertise commercial special event.

Commercial Special Event: Seasonal sale, holiday sale, weekend/clearance sales and similar temporary non-recurring events.

Contractor or Subcontractor Sign: A temporary sign which identifies the firm, business, person(s), or entity responsible for the work or activity in progress at the location of the sign.

Development Sign: A temporary sign which identifies a development in progress, or one in prospect, and which displays the name of a development, the developer's name and contact information, and information regarding the designer and contractor for the site to which it is placed.

Directional Sign: A sign whose purpose is to indicate the route to be followed in traveling to the destination named on the sign.

Directory Sign: A sign whose purpose is to indicate the route to be followed to a specific business or place within a multiple-tenant commercial building or complex.

Drive-Thru/Menu Board: Reader panel sign that contains menus for a drive-thru restaurant.

Entryway Sign: A freestanding sign identifying the entrance to a resort facility, a subdivision, a townhouse complex or a commercial plaza or district.

Fascia: A parapet-type wall (see definition for parapet) used as part of the facade of a flat-roofed building and projecting not more than six feet from the building face immediately adjacent thereto and enclosing at least three sides of the projecting flat roof.

Freestanding Sign: A sign mounted or erected on its own self-supporting structure that is detached from any building, fence or wall.

Garage Sale/Yard Sale Sign: A sign displayed on the date when a garage sale, yard sale, moving sale, estate sale or similar event involving the occasional sale of used goods on residential property.

Grand Opening Sign: A sign introducing, promoting, and/or announcing a new business, store, shopping center, office, or an established business that has new ownership or management.

Ground Level: The finished grade of existing sidewalks or where there is no sidewalk, six inches above the street grade. In native terrain, ground level is the mean level of the area immediately around the sign.

Identification Sign: A sign that only includes the name of a business with no additional message.

Ideological Sign: A sign other than a political sign which expresses, conveys, or advocates a non-commercial message that is not related to the advertisement of any product or service or the identification of any business.

Illegal Sign: Any sign except the following:

- a. A sign allowed by this section and not requiring a permit;
- b. A sign allowed by this section for which a valid permit has been issued and is in force;
- c. A sign whose permit renewal is delinquent for fourteen days or more.

Indirect Lighting: A source of external illumination, either to back light the sign, or located a distance away from the sign, but which is, itself, not visible from any normal position of view.

Internal Lighting: A source of illumination entirely within the sign which makes the contents of the sign visible at night by the light being transmitted through a translucent material but wherein the source of the illumination is not visible.

Lighting: The method of illuminating a sign for visibility.

Maintenance: The replacing or repairing of a part of a sign without changing the wording, location, composition, or color of said sign.

Monument Sign: A visually prominent, non-movable sign, not attached to a building, which identifies a single or multiple building development.

Multifamily Complex Sign: A monument sign used to identify name of multi-family development.

Multi-Tenant Building or Complex: A structure or structures which houses or is intended to house a variety of separate residential living units or commercial activities.

Nonconforming Sign: A sign which does not conform to the provisions of this code but which, when first constructed, was legally established.

Off-premises Sign: A sign related to a use or structure on property other than the property on which the sign is located.

On-premises Sign: A sign related to a use or structure on the same property as that on which the sign is located.

Open House: A sign inviting the public for a walk-through inspection of property which is for sale or for lease.

Parapet Wall: A wall extending above the plate line of a building-

Permanent Sign: A sign which is intended to be displayed for an indefinite or long-lasting period.

Plate Line: The point at which any part of the main roof structure first touches or bears upon an external wall.

Political Sign: A sign designed, used or intended to induce voters to vote for either the election or defeat of a candidate for nomination or election to any public office, or which identifies or expresses a position, conveys a message concerning, or advocates a position on an issue in an upcoming election and includes without limitation banners, campaign signs, posted handbills and notice of any kind.

Portable Sign: Any sign not permanently attached to the ground or other permanent structure; signs converted to A-Frames; menu and sandwich board signs; balloons used as signs; umbrellas for advertising; does not include signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.

Public Right-of-Way or ROW: Land which by deed, conveyance, agreement, easement, dedication, usage or process of law is reserved for or dedicated to the general public for street, highway, alley, public utility, pedestrian walkway or landscape purposes.

Quasi-Governmental: An agency or business supported by the local, county, state or federal government but managed privately; an agency or business that, by general practice, possesses some of the legal characteristics of both the government and private sectors. (E.g. a quasi-governmental health-care agency)

Real Estate Sign: A sign located at the property or premises advertising the sale, lease or rental of the property or premises upon which the sign is located.

Reader Panel Sign: An onsite sign which is designed to permit immediate change of copy.

Setback: The shortest straight line distance in feet from the nearest property or lot boundary to a main or accessory building, structure, sign, or the like located on the same property or lot.

Shingle Sign: A sign which identifies a business or activity whose front is under an extended roof (e.g. an overhang), a covered walkway, a covered porch, or the like.

Sign Copy:

- a. Any device for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public, but not including any flag, badge, or insignia of any local, state, or federal governmental agency.
- b. The term "sign" shall mean and include any display of any letter, numeral, figure, emblem, picture, outline, character, announcement or means whereby the same are made visible and for the purpose of attracting attention to make anything known, whether such display be made on, attached to, or as a part of, a structure, surface or thing including, but not limited to, the ground or any rock, tree, or other natural object, which display is visible beyond the boundaries of the lot or parcel of property on or over which the display appears.

Sign Area: Sign area is the sum of the areas of all permitted signs, except directional signs, street addresses or safety signs (e.g., stop engine, no smoking). Sign area shall be measured as follows:

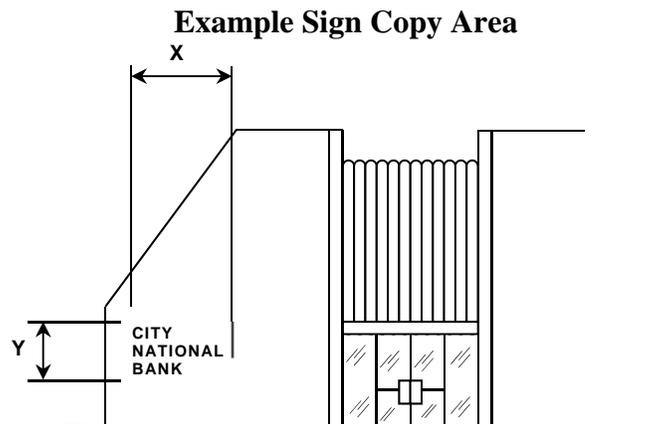
- a. For sign copy mounted or painted on a background panel or area distinctively painted, textured or constructed, the Sign area is the area within the outside dimensions of the background panel or surface.

Example Sign Copy Area

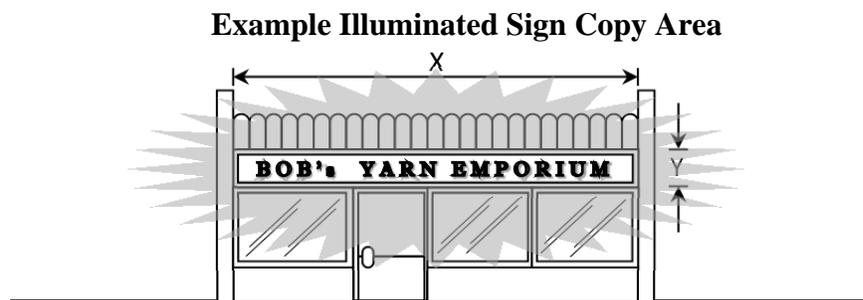


- b. For sign copy consisting of individual letters and/or graphics affixed to a wall or portion of a building that has not been painted, textured, or otherwise altered to provide a

distinctive background for the sign copy, the sign area is the area within the smallest rectangle that will enclose the sign copy. Sign area shall not include any architectural enhancements, decorative embellishments or support structures so long as said support structures, decorative embellishments or architectural enhancements are appropriately scaled to the size of the copy as determined by the Design Review Board and shall not extend more than two feet (2') above the height of the measurable sign area.

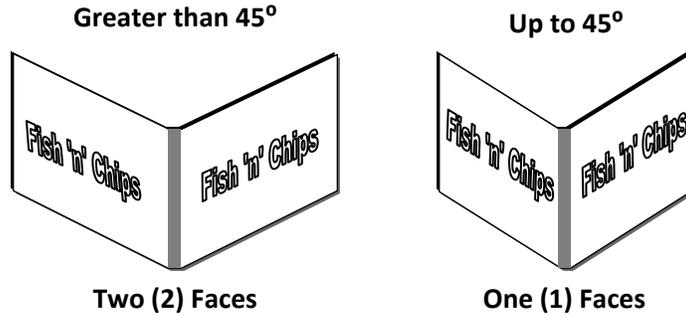


- c. Unless modified as part of a Comprehensive Sign Program, for sign copy mounted or painted on an internally-illuminated sign or internally-illuminated element of a building, the entire internally-illuminated surface or architectural element that contains sign copy will be counted as sign area.



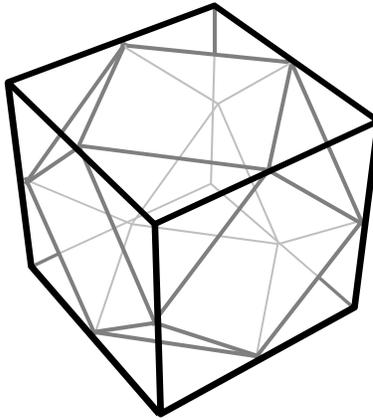
- d. Unless modified as part of a Comprehensive Sign Program, number of sign faces:
1. One – Area of the single face only.
 2. Two – If the interior angle between the two sign faces is forty-five (45) degrees or less, the sign area is the area of one face only; if the angle between the sign faces exceeds forty-five (45) degrees, the sign area is the sum of the areas of the two faces.
 3. Three or more – For any sign containing three or more faces, the sign area shall be measured as the sum of areas of the all the sign faces.

Example Sign Copy Area

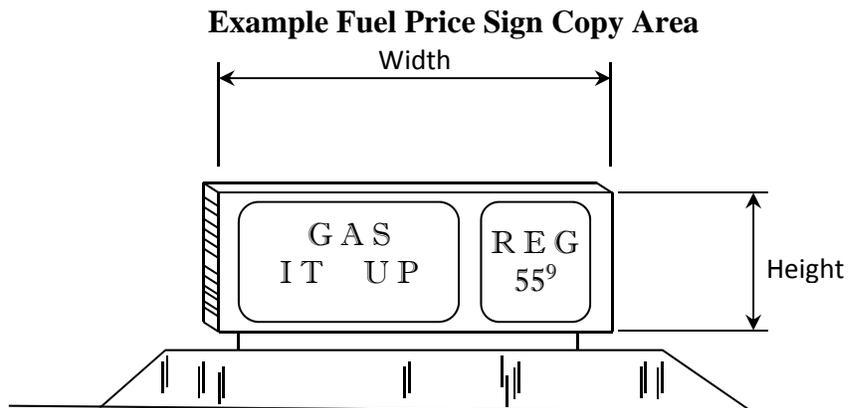


- e. Unless modified as part of a Comprehensive Sign Program, three dimensional, sculptural or other non-planar signs – Sign area will be the sum of the areas of the vertical faces of the smallest polyhedron that will encompass the sign structure.

