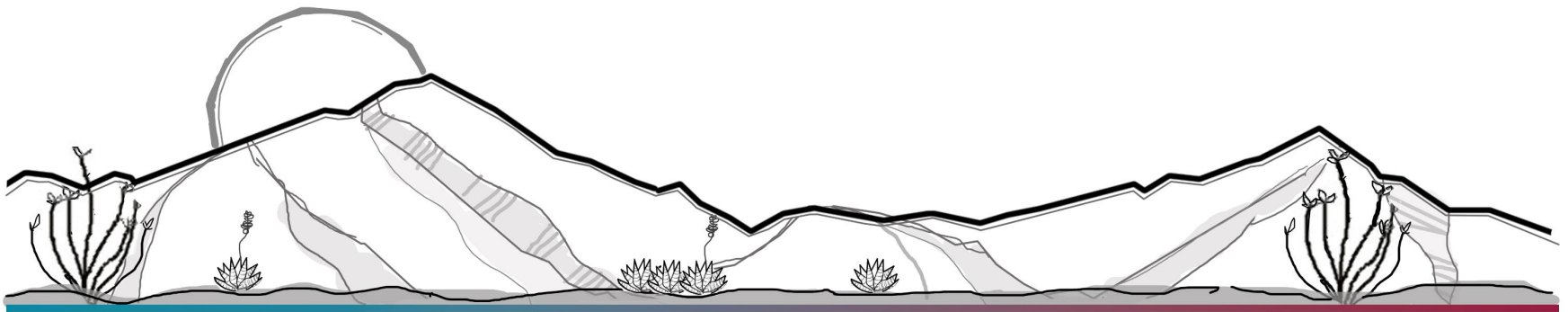


## SU 22-29 (Acacia)

Special Use Authorization for Wireless Communication in a Rural Zoning District

Planning & Zoning Commission  
January 11, 2022



# DEVELOPMENT SERVICES

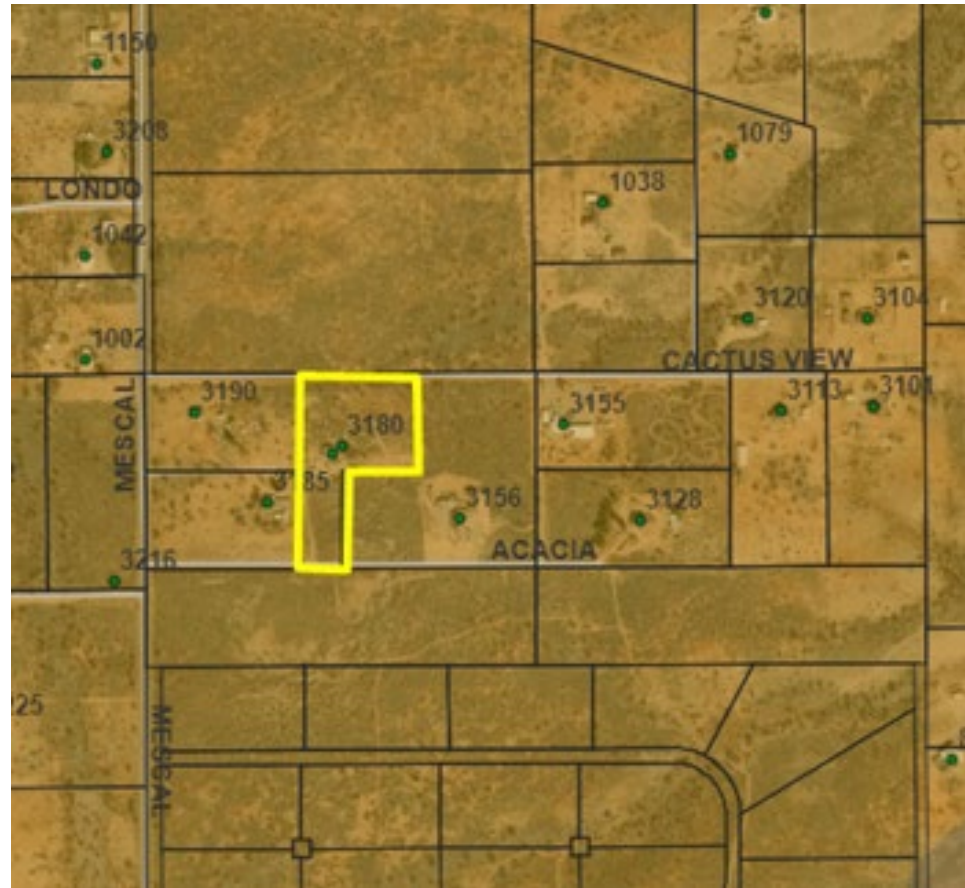
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- **Site Size:** 4 Acres
- **APN:** 124-02-006R
- **Zoning:** RU-4 (Rural, 4-acres minimum parcel)
- **Growth Area:** Category D
- **Plan Designation:** Rural
- **Area Plan:** None
- **Existing Uses:** Single Family Home, temporary communication facility(to be removed)
- **Proposed Uses:** Same, with permanent facility

