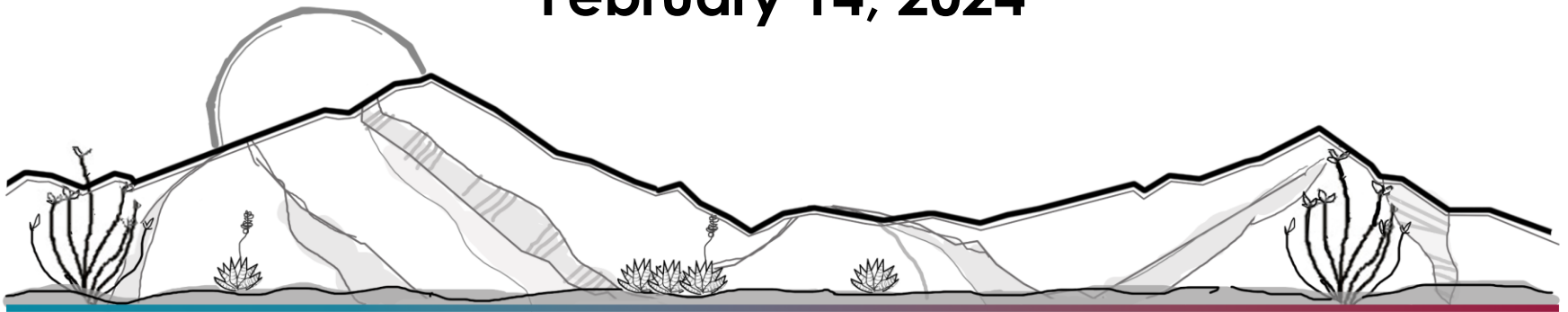


## **Docket SU23-30**

### **Special Use Authorization for a Communication Tower**

**Planning and Zoning Commission  
February 14, 2024**



# DEVELOPMENT SERVICES

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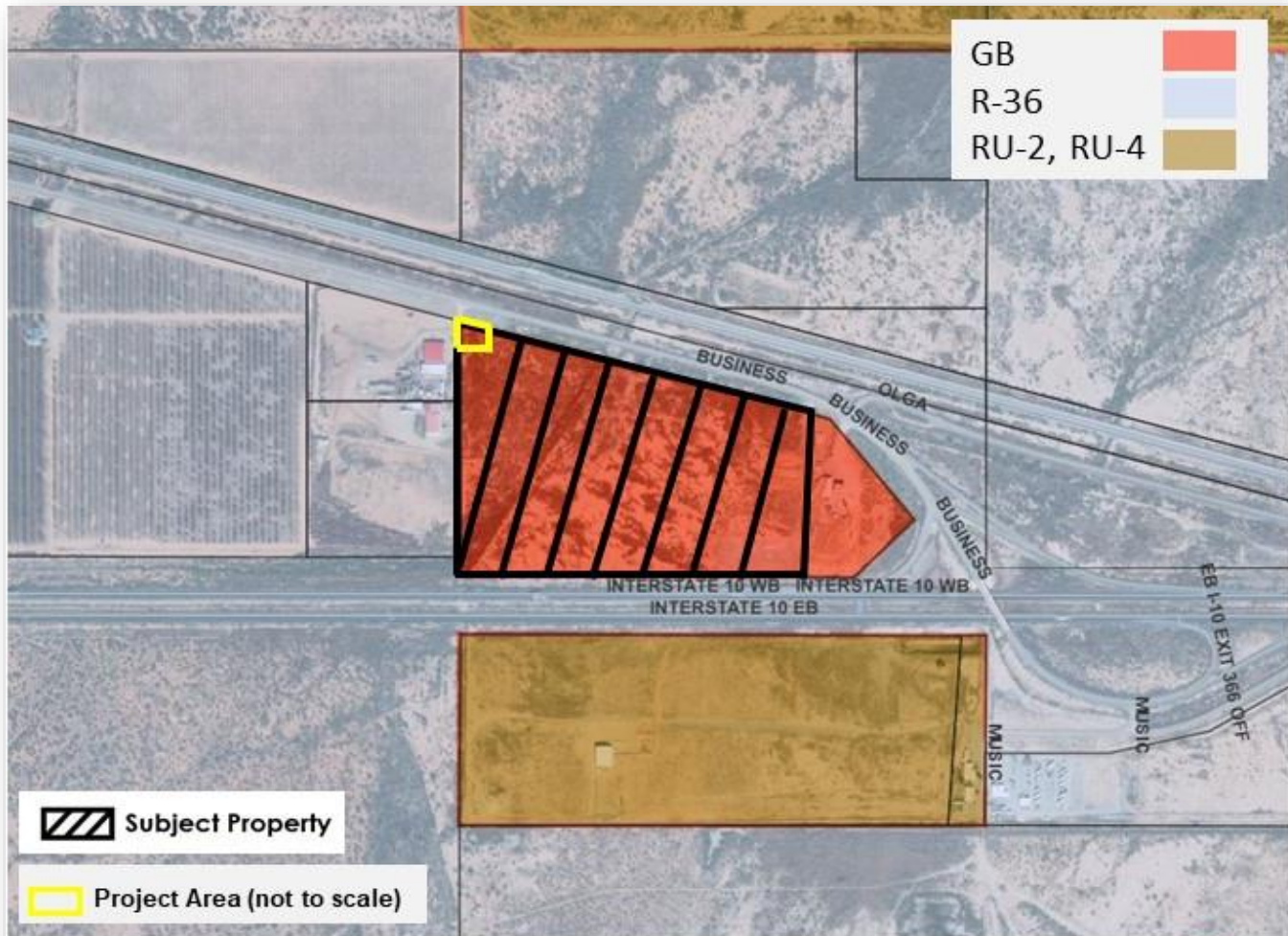
## Request