Example Dimensional Sign Copy Area



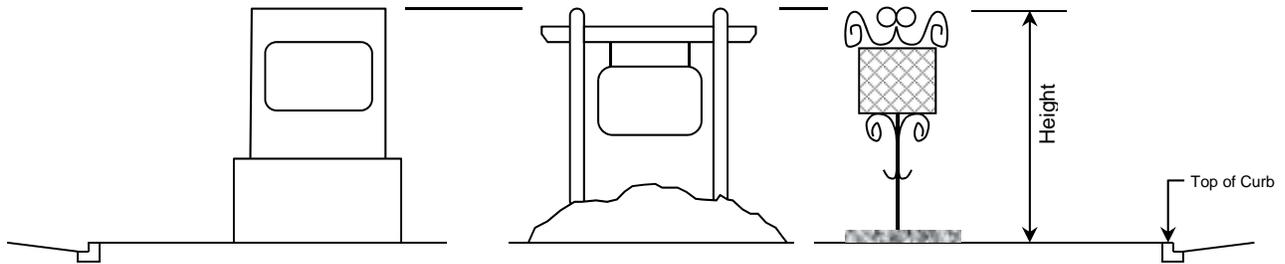
- f. Unless modified as part of a Comprehensive Sign Program, signs having more than one component (e.g., a service station identification/price sign combination mounted on a common base), the sign area is the area of the rectangle enclosing all components of the sign.



Sign Height: Sign height is defined as follows:

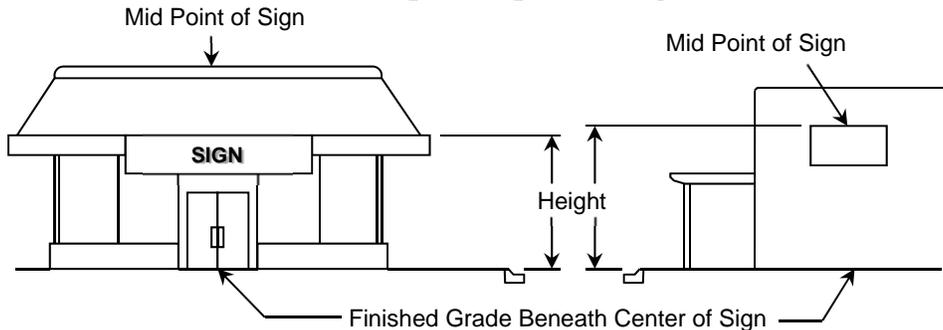
- a. Freestanding Sign: Sign height is the distance from the top of the measurable sign area, to the top of curb of the public road nearest the sign, or to the crown of public road nearest the sign if no curb exists. Non-illuminated architectural embellishments may extend an additional 18” in height from the highest point of sign copy.

Example Freestanding Maximum Sign Height



- b. Wall or Fascia Mounted Signs: Sign height is the distance measured from a point perpendicular to the top of the midpoint of the sign structure, to the top of the finished floor of the ground floor level directly below the midpoint of the sign.

Example Midpoint of Sign



Structural Member: A support that is a constituent part of any structure or building.

Subcontractor Sign: A temporary sign which identifies the firm, business, person(s), or entity responsible for work or activity in progress at the location of the sign.

Subdivision Sign: A monument sign or individual letters mounted on a wall to identify a residential subdivision.

Temporary Sign: A sign displayed that is not permanently anchored to the ground, to a structure, or permanently affixed to a permanent sign that relates to an infrequent or sporadic activity or use. Temporary signs include, but are not limited to, open house signs, political signs, development signs, and yard sale signs.

Traffic Directional Sign: Those signs whose purpose and placement are solely to define and streamline the flow of vehicular and pedestrian traffic so as to minimize congestion and promote safety.

Wall Sign: A sign attached to, painted on or erected against a wall of a building or structure with the face of the sign in the plane of the wall or on a surface parallel to the face of the wall and which may only be used to identify the business.

Window Sign: A sign visible through and/or affixed in any manner to a window or exterior glass door that is intended to be viewable from the exterior (beyond the sidewalk immediately adjacent to the window), including signs located inside a building but visible primarily from the outside of the building.

Window Sign, Neon: An illuminated tubular neon sign, not larger than four square feet in area, visible through and/or affixed in any manner to a window or exterior glass door that is intended to be viewable from the exterior (beyond the sidewalk immediately adjacent to the window), including signs located inside a building but visible primarily from the outside of the building.

Yard Sale Sign: A sign displayed on the date when a garage sale, yard sale, moving sale, estate sale or similar event involving the occasional sale of used goods on residential property.

35.03 General Requirements

a. Sign Permit

A sign permit approved by the city shall be required prior to any sign, other than those specifically exempted herein, being erected, exhibited, re-erected, altered in any material way, or relocated in the city.

1. Illuminated Signs: Signs which are to be illuminated electrically shall require a separate electrical permit in conformity with the electrical code of the city.

2. Permit Exceptions: A permit is not required for the following signs or sign alterations, but all such signs and alterations shall be subject to all pertinent provisions of this section:

- A. Signs required by this section and listed herein.
- B. Repainting without changing wording, composition or colors or minor nonstructural repairs except electrical repair.
- C. Relocation of sign as required by city.
- D. Window signs, non-illuminated, and having an area of four square feet or less.
- E. Real estate signs no larger than four square feet exhibited or placed by the proprietors of properties or premises on the properties or premises advertised. In addition, one real estate sign, no larger than four square feet may be exhibited or placed on each street on which the parcel of land or premises for sale abuts.

3. Permit Application and Expiration

- A. To obtain a permit, the applicant shall file an application on a form furnished by the city. The application shall contain the location by street and number of the proposed signs and the name and address of the sign contractor. All applications shall be accompanied by the written consent of the owner, lessee, agent, or trustee having charge of the property on which the sign is posted.
- B. Every permit issued under this section shall expire and become null and void if the work authorized by such permit is not completed within 90 days from the date of such permit. Before such work can be recommenced, a new permit shall be obtained and the fee for the new permit shall be 1/2 of the fee required for a new permit for such work, provided no changes have been or will be made in the original plans and specifications for such work.

4. Permit Fees

Application and fees:

- A. All applications for a sign permit shall be submitted with a fee established by the council.
- B. The fee will be refunded to the applicant if the application for permit is denied.

5. Requirement of Plans

- A. The original and one copy of plans and specifications shall be submitted with the application for each sign larger than four square feet. Such plans shall show the size of the sign, the method of attachment or support, locations and materials to be used, and the name and address of the person who designed, and set the specifications for such sign. Plans for supports for any sign subject to excessive stresses, as determined by the city engineer or building inspector, shall be accompanied by structural computations. Sufficient data shall be submitted to show that supporting surfaces and other members of an existing building to which the sign is to be attached are in good condition and are adequately strong to support the load, including the proposed sign.
- B. One copy of such plans and specifications shall be returned to the applicant at the time the permit is granted and shall indicate the permit number and date of issuance.

6. Sign Permit

The Zoning Administrator or designee is authorized to issue sign permits in accordance with this section.

b. Code Limitations

Nothing contained herein shall prevent the erection, construction and maintenance of official traffic, fire or police signs, signals, devices and markings of the state of Arizona and/or the city or other public authorities or the posting of notices required by law.

c. Conflicting Provisions

In the event a provision in this section conflicts with another provision or another code then the more restrictive provision shall apply.

d. Procedures and Enforcement of Code

The Zoning Administrator is authorized to enforce this section pursuant to the procedures set forth in this section and applicable law.

e. Design and Construction

1. Building Code

In addition to the requirements of this section, all signs shall conform to the requirements of the building codes of the city.

2. Permanent Sign Materials

All permanent signs shall be constructed using structural members of materials subject to approval of the Zoning Administrator or designee. Nonstructural trim may be of wood, metal, approved plastics or any combination thereof.

3. Materials for Temporary Signs

Materials proposed to be used in constructing temporary signs shall be stated in the application for the sign permit. Adequacy of the material proposed from the standpoints of stability and safety and of composition and color shall be subject to approval by the Zoning Administrator or designee.

f. Lighting and Movement

1. All wall mounted signs shall be constructed with reverse pan channel letters and may be backlit with no visible lighting source. The reverse pan channel letters shall be constructed of metal with no translucent material on the outward face of the letter.

1. All free-standing monument signs shall be internally illuminated with no visible lighting source unless otherwise approved by the Design Review Board through a Comprehensive Sign Program.

2. No single light source element, which exceeds 15 watts (or its equivalent), shall be used in connection with a sign or to illuminate a sign in a way that exposes the face of the bulb light or lamp when viewed from a public street or adjacent residential use,

3. Illumination resulting from all signs and lighting on any one property in a non-residential zone shall be shielded so that the light source elements (light bulbs) are not directly visible from property in a residential zone that is adjacent to or across a street from the property in the non-residential zone.

4. No internally illuminated sign, other than reverse pan channel and backlit, shall be allowed on property in a residential zone. Lighting from all light sources operated for the purposes of sign illumination on property in a residential zone shall be shielded from other property in the residential zone.

5. Other signs including ground directional signs less than four square feet may be internally illuminated or externally illuminated. Exterior illumination shall be top mounted and shielded to aim downward only.

6. A sign or signs or any part thereof which moves or may be moved by any means shall be prohibited.

g. Location

1. Obstruction of Exits

No sign shall be installed so as to obstruct any door, window or fire escape of any building or to interfere in any way with a person's moving freely through any one of them.

2. Traffic Hazards

No sign shall be erected in such a way as:

- A. To interfere with or to confuse traffic;
- B. To create any traffic hazard; or
- C. To obstruct the vision of motorists.

3. Construction over Public Property

No sign shall be erected in a manner which projects over any public sidewalk, street, alley, or public place without the city's express approval for a limited time.

h. Maximum Size, Height, and Number of Signs, and Minimum Setbacks

The permissible areas, height, setbacks, and number of signs depend upon the type, purpose and location of the proposed sign(s) and such criteria as are defined herein in those sections and subsections pertaining to the particular sign.

i. Signs not specifically authorized herein, temporary or permanent, are prohibited, including, but not limited to the following:

- 1. Change-panel signs.
- 2. Advertising flags.
- 3. Neon, projected image and laser image signs except as otherwise permitted in this section
- 4. Roof signs, or signs that project above the highest point of the roofline, parapet, or fascia of the building.
- 5. Signs emitting sound.
- 6. Animated, moving, or flashing sign, including televisions or signs with streaming video.
- 7. Billboard signs.
- 8. Non-electrically illuminated signs.
- 9. Non-public signs in public right-of-way or on public property, except as otherwise permitted in this section.
- 10. Off-premises signs, except as otherwise allowed for in this section.
- 11. Banners, pennants, streamers, flags, searchlights, strobe lights, beacons, inflatable signs, balloons (fixed or otherwise), placards, posters, paintings, etc. visible from off premises except as otherwise allowed for in this section.
- 12. Signs imitating an official traffic control sign and any sign or device obscuring such traffic control signs or devices.
- 13. Temporary, portable, mobile (except for sign walkers), or A-frame signs except as otherwise permitted in this section.

j. Inspections and Maintenance

1. Inspections

Unless waived by the Zoning Administrator, all signs shall be subject to the following inspections:

- A. Footing inspection on all freestanding signs;
- B. Electrical inspection on all illuminated signs;
- C. Inspection of braces, anchors, supports and connections on all signs;
- D. Inspection to ensure that the sign has been constructed according to an approved application and sign permit.