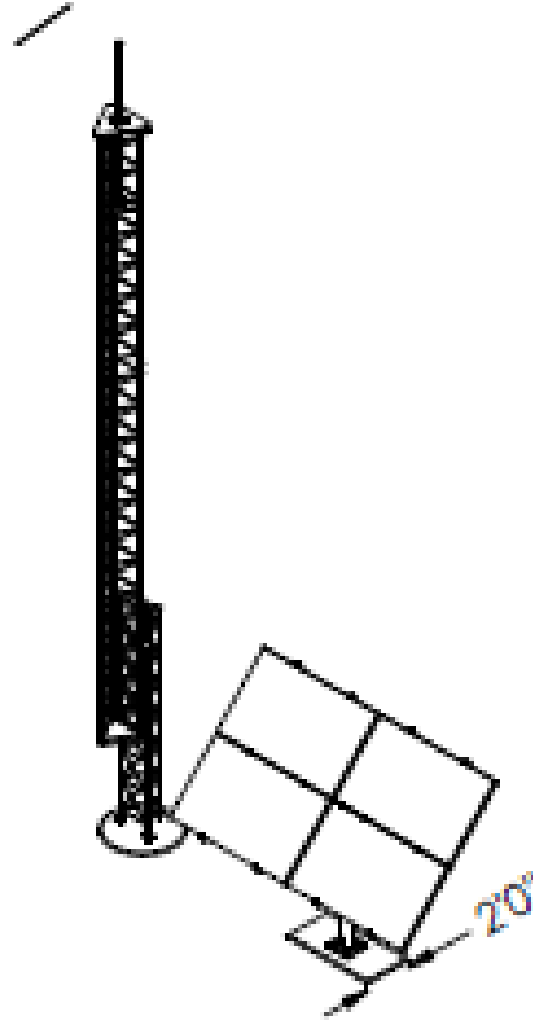
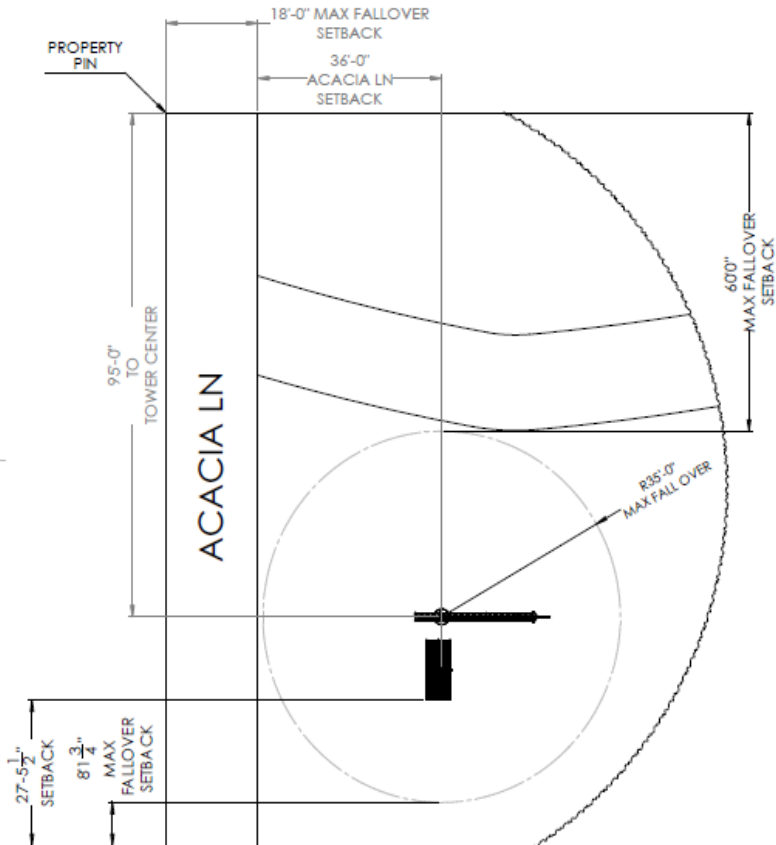


# DEVELOPMENT SERVICES

- Location



## Concept Plan



# DEVELOPMENT SERVICES





# **DEVELOPMENT SERVICES**

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**There are 10 factors used to evaluate all special use proposals. As submitted, the application:**

**Complies: 9 factors**

- Compliance with Duly Adopted Plans
- Compliance with the Zoning District Purpose
- Development Along Major Streets
- Traffic Circulation
- Adequate Services and Infrastructure
- Public Input (two letters in opposition)
- Offsite Impacts
- Hazardous Materials

**Complies with waiver: 1 factor**

- Significant Site Development Standards

**Not applicable: 1 factor**

- Water Conservation



## Factors in Favor of Request

1. The project complies with nine of the criteria used to evaluate special use requests; and
2. The proposed use would maintain and expand the range and quality of internet and wireless data coverage within the immediate area.

## None Against

1. Two(2) letters in opposition were required;
2. Two (2) modifications/waivers are requested for this proposal.



## Applicant Presentation/Discussion



# DEVELOPMENT SERVICES

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## Staff Recommendation

Docket SU-22-29, Staff recommends **Conditional Approval**

If the Commission wishes to grant approval, staff recommends the following conditions:

1. The maximum height of the Wireless Communication Facility shall be limited to 34';
2. No signage, other than emergency signage, will be allowed for this wireless communication facility;
3. The facility owner shall notify the County Zoning Inspector of any proposed frequency changes outside of the ranges specified within the application;
4. The facility owner shall be responsible for maintenance in a manner consistent with the original approval of the facility, and equipment cabinets shall display a legible contact number for reporting maintenance problems to the facility owner;
5. The Temporary Tower shall be removed within 90 days of the final inspection of the new facility.



## Sample Motion

*Commission Chairman, I move to approve Docket SU 22-29 (Acacia) on parcel 124-02-006R, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.*