2. Inspection Markings

All signs shall be marked with the permit number. This marking shall be permanently placed by the fabricator of the sign. The permit number shall be assigned and recorded on the permit at the time the permit is issued. The permit number shall be shown on the face of the sign, preferably in the lower right-hand corner, and shall be in numbers between two and one-half and four inches high.

3. Maintenance

Failure to maintain signage in compliance with this section or an approved sign program constitutes a violation of this section. .

- A. Any sign or component of a sign which is in a damaged or deteriorated condition and constitutes a danger or hazard to public safety, or a visual blight shall be promptly repaired or replaced. Surface materials and components shall be kept free of chipping, peeling, fading, cracks, holes, buckles, warps, splinters, or rusting visible from an adjacent property or street. Illuminated signs shall be maintained in good operating condition including prompt removal and replacement of all defective bulbs, light emitting diodes, fluorescent tubes, neon or other inert gas light segments, damaged or deteriorated electrical wiring, and malfunctioning control devices and related circuitry.
- B. All signs are subject to the following:
 - 1. Footing inspection on all freestanding signs;
 - 2. Electrical inspection on all illuminated signs;
 - 3. Inspection of braces, anchors, supports and connections on all signs;
 - 4. Inspection to ensure that the sign has been constructed according to an approved application and sign permit.
- C. Abandoned Signs: Abandoned signs shall be removed. When a sign is removed, the structure behind the sign shall be restored to its original condition and color. No additional sign permits will be issued until this is completed. Any on-site sign or abandoned sign, including its supporting structure, which no longer identifies the current occupancy of the premises upon which such sign is located or otherwise fails to serve its original purpose, shall be deemed a public nuisance after a six month lapse and shall be removed by the owner of the land or building upon which such sign is located..

k. Requirement for Conformity

It shall be illegal for a sign to be placed or maintained in the city, except as provided in this code.

1. The violation of any provision of this section or failure to comply with any order or regulations made hereunder shall constitute a misdemeanor.

l. Sign Walkers. Sign walkers shall be permitted, subject to the following regulations:

1. Location: sign walkers shall be located only:
 - A. At least 30 feet from a street intersection or driveway intersection measured from the back of the curb or edge of pavement if no curb exists.
 - B. At least 5 feet from the street measured from the back of curb or edge of pavement if no curb exists.
 - C. Sign walkers shall yield right-of-way to pedestrians, bicycles and all others traveling or located on the sidewalks.
 - D. At grade level.
2. Prohibited locations: sign walkers shall not be located:
 - A. In raised or painted medians.
 - B. In parking aisles or stalls.
 - C. In driving lanes or driveways.
 - D. On fences, boulders, planters, other signs, vehicles, utility facilities, or any structure.
 - E. Within a minimum distance of 20 feet from any other sign walker.
 - F. In a manner that results in sign walkers physically interacting with motorists, pedestrians, or bicyclists.
3. Display. Signs shall be:
 - A. Displayed only during the hours the business is open to conduct business.
 - B. Held, worn or balanced at all times.
4. Elements prohibited. The following shall be prohibited:
 - A. Any form of illumination, including flashing, blinking, or rotating lights;
 - B. Animation on the sign itself;
 - C. Mirrors or other reflective materials;
 - D. Attachments, including, but not limited to, balloons, ribbons, speakers.

35.04 Comprehensive Sign Program

The Comprehensive Sign Program affords flexibility that will encourage creativity and quality in signage design appropriate to the character of Litchfield Park, as well as to provide adequate identification and information, and to promote traffic safety. All new construction or developments (residential and non-residential) shall be required to submit a Comprehensive Sign Program.

- a. Consistent Themes:** For all commercial projects under one ownership or controlled by a single development, a uniform standard in design and materials quality for signage apply.

b. Flexibility: The Comprehensive Sign Program may allow greater flexibility in sign location, number, area or proportion of sign types within the total maximum aggregate allowed; as well as height, illumination and any other standards contained herein consistent with applicable district standards, project scale, sign elements, design enhancements and visual improvements.

c. Building Wall Mounted: Under the Comprehensive Sign Program, wall signs may have a maximum area not to exceed 0.75 square feet for each lineal foot of the building frontage or sixty-four square feet in area, whichever is less.

d. Approval: All Comprehensive Sign Program submittals shall be reviewed and approved by the Design Review Board.

e. Evaluation Criteria: In reviewing a Comprehensive Sign Program, the Design Review Board evaluation shall include, but not be limited to, consideration of the following criteria: visibility and readability for sign function, location relative to traffic movement and access points, size of development, design compatibility with architectural and/or natural features of the project, context of the surrounding area and landscape enhancements. The program shall propose, and the Design Review Board shall consider for approval, proportionate substitutions or trade-offs of signage and project enhancements.

f. Design Elements: The Comprehensive Sign Program shall require that certain design elements be considered and addressed. The consideration and inclusion of other design elements is encouraged to enhance the quality of the signage program and to conform to village planning concepts of the City of Litchfield Park. Comprehensive Sign Program preparation should include investigation of new lighting technologies and methods for incorporation, where practicable, to reduce unwanted light emission from signage.

1. The design elements that must be described and illustrated include:
 - A. Type and style of lettering and numbering;
 - B. Size of lettering and numbering;
 - C. Size of any logotype and/or graphic representation, which shall be included in total signage area calculations;
 - D. Color of sign elements, including color of sign background;
 - E. Composition of sign elements;
 - F. Lighting: internal, external with manufacturer specifications pertaining to lumens;
 - G. Sign materials;
 - H. Construction details;
 - I. Placement of sign on building;
 - J. Location of monument sign(s) on the site;
 - K. Relation of sign to other development signage.
2. In addition to the otherwise permitted signage, the Design Review Board may approve a project identification monument sign at the corner of two arterial streets or principal entry into a project; such sign shall not include tenant names and shall not exceed eight feet in height or sixty-four square feet in area.

g. Monument Signage: One monument sign, not more than eight feet in height and width with a maximum of one identification panel for each tenant is allowed on each arterial road frontage. Where arterial street frontage is five hundred (500) feet or more, an additional monument sign is allowed for every additional two hundred-fifty (250) linear feet of arterial street frontage. An additional ten square feet of sign area may be approved for every one foot of height below eight feet. Location of all monument signs must be approved by the City Engineer as not to interfere with vehicular sight visibility along the adjacent public streets and ingress and egress to adjacent streets or private property.

h. Major Tenant Signage (within a Comprehensive Sign Program):

1. Any single building tenant occupying more than ten thousand square feet gross leasable area shall be allowed a wall sign maximum area of one and one-half square feet for each linear foot of the building frontage upon which the sign is displayed, or two hundred fifty square feet in area, whichever is less.
2. Allowable major tenant signage may include three individual franchise identification signs and two product service signs, each not exceeding thirty square feet.

i. Program Submittal Requirements: Consideration of the Comprehensive Sign Program includes a two-stage review process: the first conducted by staff; the second, by the Design Review Board.

1. Submittal of three copies of a written presentation, in a bound format, containing all the required elements.
2. Following review and comments by staff, the applicant shall prepare a completed revised package for consideration by the Design Review Board.
3. A minimum of ten copies shall be submitted to the City's Planning Department a minimum two weeks before meeting will be scheduled.
4. City staff review and transmittal, with findings, shall accompany the program submitted to the Design Review Board for determination that the sign program has met a higher design standard.
5. The Design Review Board shall review the submittal and approve, approve with stipulations or deny the application.
6. Decisions of the Design Review Board are appealable to the City Council.

35.05 Residential and Public Facility Sign Standards

Signs regulations govern Residential and Public Facility Districts and residential and public facility uses in planned development (PD) districts unless the signs are governed by a comprehensive sign program pursuant to Section 35.05. Any new development shall be required to submit a comprehensive sign program to be reviewed and approved by the design review board.

Subdivision Signs	Single Family
Design	Monument style or individual letters mounted on Freestanding Wall
Location	Monument style signage shall be located within a landscaped area of 2 sf per 1 sf of sign area.

Size/Area	≤ 40 sf
Height	6' maximum
Approval	Final location approved by City Zoning Administrator or designee

Apartments and Condominium Signs	Multi-Family
Design	One (1) Freestanding sign located within a landscaped area of 2 sf per 1 sf of sign area. Wall mounted sign permitted as an alternative.
Location	5' setback from property line
Size/Area	≤ 40 sf for freestanding sign ≤ 24 sf for wall mounted sign. Must be located below roofline. ≤ 60 sf with Design Review Board approval of a Comprehensive Sign Program
Height	6' maximum
Approval	Final location approved by City Zoning Administrator or designee

Reader Panel	All Residential and Public Facility Districts
Uses	Municipal, Religious, Academic Institution, Fraternal Organizations and Quasi-Government
Number	One (1) reader panel sign permitted
Size/Area	≤ 20 sf
Height	4' maximum
Lighting	External illumination is allowed. Light source must be shielded from direct view.
Prohibited Content	No advertising of daily/weekly deals is allowed.

Monument for non-residential uses within a residential district	All Residential and Public Facilities Districts
Uses	Municipal, Religious, Academic Institution, Fraternal Organizations and Quasi-Government
Number	One (1) per street side
Size/Area	≤ 24 sf
Height	6' maximum
Content	May include name and hours, shall include address. No Advertising.
Approval	New signs subject to Design Review Board Approval

35.06 Commercial Sign Standards

Signs regulations govern Neighborhood Commercial (NC), Community Commercial (CS) and Regional Commercial (RS) Districts, and those uses in Planned Development (PD) Districts, unless the signs are governed by a comprehensive sign program pursuant to Section 35.05. Any new development shall be required to submit a comprehensive sign program to be reviewed and approved by the design review board.

A-Frame Signs	All Commercial Developments
General Requirements	1. Permitted w/ ZA approved permit which expires 1 year from date of issuance and must be renewed

	<ol style="list-style-type: none"> 2. Displayed only during posted open hours 3. At grade & on the property of business advertised 4. Designed and constructed to withstand 30 MPH gusts of wind 5. Must be maintained - no chipping paint, cracks, gouges, missing letters, etc.
Number	1 per business permitted with Zoning Administrator or designee approved permit
Area	6 sq ft maximum
Size	≤ 2' width & 3' height
Location	Prohibited: <ol style="list-style-type: none"> 1. Parking aisles or stalls, driving lanes, on trails 2. Fences, boulders, trees, planters, other signs, vehicles, utility facilities, or any structure 3. W/in a min. 20' of A-Frame signs and of any access drive or street intersection 4. Min. 3' clearance for pedestrians on all walkways
Design	<ol style="list-style-type: none"> 1. Min. 1/2" high density exterior grade compressed wood, i.e. Omega or Medium 2. Density Overlay Board 3. Water Resistant Coating/Impervious to adverse weather conditions 4. Cut Vinyl Graphics (zip tracks may be used) 5. No attachments (Balloons, ribbons, speakers, etc.) 6. Similar materials may be approved by the ZA
Lighting	Prohibited: Any form of illumination - including flashing, blinking, rotating lights, no Animation or reflective materials

Awning Signs	Neighborhood Commercial	Community & Regional Commercial
Size/Area	20% maximum of front awning face.	20% maximum of front awning face
Content	Name, and/or logo. Shall not include an additional advertising.	Name, and/or logo. Shall not include an additional advertising.
Sign Calculations	50% of awning sign area shall be included in aggregate sign calculations.	-

Directional Signs	Neighborhood Commercial	Community & Regional Commercial
Size/Area	6 sf	6 sf
Height	4'	4'
Maximum	25% of total center allowable sign area. Does not count against site's allowable aggregate signage.	25% of total center allowable sign area. Does not count against site's allowable aggregate signage.
Location	Outside of Visibility Triangles.	Outside of Visibility Triangles.
Lighting	Internal or external illumination allowed. All lighting sources must be shielded from view	Internal or external illumination allowed. All lighting sources must be shielded from view
Allowances	Use, number, and location approved only through comprehensive sign program and comply with other requirements.	Use, number, and location approved only through comprehensive sign program and comply with other requirements.

Directory Signs	Neighborhood Commercial	Community & Regional Commercial
Size/Area	24 sf max (does not count toward site's total aggregate allowable signage)	24 sf max (does not count toward site's total aggregate allowable signage)
Height	6'	6'
Lighting	May be illuminated subject to Section 35.12	May be illuminated subject to Section 35.12
Purpose	Used to Identify the location of buildings, offices or businesses within a complex.	Used to Identify the location of buildings, offices or businesses within a complex.
Allowances	Use, number, and location approved only through comprehensive sign program and comply with other requirements.	Use, number, and location approved only through comprehensive sign program and comply with other requirements.

Drive-Thru Restaurant Menu Boards	Neighborhood Commercial	Community & Regional Commercial
Number	-NA-	One (1) Preview and one (1) ordering/menu board per vehicle queuing lane.
Setback	-NA-	45' from street side
Visibility	-NA-	Front of the boards shall not be visible from any public street.
Size/Area	-NA-	24 sf (does not count toward site's total allowable aggregate signage)
Height	-NA-	6'
Design	-NA-	Freestanding menu boards shall have a monument style base matching the architecture and construction materials of the building
Landscaping	-NA-	2 sf for each sf of sign area
Lighting	-NA-	Internal and/or external illumination is allowed. Light sources must be shielded from view.

Monument	Neighborhood Commercial	Community & Regional Commercial
Number	One monument per development, except as permitted otherwise. For Multiple building developments or commercial centers 1 additional sign	One monument per development, except as permitted otherwise. One (1) per arterial frontage for Multiple building developments or commercial centers
Size/Area	24 sf for single building/Tenant 24 sf for Multi-tenant/building	24 sf for single building/Tenant 60 sf for Multiple building commercial Center, approved by the DRB
Separation	-	Additional Freestanding signs may be placed along street frontage with a Comprehensive Sign Program. Minimum 300' between signs, max 24 sf in area and may be either a Center ID sign or a Multi-Tenant ID Sign.
Height	Max of 6'	Max of 6' or 24 sf for single building or single tenant
Content	Name and/or logo of business and shall include address	Name and/or logo of business and shall include address
Exceptions	Individual buildings/pads shall not be considered separate developments for signage purposes.	Individual buildings/pads shall not be considered separate developments for signage purposes.
Signage Calculations	Monument sign(s) for multi-tenant, multi-building or Commercial Center Developments shall not count toward individual businesses/major tenants if their name is not part of center ID.	Monument sign(s) for multi-tenant, multi-building or Commercial Center Developments shall not count toward individual businesses/major tenants if their name is not part of center ID.

Reader Panel Signs	Neighborhood Commercial	Community & Regional Commercial
Additional Uses Permitted	Municipal, religious, academic institutions, fraternal organizations or quasi-government uses	Municipal, religious, academic institutions, fraternal organizations or quasi-government uses
Number	One (1) freestanding reader panel	One (1) freestanding reader panel
Size/Area	20 sf	32 sf

Height	4'	6'
Lighting	No Scrolling or flashing	No Scrolling or flashing
Sign Area	Sign area <u>will be</u> included in the total site aggregate signage calculation.	Sign area <u>will be</u> included in the total site aggregate signage calculation.
Sign Design	Change panel and Marquee signs and service station price signs shall be allowed.	Change panel and Marquee signs and service station price signs shall be allowed.

Shingle Signs	Neighborhood Commercial	Community & Regional Commercial
Number	One (1) shingle sign per business	One (1) shingle sign per business
Height	8' clearance minimum	8' clearance minimum
Size/Area	3 sf maximum	4 sf maximum
Content	Name and/or logo of business. No additional advertising allowed.	Name and/or logo of business. No additional advertising allowed.
Placement	Placed perpendicular to the building immediately adjacent to the business.	Placed perpendicular to the building immediately adjacent to the business.

Wall Mounted Signs	Neighborhood Commercial	Community & Regional Commercial
Size/Area	0.67 sf / 1 linear foot 32 sf maximum each	0.67 sf / 1 linear foot 50 sf maximum
Location	May be placed on any side of the building business is located	May be placed on any side of the building business is located
Setback	If > 300' from Arterial 1.5 sf / 1 linear foot permitted with a Maximum 160 sf	If > 300' from Arterial 1.5 sf / 1 linear foot permitted with a Maximum 250 sf
Maximum Aggregate	Single Tenant = 120 sf Multi-Tenant = 240 sf	Single Tenant = 250 sf Multi-Tenant = 1 sf / 1 linear foot on Arterials
Placement Requirements	Horizontal length < 50% of width of building. 36+ in. between top of sign and top of building.	Horizontal length < 50% of width of building. 36+ in. between top of sign and top of building.
Lighting	Subject to lighting standards in Section 35.12.	Subject to lighting standards in Section 35.12.

Window Signage	Neighborhood Commercial	Community & Regional Commercial
Size/Area	20% of total window area through which sign will be visible	25% of total window area through which sign will be visible
Location	Signs may be displayed within 3' behind the window. Sign copy shall be limited to business identification and a graphic symbol or any combination thereof. In no case shall product signs be allowed.	Signs may be displayed within 3' behind the window. Sign copy shall be limited to business identification and a graphic symbol or any combination thereof. In no case shall product signs be allowed.

35.07 Resort Sign Standards

Sign regulations govern Resort Districts and resort uses in Planned Development (PD) Districts. Any new development shall be required to submit a comprehensive sign program to be reviewed and approved by the design review board.

Location & Size/Area	1. Resort identification signs may be located at each primary entrance to the resort from a Major or Minor arterial or collector street. The maximum height shall be 8 feet and the maximum sign area shall be seventy (70) square feet, aggregate per entry. Dual entrance monuments are permitted if total sign area does not exceed seventy (70) square feet.
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	<ol style="list-style-type: none"> 2. Use identification monuments, for businesses that are located within the resort shall be allowed smaller monument signs not to exceed four feet (4') in height and eight (8) square feet in area per sign face. These business identification monuments may be 4-sided or three-dimensional (3D). 3. Wall signs are permitted for individual uses within the resort not to exceed sixty (60) square feet in area.
Lighting	Signs shall be illuminated by backlit or indirect lighting.
General Requirements	<ol style="list-style-type: none"> 1. No moving or animated signs shall be permitted. Changeable copy is permitted within the allowable sign area. 2. Traffic and directional signs within the site shall not exceed 8 square feet in area, aggregate, and shall not exceed 5 feet in height. 3. Signs mounted on an exterior wall of any structure that are not identification signs shall contain only building identification (i.e. numbers or letters) as necessary for emergency access with a maximum area of 24 square feet. 4. Signs placed at resort pedestrian gate entrances and exits shall be allowed and shall contain directions for entrance/exit, deliveries, and any restrictions and shall not exceed 4 square feet in area maximum. 5. Resorts may also obtain temporary special event banners as defined within the temporary sign section below. 6. Total quantity and aggregate size of internal direction and identification signs shall be approved by the Design Review Board as part of the Comprehensive Sign package.

35.08 Temporary Signage

Temporary signs located in any Zoning District shall comply with the following regulations:

- a. Safety-related signs (alerting motorists or pedestrians to potential hazards such as road construction, work in progress, open excavation, detours and the like) are required; flashing light signs required during period of low visibility.
- b. Permits for temporary signs may be issued or renewed by the Zoning Administrator or designee for a period not to exceed one year (except subdivision signs until last residence is sold) in all zones unless otherwise specified.
- c. "No Trespassing" signs are permitted in all districts without permit, may be freestanding, and not to exceed four square feet not in R-O-W or within one hundred feet of similar sign on same parcel.
- d. Rights-of-way (R-O-W or ROW) as used in this section means those lands or easements, whether improved or unimproved, dedicated to or owned by the city, state or other government entity for use by the public for public access or transportation.
- e. Prohibited Temporary Signs: Same as prohibited permanent signs and vehicle-mounted or transported (other than bumper sticker or mounted on taxi, busses or other public transportation); attached to utility poles
- f. No temporary sign shall block a public right-of-way or sidewalk, nor be placed in a location to be a hazard or obstruct visibility.

Sign Type	Temporary Signs are permitted subject to the following regulations:				General Requirements
	Number	Area	Setbacks	Height	
Development Signs	One sign is permitted per	The sign shall not exceed 32	Minimum setback for the	Sign shall not exceed 6 feet in	

	abutting street to the development	square feet	sign shall be 5 feet	height to the top of the placard or framing	
Political Signs on Private Property	12 signs for each property address.	16 square feet	Not allowed in a location where it would be a hazard or obstructs vision	8'	Must be removed within 15 days after election. No permit required
Political Signs in ROW	No Restriction	16 square feet if in a residential zone. 32 square feet if in a other zones	Not allowed in a location where it would be a hazard or obstructs vision	3'	May not be placed more than 60 days before election & must be removed within 30days after election Not allowed in a commercial tourism, commercial resort and hotel political sign free zone adopted by City Council resolution
Development Signs (Developer, Contractor, and Subcontractor Identification)	One sign permitted per major entry or abutting street)	Sign area shall not exceed 16 square feet	Minimum setback for the sign shall be 15 feet	Sign shall not exceed 6 feet in height	
Temporary Special Event	Zoning Administrator or designee may approve signs for special events on a temporary basis. The Zoning Administrator or designee has the authority to approve design standards including number of signs, size, height and setback. The temporary special use signs may be approved for a timeframe of 30-days and under special circumstances may be renewable once for an additional 30-days.				
Yard Sale	Six yard sale signs shall be permitted	Sign area shall not exceed 4 square feet per sign	Signs shall be placed a minimum of 2 feet from any curb	Maximum height for each sign shall be 2.5 feet	
Off Premises Open House Directional Signage	One sign for each change of direction, plus one sign per mile of arterial/collector roadway, not to exceed 5 signs total	Sign area shall not exceed 4 square feet per sign	Signs shall be placed a minimum of 2 feet from any curb		Signs shall only be displayed while the sales person is attending the open house and shall be removed at the end of the day.

35.09 Flag Pole Requirements

- a. Flags poles shall not exceed the maximum building height allowed in each zoning district and shall be located and constructed that if it should collapse, its reclining length would be contained on the property for which it was installed.
- b. Unless specifically permitted by the Zoning Administrator or designee, no more than one (1) flag may be flown or hung on any one (1) site, structure, or pole; provided, however, that

one (1) State of Arizona and one (1) foreign national flag may be flown in addition to the one (1) permitted flag on such site, structure, or pole.

c. The maximum size of any corporate flags shall not exceed fifteen (15) square feet, with no single dimension to exceed six (6) feet.

d. A sign permit is required to display any corporate flag and must be included as part of the total aggregate sign area.

e. Display of the United States flag must meet all requirements of the United States Flag Code, including national and local lighting standards.

f. A model home complex may use flags in addition to the United States flag and State of Arizona flag, in the following manner:

1. There can be no more than two (2) flags on the lot of one model home and one (1) flag on each additional lot with a model home located upon it, not to exceed five (5) total flags.

2. The maximum size of any model home flag shall not exceed eight (8) square feet.

3. Model home flags shall not be illuminated.

4. Flagpole shall not exceed twenty-five (25) feet in height.

g. Permits are required for sign poles. No sign permits are required for flags unless otherwise noted.

h. The maximum size of a United States flag, State of Arizona flag or foreign national flag shall be sixty (60) square feet. This limit does not apply to a United States flag or State of Arizona flag flown on a national or state holiday.

35.10 Nonconforming Signs

Nonconforming signs are any signs which do not conform to the provisions of this code, but which, when first constructed, were legally allowed by the political subdivision then having control over signs.

a. Reasonable repairs and alterations may be made to nonconforming signs. However, in the event any such sign is damaged after January 1, 1989, the cost of repair of which exceeds fifty percent of the cost to replace it, such cost to be determined by a competent appraiser, or in the event such sign is removed by any means, including an act of God, such sign may be restored, reconstructed, altered or repaired only to conform with the provisions of this code.

35.11 Abandoned, Illegal, Prohibited or Inadequately Maintained Signs

a. The Zoning Administrator or designee shall notify the owner of any abandoned, illegal, prohibited or inadequately maintained sign to correct a violation of this section or to remove the sign within three days of receipt of such notice.

b. A copy of such notice shall also be sent to the owner of the property on which the offending sign is located.

d. The notice shall state clearly and briefly the manner in which the sign is in violation of the city's code citing, as may be appropriate, the section and paragraph of the code violated. Also, as may be appropriate, or if not evident from the violation cited, the notice shall state briefly what action is required of the owner of the sign to correct the violation.

e. In the event corrective action is not undertaken or an appeal is not made to the city by the owner of the sign against the decision within the three-day period, the Zoning Administrator or designee shall serve or cause to be served a complaint on such sign owner.

f. The complaint shall contain at least: 1) date, time and place and the section(s) of the code of the alleged violation, 2) the date, time and place for the defendant to appear, 3) an affirmation signed by the Zoning Administrator or designee that the violation exists.

35.12 Revocation of Permit

The Zoning Administrator or designee has the authority to revoke any permit if the sign authorized by the permit has been constructed or is being maintained in a manner inconsistent with the permit.

a. Notice of the zoning administrator's decision to revoke a sign permit shall be served upon the holder of the permit; a) by personally delivering a copy of the notice to the holder of the permit, or to one of its officers; or b) by leaving a copy of this notice with any person in charge of the premises; or c) in the event that no such person can be found, by affixing a copy of the notice in a conspicuous position at an entrance to the premises and by depositing in the United States mail, certified, another copy of the notice addressed to the last known post office address of the holder of the permit.

b. The notice shall state the reasons and grounds for revoking the permit, specifying the deficiencies or defects in such sign in a reasonable and definitive manner and the violations charged. Such notice shall specify what repairs, if any, will make such an installation conform to the requirements of this section and shall specify that the sign must be removed or made to conform to the provisions of this code within the notice period provided herein. This notice shall be known as a non-compliance notice.

c. The holder of the permit may appeal the decision of the Zoning Administrator to the board of adjustment. This appeal must be filed within 14-days of the date the notice was served.

d. If no appeal has been filed by the end of the 14-day appeal period, then the permit is revoked and the sign is illegal. The Zoning Administrator then shall initiate the procedure for the removal of the illegal sign.

35.13 Liability

a. The provisions of this code shall not be construed to relieve or to limit, in any way, the responsibility or liability of any person, firm or corporation which erects or owns any sign for personal injury or property damage caused by or attributed to a sign, nor shall the provisions of this code be construed to impose upon the city, its officers or employees any responsibility or liability by reason of the approval of any sign under the provisions of this code.

35.14 Removal of Non-Political Signs Placed in the Public Right-of-Way

a. The zoning administrator shall remove or arrange for the removal of any sign, banner or poster of any kind placed in a public right-of-way by any non-governmental entity without the city's express approval, as provided herein.

b. Before removing any sign placed in a public right-of-way, the zoning administrator shall take a photograph or arrange for a photograph to be taken of the sign and its location.

c. The owner of the sign shall be notified of the removal if contact information is available.

d. The sign shall be returned to the owner or the owner's agent upon payment of:

1. Cost to the city of removing and impounding the sign, plus
2. A Recovery Fee set by the city, plus
3. Per Diem storage charge, also set by the city.

35.15 Removal of Political Signs Placed in the Public Right-of-Way

- a. If the city deems that the placement of a political sign constitutes an emergency, the Zoning Administrator or designee may immediately relocate the sign. The candidate or campaign committee that placed the sign shall be notified within twenty-four hours after the relocation.
- b. If a political sign is placed in violation of Arizona State Statutes 16-1019 or of this section, and the placement is not deemed to constitute an emergency, the Zoning Administrator or designee may notify the candidate or campaign committee that placed the sign of the violation. If the sign remains in violation at least twenty-four hours after the jurisdiction notified the candidate or campaign committee, the city may remove the sign. The Zoning Administrator or designee shall contact the candidate or campaign committee contact and shall retain the sign for at least ten business days to allow the candidate or campaign committee to retrieve the sign without penalty.

35.16 Emergency Removal or Repair

- a. The Zoning Administrator or designee is authorized to cause the immediate removal or repair of any sign or signs found to be unsafe or defective to the extent that it creates an immediate and emergency hazard to persons or property.
- b. Notice: If the Zoning Administrator or designee has determined that a hazard to persons or property exists, then actual notice to the property owner or lessee shall not be required. The Zoning Administrator or designee shall make a reasonable effort to notify the property owner or lessee that the unsafe or defective sign must be removed or repaired immediately.
- c. All the actual cost and expense of any such removal or repair shall be borne by the owner of such sign and by the owner of the premises on which the sign is located; each of them shall be jointly and severally liable therefore, and an action for recovery thereof may be brought by the city upon proper certification of such cost and/or expense by the Zoning Administrator.

35.17 Violation; Penalty

Any person found guilty of violating any provision of this Section 35 shall be guilty of a class 1 misdemeanor, and upon conviction thereof shall be punished by a fine not to exceed two thousand five hundred dollars or by imprisonment for a period not to exceed six months, or both such fine and imprisonment. Each day that a violation continues shall be a separate offense punishable as described in this subsection. (Ord. 04-90 § 4)

**CITY OF LITCHFIELD PARK
NOTICE OF PUBLIC HEARING**

Pursuant to A.R.S. Section 9-462.04(A)(1), Notice is hereby given that the Litchfield Park Planning and Zoning Advisory Commission and the Litchfield Park City Council will hold additional public hearings at the dates and times set forth below to consider adoption of an ordinance to amend the City of Litchfield Park Zoning Code.

**THE PLANNING AND ZONING ADVISORY COMMISSION PUBLIC HEARING
WILL BE HELD ON TUESDAY, SEPTEMBER 9, 2014, AT 6 P.M.
AT THE CHURCH AT LITCHFIELD PARK, SOUERS HALL
300 N. OLD LITCHFIELD ROAD, LITCHFIELD PARK, AZ 85340**

**THE LITCHFIELD PARK CITY COUNCIL PUBLIC HEARING
WILL BE HELD ON WEDNESDAY, SEPTEMBER 17, 2014, AT 7 P.M.
AT THE
LITCHFIELD ELEMENTARY SCHOOL CAFETERIA
255 E. WIGWAM BOULEVARD, LITCHFIELD PARK AZ 85340
(Note change of times and venues for meetings)**

The City proposes to amend the Zoning Code of Litchfield Park. The amendments are generally described as follows:

Repealing the current Section 35 Signs and adding new Section 35 Signs, consisting of the following subsections: Subsection 35.01 Purpose, setting forth the purpose and objectives for sign regulations; Subsection 35.02 Definitions, adding and /or revising definitions for A-Frame Sign, Awning Sign, Banner Sign, Billboard Sign, Building Front Footage, Business Front Footage, City/Church/Civic Special Event Sign, Commercial Special Event Sign, Development Sign, Drive-Thru/Menu Board, Freestanding Sign, Garage Sale/Yard Sale Sign, Identification Sign, Ideological Sign, Illegal Sign, Indirect Lighting, Internal Lighting, Lighting, Multi-Family Complex Sign, Multi-Tenant Building or Complex, Permanent Sign, Political Sign, Portable Sign, Prohibited Sign, Public Right-of-Way or R-O-W, Quasi-Governmental, Real Estate Sign, Reader Panel Sign, Sign Copy, Sign Area, Sign Height, Sign Walker, Structural Member, Subdivision Sign, Temporary Sign, and Window Sign; Subsection 35.03 General Requirements, setting forth general information and requirements for Code limitations, conflicting provisions, conformity; setting forth general standards & requirements for sign permits, sign design & construction, sign lighting & movement, sign inspections and maintenance, removal of signs from public property, and sign walkers; and setting forth that the permissible areas, heights, setbacks and number of sign criteria are defined in the sections pertaining to the particular signs and that signs not specifically allowed are prohibited; Subsection 35.04 Comprehensive Sign Program, requiring all new construction or developments (residential and commercial) to submit a Comprehensive Sign Program, and setting forth standards, requirements, and application and approval procedures for a Comprehensive Sign program; Subsection 35.05 Residential and Public Facility Sign Standards, setting forth standards and requirements for signs in Residential and Public Facility zoning districts, including Subdivision, Apartment/Condominium, Reader Panel, and Monument signs; Subsection 35.06 Commercial Sign Standards, setting forth

standards and requirements for signs in Community Commercial, Neighborhood Commercial, and Regional Commercial Zoning Districts, including A-Frame, Awning, Directional, Directory, Drive-thru/Menu Boards, Monument, Reader Panel, Shingle, Wall Mounted, and Window signs; Subsection 35.07 Resort setting forth standards and requirements for signs in Resort Zoning Districts ; Subsection 35.08 Temporary Signage, setting forth standards and requirements for permitted temporary signs including Development, Political, Development Identification, Special Event, Yard Sale, and Off Premise Open House/Directional signs and setting forth that prohibited temporary signs include the same as prohibited permanent signs, vehicle-mounted or transported signs, and signs attached to utility poles. ; Subsection 35.09 Flag Pole Requirements, setting forth standards and requirements for flag poles; Subsection 35.10 Nonconforming Signs , setting forth requirements for nonconforming signs; Subsection 35.11 Abandoned, Illegal Prohibited or Inadequately Maintained Signs, setting forth enforcement procedures for abandoned, illegal, prohibited and inadequately maintained signs; Subsection 35.12 Revocation of Permit, setting forth the City's authority to revoke permits and procedures for doing so; Subsection 35.13 Liability, setting forth liabilities; Subsection 35.14 Removal of Non-Political Signs Placed in the Public Right of Way, setting forth authorization and procedures for such; Subsection 35.15 Removal of Political Signs Planned in the Public Right-of-Way, setting forth provisions and procedures for such; Subsection 35.16 Emergency Removal or Repair, setting forth authorization and procedures for such; Subsection 35.18 Violation; Penalty, setting forth penalties for violation.

Also, amending Section 2 Definitions, Subsection 2.04 Definitions to delete definitions for Sign; Sign, Abandoned; Sign, Area; Sign, Billboard; Sign, Construction; Sign, Directional; Sign, Nonconforming; and Sign, Temporary.

A copy of the proposed amendment is available at the City of Litchfield Park City Hall, 214 West Wigwam Blvd, Litchfield Park, Arizona 85340 and available for review during normal office hours: Monday through Friday, 8 a.m. to 5 p.m.

Dated this 18st day of August 2014.

Pamela J. Maslowski
Director of Planning Services
City of Litchfield Park

PUBLISHED in the:
Southwest Valley Arizona Republic on August 23, 2014

SW Valley Rep.

Community Classified

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Public Notices

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Public Notices

ROAD, LITCHFIELD PARK, AZ 85340
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(Note change of times and venues for meetings)
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 Repealing the current Section 35 Signs and adding new Section 35 Signs, consisting of the following subsections: Subsection 35.01 Purpose, setting forth the purpose and objectives for sign regulations; Subsection 35.02 Definitions, adding and/or revising definitions for A-Frame Sign, Awning Sign, Banner Sign, Billboard Sign, Building Front Footage, Business Front Footage, City/Church/Civic Special Event Sign, Commercial Special Event Sign, Development Sign, Drive-Thru/Menu Board, Freestanding Sign, Garage Sale/Yard Sale Sign, Identification Sign, Ideological Sign, Illegal Sign, Indirect Lighting, Internal Lighting, Lighting, Multi-Family Complex Sign, Multi-Tenant Building or Complex, Permanent Sign, Political Sign, Portable Sign, Prohibited Sign, Public Right-of-Way or R-O-W, Quasi-Governmental, Real Estate

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Sign, Reader Panel Sign, Sign Copy, Sign Area, Sign Height, Sign Walker, Structural Member, Subdivision Sign, Temporary Sign, and Window Sign; Subsection 35.03 General Requirements, setting forth general information and requirements for Code limitations, conflicting provisions, conformity; setting forth general standards & requirements for sign permits, sign design & construction, sign lighting & movement, sign inspections and maintenance, removal of signs from public property, and sign walkers; and setting forth that the permissible areas, heights, setbacks and number of sign criteria are defined in the sections pertaining to the particular signs and that signs not specifically allowed are prohibited; Subsection 35.04 Comprehensive Sign Program, requiring all new construction or developments (residential and commercial) to submit a Comprehensive Sign Program, and setting forth standards, requirements, and application and approval procedures for a Comprehensive Sign program; Subsection 35.05 Residential and Public Facility Sign Standards, setting forth standards and requirements for signs in Residential and Public Facility zoning districts, including Subdivision, Apartment/Condominium, Reader Panel, and Monument signs; Subsection 35.06 Commercial Sign Standards, setting

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A copy of the proposed amendment is available at the City of Litchfield Park City Hall, 214 West Wigwam Blvd, Litchfield Park, Arizona 85340 and available for review during normal office hours: Monday through Friday, 8 a.m. to 5 p.m. Dated this 16th day of August 2014.
 Pamela J. Maslowski
 Director of Planning Services
 City of Litchfield Park
 Pub: August 23, 2014

Call 602-444-4444 and ask about eye-catching bold type Republic Classified.

8-23-14

**MINUTES OF THE SPECIAL MEETING
OF THE LITCHFIELD PARK CITY COUNCIL
MAY 13, 2014**

I. Call to Order

The meeting was held in Souers Hall at The Church at Litchfield Park and called to order by Chairman Raible at 7:00 p.m.

Members Present: Chairman Raible, Vice Chairman Ross, Commissioners Dickson, Ledyard, Meese, White and Williams

Members Absent: None

Staff Present: Darryl H. Crossman, City Manager; Susan Goodwin, City Attorney, Jason Sanks, Planning Consultant; Woody Scoutten, City Engineer; Mary Rose Evan, City Clerk; Pamela Maslowski, Planning Services Coordinator.

II. Pledge of Allegiance

Chairman Raible led the Pledge.

III. Business

A. Agenda Overview

Chairman Raible proved an overview of tonight's agenda.

B. Introduction of Commission Members

Each Commissioner provided a brief summary of their experience and background.

C. 2014 General Plan Major Amendment Applications – GPA #14-03 and GPA #14-04

Chairman Raible explained the purpose of a General Plan. He then read the Goal portion of the General Plan noting that the goal is to maintain, improve and protect the highly desirable physical and social environment of the City. He also read the portion from the Plan regarding the City being a unique urban oasis and that it is critical to protect the public and private open spaces. He stated that State Law requires cities to have a General Plan and to have a process for accepting and amending the General Plan. There is a property owner that wishes to change the General Plan land use designation assigned to its property, and it is incumbent upon this Commission to be open to the request, approach it with an open mind, facilitate community discussions, fairly consider the merits of the request, and make a recommendation to the City Council. Tonight is the Commission's opportunity to collect information regarding this request.

Tom O'Malley, Chief Operating Officer for JDM, stated they have had several meetings prior to this meeting. He has been involved in talking to residents for approximately eight months

about JDM's ideas and things they think are opportunities in Litchfield Park. Those ideas were formalized into a General Plan amendment, and they will follow that up with a zoning change request that will provide more details. After a lot of work was performed on the Resort and golf courses, they then asked themselves if there were additional opportunities to not only improve the Resort, but to also to address some things that were affecting, not only the Resort, but the City too. They thought that, if they came together with the City, there might be an opportunity to address those issues, and then came up with three general opportunities to do that. Those opportunities are: 1) strengthen the Resort by adding rooms, 2) fill in the dirt lots in the City's downtown area that are a detriment to the Resort, and 3) create a world class golf environment. They are competing against hotels that have 600 rooms, while they have only 331 Rooms. As many rooms as possible are needed for four months a year. They expected there to be emotions and objections to their plan, but they also expected a process by which they would discuss what might work and what would not work. They found that one of the elements of their plan was dominating the conversation, and it started to get negative on all sides. They did not want to let that one thing consume the others. Therefore, they have decided to withdraw GPA #14-04 that involved the Blue Golf Course. They still need more rooms, but they only need the additional rooms four months a year, so there is no financial viability for them to build new rooms. Other golf resorts are building residences that people can buy; the resort does not pay for them or the construction. The owners then lend them to the resort when they are not there, and the resort uses them for hotel rooms. They heard at meetings that people wanted them to put that development by the golf villas, in an area down in the corner where it would not be in front of anyone's house. Therefore, in addition to withdrawing GPA #14-04, they have decided to revise GPA #14-03 by moving the entire development area north of the driving range. He described the new proposed area, noting that it will start within the Resort area by the golf villas and move straight north into the first hole of the Blue Golf Course, then turn to the northeast and move out into the driving range. People have asked why they cannot just use the Resort property, and the reason is that, if they only utilized the golf villa land, the development would be a six or seven foot tower. They also want the units to have golf course views to help market them to the public. This revision is the beginning of their collaboration with what they heard during the meetings. They believe the development still has to be out on the golf course, but think they have done it in a way that is the farthest point from the most number of houses possible. It also still reaches an ingress/egress point that will bring traffic by and through the City's downtown area, thereby, bringing more customers to that area. The revised plan is still in its infancy, but he did not want to go through this meeting tonight discussing a plan that is being revised.

The revised plan was displayed for the Commissioners and audience, and Mr. O'Malley pointed out how the golf course might be changed. He noted the buildings would be three stories near the Resort and no more than two stories as the development moves into the golf course. They are contemplating 350 units. They are told they can expect 30% of the rooms to be available to the Resort which would provide about 110 to 120 extra rooms. He does not know at this time if they can get that number of rooms in this new configuration; they might have to build a little higher.

Chairman Raible noted that the Commissioners had prepared their discussion questions as they understood the applications to be before these revisions. He inquired if there was an estimate as to when the amended request would be formally submitted with the same amount of detail that was in the original request. Mr. O'Malley replied that they have to create a new legal description, and it will probably take the same amount of time as it did for the first application,

about two to three weeks. At the same time, they will be filing their rezoning plans, which will include conceptual pictures, designs, architectural elements, layouts, and open space elements. There are people working on those now, and they should be able to submit that at the same time they submit the revised General Plan Amendment. They will be submitting their formal withdrawal of GPA #14-04 within about two days.

Chairman Raible noted that a meeting is scheduled for June 10, and inquired if the GPA details would be available by that date. Mr. O'Malley stated he would get it in as fast as he could. Chairman Raible stated that it is his understanding the City had asked that the rezoning plans be submitted in conjunction and parallel with the GPA process and inquired when those zoning details might be submitted. Mr. O'Malley replied that they had a zoning plan based on the original concept and will now have to tweak it. They had hoped from the beginning that this could be an open, collaborative process. That cannot happen with the formal bodies until they file things. He wishes everything could be turned in tomorrow, and he will push to get them done as quickly as possible.

Discussion comments included:

- It appears there will still be 2,800 to 3,000 vehicle trips a day onto Old Litchfield Road, and there will probably have to be some kind of traffic control device there. Mr. O'Malley stated that they had submitted an initial traffic study, and it will be revamped if necessary. Their overall goal, when they started this process, was to get rid of the vacant dirt lots in downtown, but they can only handle what they own. They are trying to deal with the land to the west, strengthen the Resort, and create a golf environment. They believe that when that type of energy happens, it will attract people and interest into the City. The amount of traffic their project will generate is dwarfed by the amount of traffic that will be generated by commercial development that the City wants in the downtown area.
- It was asked if they were at the point yet where they had determined how they will propose taking the traffic off the development and onto Old Litchfield Road. Mr. O'Malley replied that they are not. They will sit down with the City Engineer to work out those issues.
- It was asked if a new traffic study would be prepared based on the revised plans since the traffic problems will be mostly during the peak and high season, and there will not be full time residences as were proposed previously. Mr. O'Malley responded that they will essentially have the same number of units, but in a different location. They will look at it.
- It was asked if JDM was still thinking of making changes to the Blue Golf Course as previously proposed. Mr. O'Malley replied that, without the residential development that was proposed with GPA #14-04, they will not have the revenue to pay for the golf course renovation at this time. They still believe in the concept and will keep it in the back of their minds; however, they will not do it without some type of residential development to pay for it. The renovation of the course alone will not produce the type of revenue needed to pay for it.
- The City Attorney, at another meeting, had noted that applications could be amended; however, if there were significant changes, she would have to determine whether or not it could continue moving forward. Ms. Goodwin stated that once the required formal notice is given, whatever amendment might be made after that must be within what was noted in the notice. The formal notices have not gone out. There have been Citizen Reviews and study sessions. There is nothing wrong with the withdrawal, and she is not troubled by the amendment submitted at this time because the formal process has not yet begun.

- There are two principle things to keep in mind while reviewing the General Plan amendments in total. One is that the City has to keep revenue in mind. Every new resident that is added costs the City about \$350 a year in support services. It is difficult to see how the cost of residential development will be offset without minimizing services. Also, it is not just about having enough revenue to support growth, but it is also about the quality of life. Many people moved here because they feel it is a safe, low density development with good schools. The applicant notes that 2,800 cars will not be significant, but it will be. The City has to be cautious. Mr. O'Malley noted that they have hired an economist, and he does not agree that cities are burdened by adding people. They will get together with City's economist. The figures do not take into account additional revenues/taxes from additional commercial.
- Development is positive, and it is understandable that more rooms are needed. However, when you compare the Wigwam to hotels in Scottsdale, the Wigwam stands out because it is a golf mecca. The Wigwam web site describes how beautiful and tranquil the Resort is and how it is not encumbered by high rise buildings.
- Mr. O'Malley provided a brief explanation regarding their General Plan application for the northwest corner of Village Parkway and Litchfield Road, and noted they will be presenting changes for this request at a future meeting.
- There was concern with the original layout, not only with the amount of traffic generated, but also with the ability to exit in case of emergency. It was noted that the applicant should keep an alternate traffic flow in mind as they do their traffic analysis.

D. Public Comments on the 2014 General Plan Major Amendment Applications – GPA #14-03 and GPA #14-04

William Sproull stated he was glad the applicant is taking away the plans for the Blue Course, and inquired where the driving range will be going since it is being removed. Mr. O'Malley responded that golf is of enormous importance for the Resort. The project will take a number of years to complete; and they are talking about what the options are for driving ranges. They can move the driving range, or have multiple driving ranges. The current driving range is inefficient for west side golfers. It is a problem they will have to solve. Mr. Sproull stated that he lives on the second tee of the Blue course, and this will affect him.

Red Scott stated that he was going to make observations regarding GPA #14-03 and the Wigwam's desire to place room additions on the golf course, but Mr. O'Malley's surprise comments have rendered those comment mute. He believes there will be more surprises to come. He contacted two friends in Scottsdale who are active in the hospitality business. When he described JDM's proposal to use golf course land to build new accommodations for guests at the Wigwam, both said the Wigwam is pretty well balanced between room space and meeting/exhibit space at this time. They said that, if the Wigwam did build additional room space, they would have to expand their meeting/exhibit space to accommodate the increase in clientele. He looked at the Wigwam web site, and they advertise that they have 100,000 square feet of meeting/exhibit space; however, that consists of 45,000 square feet of indoor space and 55,000 square feet of outdoor space. If his contacts are correct, JDM will have to invest more money in order to make use of any sort of room increases. This is something they have said they are not willing to do at this time.

Jeff Gibbs stated that most of what he was going to say is now obsolete due to the change, which is great. He is in favor of enhancing Litchfield Park while preserving what is held near

and dear. Many seem to think that it has to be either enhance or preserve. He is in favor of enhancing while preserving, and would like to work toward that goal going forward. When citizens turned down a property tax a few years ago, it cemented the City's dependence on the Wigwam for its financial well-being. That needs to be acknowledged, and we need to work together and help each other out. He thinks the Wigwam does need extra rooms, and it would not hurt the City to work with their staff to figure out how to do that in a way that would minimize disruption of what is held near and dear.

Roy Postel stated that he and his wife live in the City only part of the year and do not spend summers here. He has listened to all of the presentations and thinks there are ways to achieve further enhancements of the Wigwam. However, he thinks the real perspective is losing the quality of life that various people have raised in different manners. People need to remember this City was designed to be a small community. It was not designed to be anything more. The Wigwam was designed to be a golf resort, not a convention center. He thinks it is appropriate to continue to probe the applicant as to why the Wigwam needs to be a direct competitor with convention resorts that do not have 54 holes of golf. There are numerous things than can be done to the golf courses that could be of benefit to all levels of golfers, but money needs to be spent on the golf courses to do that. He thinks people should not lose perspective with what kind of community this has been, what it is today, and what it will be in future.

Bert Van Wagner stated he has three concerns. One is the legality of this. This is not an amendment; it is a whole new application. It is not on the same parcel and does not have the same legal description. He has some real concerns regarding submitting an application on May 13 that should have been submitted on February 28. He does not think the City will be able to consider this in a timely fashion, should the City proceed to think this is a viable amendment. He was going to talk about Parcel C, because the application did not even meet the basic characteristics of a Resort classification. For example, the parcel contains 24.7 acres, and the submittal was for 1,072,000 square feet. A Resort category requires that each unit have at least 4,000 square feet allocated within the parcel. That would be 268 units, and the applicant is asking for 350. There is also a maximum 60% lot coverage and a requirement for something to be at least 300 feet wide. He can see from this submittal that there are sections that are not 300 feet wide. It would have been great to have put this on the west side of Old Litchfield Road so all the traffic could flow out to Litchfield Road instead of Old Litchfield Road. He knows that there are times when people attend functions at the Wigwam now when they can barely find a place to park and wonders where the parking will be. He urges the City to put together an Ad Hoc Committee made up of interested members of the community, members of the Planning Commission, members of Council, Planning Staff, and the applicant and their experts like they did twenty years ago when Litchfield Greens II & III were a problem. They got together and worked it out. This process where the applicant comes forward and submits something that community members have not had any real input into is not the real process. The City needs an Ad Hoc Committee, and it needs it tomorrow. Chairman Raible asked that Staff follow up on the square footage requirements noted.

Teresa Price stated that Mr. O'Malley had noted that he was deferring plans for GPA #14-04, and that it was not to be talked about again this year. She inquired as to what the future plans are for that proposal. Mr. O'Malley responded that, when they submitted that application they were naïve. They understood they would receive objections, but felt strongly that the reasons behind it were viable. They spoke to some citizens last night and some of the reactions were

disappointment at its removal. They still believe it makes sense and is a good idea, and they believe it is their right to come back in the future and resubmit. The application is being withdrawn now because they believe there are greater things they want to accomplish and that issue was consuming those other issues. It has been made very clear to them that there is no support for this at this time. However, times can change. They are not giving up on it; but, understand that it will not be approved in this environment. There may come a time when they think the time is right to resubmit. The application is withdrawn for this year and will no longer be a part of this year's process.

Ms. Giangobbe stated that what she thought would happen is happening. JDM's plan is to come back. She appreciates the withdrawal of the application. She does not believe that there is any rush to decide anything on the new information received this evening. There is a need to sit back, do some homework, and find out more about the proposed plans. She looks forward to doing that. Negotiations are based on trust, and she looks forward to doing that.

Roger Colehower stated that, within the 54-hole golf course complex today, there is the versatility for par three courses by moving the tee boxes forward. He suggests that be done.

IV. Adjournment

Vice Chairman Ross **moved** to adjourn; Commissioner Ledyard **seconded; unanimous approval.**
The meeting was adjourned at 8:35 p.m.

APPROVED:

PLANNING & ZONING COMMISSION

Jeff Raible, Chairman

/pm

**MINUTES OF THE REGULAR MEETING
OF THE LITCHFIELD PARK PLANNING AND ZONING COMMISSION
July 8, 2014**

I. Call to Order

The meeting was held in the Community Room at the Litchfield Library and called to order at 7:00 p.m. by Chairman Raible.

Members Present: Chairman Raible, Vice Chairman Ross and Commissioners Dickson, Ledyard, Meese, White, and Williams.

Members Absent: None.

Staff Present: Darryl H. Crossman, City Manager; Jason Sanks, City Planning Consultant; Kelly Schwab, City Attorney; and Pamela Maslowski, Director of Planning Services.

II. Pledge of Allegiance

Chairman Raible led the pledge.

III. Call to the Community

There were no requests to speak.

IV. Business

Chairman Raible provided an overview of the agenda.

A. 2014 General Plan Major Amendment (GPA #14-06, amended) and Rezoning Request Proposed for the Northeast Corner of Litchfield and Camelback Roads

1. Staff Report:

Mr. Sanks stated that his report pertained to both the General Plan amendment and the rezoning application. The applicant's first General Plan Amendment application proposed amending the General Plan Land Use designation for the approximately 74 acres at the northeast corner of Litchfield and Camelback Roads from Commercial to High Density Residential, with a density of 4 – 8 dwelling units per acre. They have amended their application and are now proposing Medium High Density Residential for the whole property with an overall density of 2.1 to 4 dwelling units per acre. They have partnered with homebuilder K. Hovnanian Homes and have also submitted a rezoning application requesting to change the zoning from Community Commercial to R1-6 with a Planned Development Overlay. Deviations are being requested for building height, setbacks, and lot coverage. The applicant prepared a booklet for their rezoning application which was provided to the Commission. It includes additional details and indicates the development will be gated and include all single family residences. The applicant is proposing 278 lots on the property, with lot sizes of 47', 57' and 67' wide. Staff reviewed the applications and provided feedback to the applicants, as well as preparing tonight's Staff Report. The Staff Report includes items that should be considered when considering a General Plan land use change. He also provided some suggested discussion points including: 1) The requested rezoning would negate the original annexation intent of commercial development to help fund City services. 2) If the City were to consider allowing some residential with some commercial,

requiring the commercial to be developed before the residential should be considered. 3) The impact of additional residential on open space, public facilities, and finances should be considered. 4) The Rick Hill retail study indicates that commercial is viable on approximately half of the 74 acres, although the applicant does not believe that. Staff is not supportive of rezoning the entire property to residential. Also, Staff is not supportive of the proposed zoning district, lot sizes and amended development standards. The lots are too small and too narrow making the development too dense. The applicant should propose larger lots of approximately ½ acre in size to be more compatible with nearby development. Another issue is that the applicant has not addressed the underpass/overpass required by the existing Development Agreement. Staff also finds the proposed site plan to be disappointing, as the applicants neglected to take into account City suggestions made prior to the submittal. Staff finds the concept of the project to be very cookie cutter. It does not take advantage of the natural topography of the property and has a lack of open space and connectivity. There is little regard to the project's relationship to surrounding land uses, open space design and allocation, connectivity between blocks, and appearance from adjacent arterials. There are long uninterrupted blocks. The entire residential design concept needs to be reevaluated.

2. Discussion:

Commissioner comments included:

- The project is uninspiring and is a typical tract home layout.
- Expected to see larger homes on larger lots.
- Surprised by lack of green space.
- Surprised at this first presentation opportunity; expected something much better than this.
- Underwhelmed at the lack of planning effort that was put into this plan.
- There is a 20' to 25' rise in the land on this property and there is no indication as to how this will be addressed.
- The original Development Agreement contained language regarding buffer zones on Camelback and it seems none have been offered in this arrangement.
- The development seems to be a cookie-cutter type residential development with no parks and open space. The reason people move here and remain here is because it does not look like other cities. The City refused to annex other parcels that were being developed similar to this because they were not being developed to fit in with Litchfield Park.
- This subdivision plan is designed to look like many other subdivisions, with narrow rows of houses, small lots, and narrow spaces between the homes. It is not up to Litchfield Park standards.
- The subdivision seems walled off - not integrated with the City by vehicle or pedestrian traffic.
- More open space is needed. It is not just a matter of open space calculations.
- The applicant is requesting a R1-6 zoning which requires lot sizes of 6,000 square feet. The smaller lots proposed here are 5,400 square feet.
- One or two ingress/egress points are not enough.
- There could be an access point via 137th Avenue. It was noted that street is a minor street that street provides access to the houses to the east. .
- There is no mention of the underpass required in the Development Agreement.
- The plans list a historic monument, no there is no mention as to what it will be commemorating.
- The application needs to address the size of lots, traffic, more effective green space, integrating the neighborhood with the surrounding neighborhoods, and the required underpass.
- If it is going to be a part of Litchfield Park, it should be like Litchfield Park. There should be more open space, a park like setting, and pathways.

- There should be a commercial component. If not ½ then at least 1/3 of the property should remain as commercial. It could be located at the corner of Litchfield and Camelback.
- The City does not have to accept changing the entire parcel. Retaining one half of the property as commercial may not be necessary, but the bottom 22.5 acres should remain commercial.
- There is still a concern about the financial impact. Doing away with the entire commercial designation is too much.
- The City's retail study indicates commercial is viable on that property. It should remain 100% commercial until the developers provide information that says otherwise. Developers should bring better proof that there are no commercial opportunities on that corner
- The existing Annexation Development Agreement was approved in 2002 and expires in 2026. There was a period during the recession when nothing was built, but the country seems to be coming out of it now.
- What expenses has the City expended since that parcel was annexed, such as on planning and other items?
- If there can be a commercial aspect on the property to the west, why would there not be an opportunity for commercial on this site as well.
- It seems the only reason the City considered the annexation was in exchange for bringing in commercial development to the City. Would the City have annexed this property if this type of development was proposed at that time?
- It might be good to review both GPA #05 and #06 together, since it seems that GPA #05 seems to be the driver for this request.
- Each application has to stand on its own merits. Although, there are constant references being made to the other application on the northwest corner and that is a concern. There is no guarantee that development will be approved.
- The financial impact of the additional residential needs to be addressed. There will be approximately 278 new residents, and our financial report notes that it will cost the City approximately \$350 per household.
- There is constant mention of commercial on the northwest side, across the street, but the applicant is saying it is not doable on this side of the street. One thing that could not be done across the street that could be done on this side is a big box commercial element.

3. Public Input

Bill Alecer stated he agrees with the Commission's comments. On the corner where he lives, there is a lot of traffic. With only one outlet onto Litchfield Road, there will be a lot of traffic. The lots in Veranda, which borders this property, are 13,000 square feet. GPA #14-05 is proposing a huge commercial development. He does not see why that will not work here.

Jeff Gibbs stated that the definition of insanity is doing the same thing over and over again and getting the same results. If this property is left as commercial, it will bring the same result – more dirt. It does not provide anything as it is now. The City analysis seems skewed because of property taxes. If the City had a property tax, the equation would be different. Page 10 of the Rick Hill analysis indicates that the combined shopping center space and non-shopping center space is 49.10 square feet per capita in a five mile radius, compared to the national comp of 46.6 square feet and the West Valley comp of 45.76 per capita, thus indicating the area is overbuilt with shopping space. However, he does not support the residential plan as proposed. It does not meet the Circulation Objective of the General Plan. Also, why is the subdivision gated?

Ruth Cox stated that she most identified with Commissioner Ledyard's comments. There is a pre-annexation development agreement on this property. The landowners are not babes in the woods. They are raw land sellers, according to Gary Turner, who preceded Joe LaRue, before Sun Health had partnered with Republic Properties. Raw land sellers, or speculators, run a risk. Republic Properties took the risk that this property would sit vacant. Developing this property with homes would be of no benefit to Litchfield Park, and that is why there is an annexation development on the property. She was hoping the Commission would say a deal is a deal and not encourage the landowner to spend more resources on this proposed amendment. As Commissioner Ledyard implied, the City has already spent money on this. The Pre-annexation development agreement was first approved in 2001. In 2002, there was still discussion on the property. The owners requested an increase in commercial on the property. There was push back from residents and eventually it did not happen. The reason for the buffer zone on the property is to protect the residents on Campina. She hopes the Commission will reject this application.

Vicky Lynn Alvey stated that she wonders if the applicants read the City's General Plan at all. This development does not reflect anything in that Plan. She realizes that the applicants want to get the most for the land. This is not part of the plan for Litchfield Park. It boggles her mind that this was even submitted. Nothing needs to be built on this property. Maybe the City cannot support that much commercial right now, but a decision does not have to be made right now. In the future, the City might be able to support commercial and, if the houses have been built, it will be too late. Along McDowell Road, between Litchfield Road and Dysart, there is a lot of vacant land surrounded by commercial. Some day that will be developed. The City does not have to be in a position that this property has to be developed one way or another right now.

Mike Cartsonis stated that he would like the Commission to view this as part of the whole village. Litchfield Park was developed on the Village concept. He then explained that concept. He noted that there are current Council members that grew up in this community and are now an integral part of it. People should be able to stay in the City through the different stages of their life. That is what sustainability is and the City's land uses should be designed to obtain that. The proposed plan is typical sprawl. It does not contain the elements necessary for a viable neighborhood. Each corner of Litchfield Park has a neighborhood park that serves a specific neighborhood. Here there are 278 homes and there is not one place where kids can go play soccer or baseball. It is isolated from the rest of the community by two arterial roads. The underpass connection could provide some connection, but there would be none to the south. It is a sprawl density that does not have the facilities necessary to sustain it as a viable community. The property is located within the noise zone of Luke Air Force Base. At one time, the County determined that anything north of Camelback should be 1 acre or ½ acre lots in order to mitigate complaints against the Base. One half acre lots would work here because the City neighborhood to the south has ½ acre lots. That would be a continuation of the low density housing that should be sought in the Village Concept. He urged the Commission to heed the advice of the City's Planning Consultant. The developer did not do that and should be sent back to the drawing board.

Bob Densforth inquired if there is a certain amount of commercial property that the City needs to maintain to be financially viable and, if so, is the Commission aware of that. There were six proposals submitted and four of them have something to do with commercial. If it were known how much commercial is needed to sustain the population that is projected it would be helpful in determining where and what should be done. Mr. Sanks stated that it is not an exact science, but there is a general idea of what commercial development will generate with tax revenue. However, there are a lot of moving targets here with multiple applications and multiple different development types. There have been retail and financial impact studies done at the City Staff level. Also, the applicants, as part of their submittal, were asked to calculate what their

development would cost or generate for the City. He does know that the Mayor had mentioned that there is a concern that the revenues the City receives as construction sales tax will decline as the City builds out and will need to be replaced. The reason the City has the commercial land is to replace that revenue. Mr. Crossman mentioned that amount is about \$3.5 to \$4 million. Chairman Raible noted that the City's Finance Director prepared a financial analysis that does speak to some of this. He learned that, while property may be designated as commercial, the amount of revenues the City would take in would depend on the type of commercial that would go in that commercial space. The City can only set the land use guidelines. Mr. Densforth stated he agrees that it is not necessary to do any of this. Those that have lived here a long time have seen a lot of changes in what seems like a relatively short period of time. He believes the commercial land will be used eventually.

Mr. Sanks stated that the reason the City is requesting that subdivisions be gated with private streets is because of the street maintenance cost.

B. Citizen Review: Proposed Zoning Code Amendment Related to Sign Regulations

1. Staff Report

Mr. Sanks stated that the last time the Commission reviewed the proposed sign code amendment was at the April meeting. Since that meeting, the recommendations from the City Attorney have been incorporated. Mr. Sanks then noted the changes that had been made and stated that they were included in his Staff Report. He also stated that the City Attorney has suggested that human sign walkers be addressed. There is a State Statute that states that they can exist. The City does not have anything in the current Code that addresses this and it is thought that it would be better to address it now rather than when something happens. If the Commission agrees, he can introduce language to cover this. Another issue is that there probably needs to be better clarification as to when the base sign regulations are used versus the Comprehensive Sign Program.

2. Public Comments:

Jeff Gibbs stated that he would like to see the City restructure the Zoning Ordinance. In his view, this is way too detailed and prescriptive. It is probably an impediment to developers. Some of the problems that have been given the recent developers is a good indication. They have to wade through a lot of minutia in order to propose something. It is not something that will preserve the community or make it a better place. Single Use Zoning segregates uses, while modern zoning and planning is based on multi-use or mixed-use zoning. There is place-based or character-based zoning that defines what is wanted rather than what is not wanted. The City of Surprise is going that way and he would like Litchfield Park to take a look at that. Thirty pages for sign regulations is really too much.

Commissioner Williams stated that he has worked with ordinances most of his life, and they are prescriptive. As a design professional, that is one of the first places one has to go in deciding what you are going to do. It is the right of the municipality to couch the type of development they would like to see on a given piece of land in a given area. One only has to look at Houston, Texas that had no zoning ordinance to see the types of problems that brought about over the years. The city has a right to have a very clear, clean, zoning ordinance, and anyone wanting to develop a land or building makes that the first stop to see what the regulations are. Mr. Gibbs responded that he is not proposing that the city have no ordinances. There needs to be clear direction, but the City's ordinance describes what cannot be done, not what can be done. Mr. Sanks stated that there is a planning trend to go with form based codes. It can be done, but it

does take some time to draft. The reason many cities' codes note items that cannot be done is because bad things have happened, and they have had to amend their ordinances. All types of signs have to be defined or someone will find a way to put a sign that is not wanted somewhere where it is not wanted. Then, you end up with clutter. Chairman Raible noted that the amendment had been reduced, but then pictures were added and other items that had to be addressed. It appears to be as large as the current regulations.

3. Discussion

- In response to a question, Ms. Schwab stated that State Law precludes cities and towns from prohibiting sign walkers, but allows them to impose reasonable time, place and manner restrictions. Restrictions can be placed to try to keep them from interfering with traffic, creating a hazard and maintain levels of aesthetics.
- It was noted that there was some confusion during the Commission's earlier discussions because the Comprehensive Sign regulations were somewhat buried in the document. In redeveloping the section, there should be a movement toward eliminating the base codes. However, there are some existing conditions where existing developments do not have a Comprehensive Sign Plan. Mr. Sanks noted the downtown center falls under the base code requirements, and he will be working on preparing a downtown district that will allow separate sign requirements. Elimination of the base codes could be something to work toward.
- It was noted that the requirement for all new developments to submit a Comprehensive Sign seems to be new and was not included in a prior draft. Mr. Sanks stated it has been his experience that there needs to be some organization of sign placement for multi-tenant developments and buildings. Those are some of the reasons Comprehensive Sign Plans should be required. It was noted that the objective seemed to have been that there were code regulations and, if the applicant was willing to submit a Comprehensive Sign Program, they were allowed greater flexibility. Ms. Maslowski noted that a Comprehensive Sign Program is mandatory for new commercial developments in the current Zoning Code.
- It was noted there is a definition for a real estate sign, but there is no other reference within the document. Mr. Sanks noted that, if necessary, he can add it to the matrix, but it is referenced under sign permits.
- It is noted that the amount of political signs in the right-of-way is designated as none and needs to be reworded to designate that there are no prohibitions on political signs in the right-of-way.
- It was noted that ideological signs are defined, but not listed in the matrix. Mr. Sanks stated that the point of the matrix is to limit size and shape. Ms. Schwab stated that there are limitations as to what regulations can be placed on ideological signs. It can be revisited. Ms. Maslowski noted that they are not currently regulated.
- It was noted that off-premise and on-premise should probably be changed to off-premises and on- premises.
- In response to questions, Ms. Schwab stated that parked vehicles with signage can be regulated, but vehicles driving on the road with signage cannot be regulated.

Commissioner Dickson **moved** to direct Staff to move forward with adding sign walker regulations; Commissioner White **seconded; unanimous approval.**

C. Design Review Board/Board of Adjustment Update

Commissioner Dickson reported on the April 3 and May 1, 2014 Design Review Board meetings.

D. Topics for Referral to City Council

There were no referrals.

E. Minutes

Vice Chairman Ross **moved** to approve the minutes of the April 8, 2014 meeting; Commissioner Williams **seconded; unanimous approval.**

V. Staff Reports

Mr. Sanks reported on the progress of the various General Plan Amendment applications that are being processed and their concurrent rezoning applications.

VI. Commissioners' Report on Current Events

There are no reports at this time.

VII. Adjournment

Commissioner Williams **moved** to adjourn; Commissioner Meese **seconded; unanimous approval.**
The meeting was adjourned at 8:53 p.m.

APPROVED:

PLANNING & ZONING COMMISSION

Jeff Raible, Chairman

/pm