Applicant:	DW Tower – Michael Frazier
Location:	Interstate 10, Exit 366 (APN 302-28-003)
Current Zoning:	GB (General Business District)
Plan Designation:	Developing
Growth Area:	C – Rural Community
Current Use:	Undeveloped
Proposed Uses:	Communication Facility with 180' Tower

## Property Location



# DEVELOPMENT SERVICES



Location: Bowie AZ (I-10 Exit 366)  
SU23-30 (Communication Tower)

N.T.S





# DEVELOPMENT SERVICES



*Viewing south from I-10B*

*Viewing southeast from I-10B*



# DEVELOPMENT SERVICES

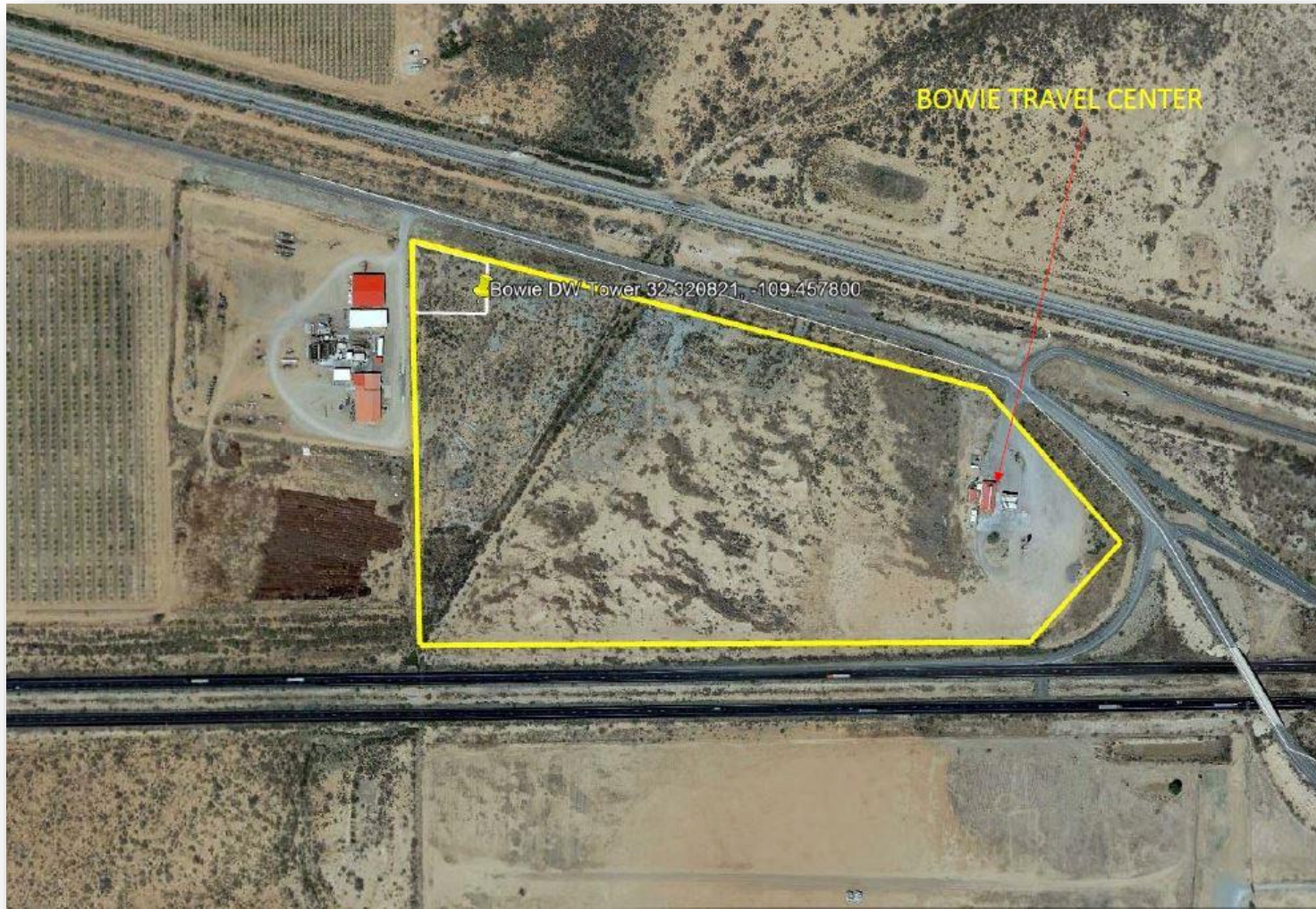


*I-10B, viewing east*

*I-10B, viewing west*

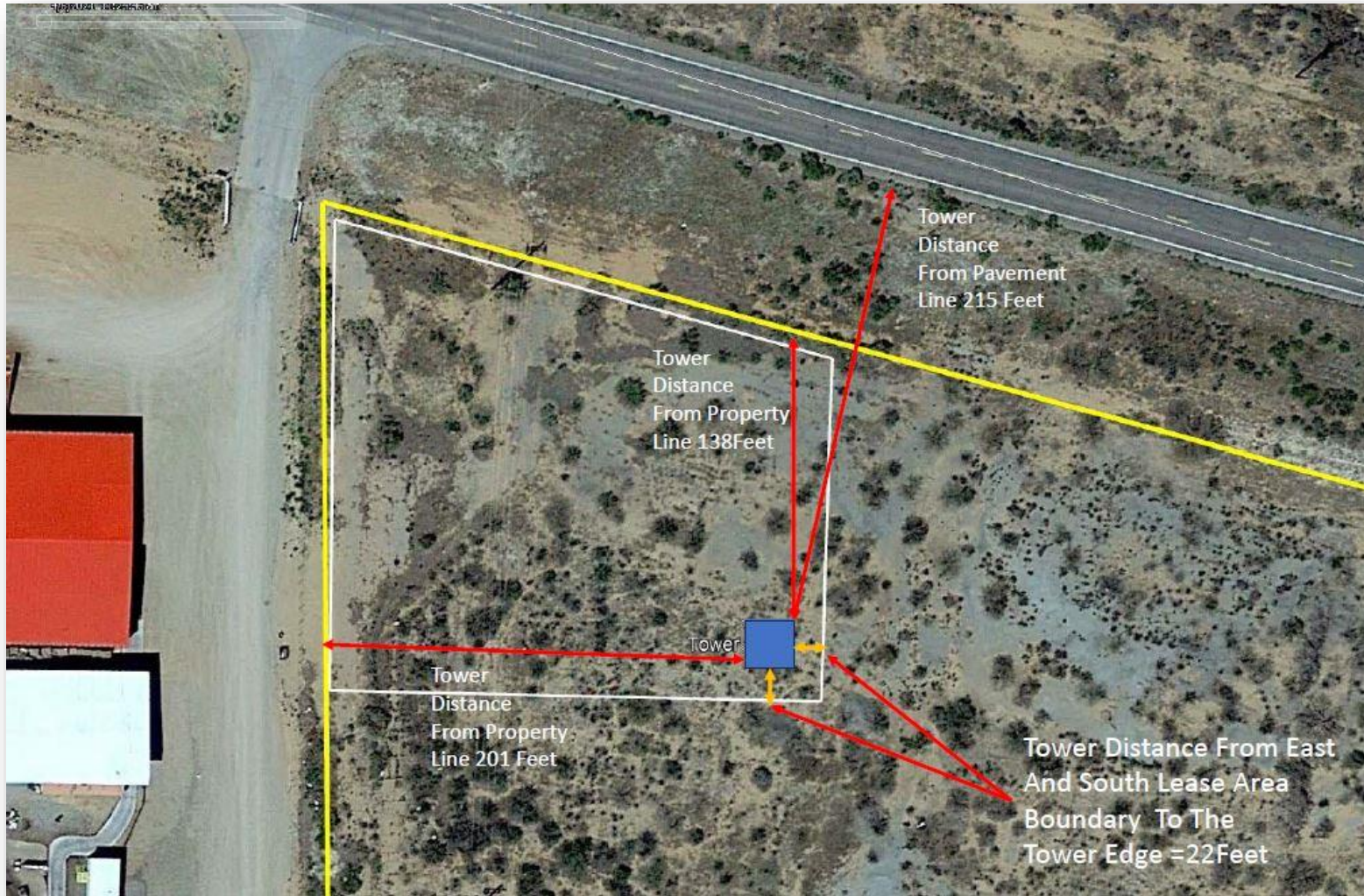












# DEVELOPMENT SERVICES

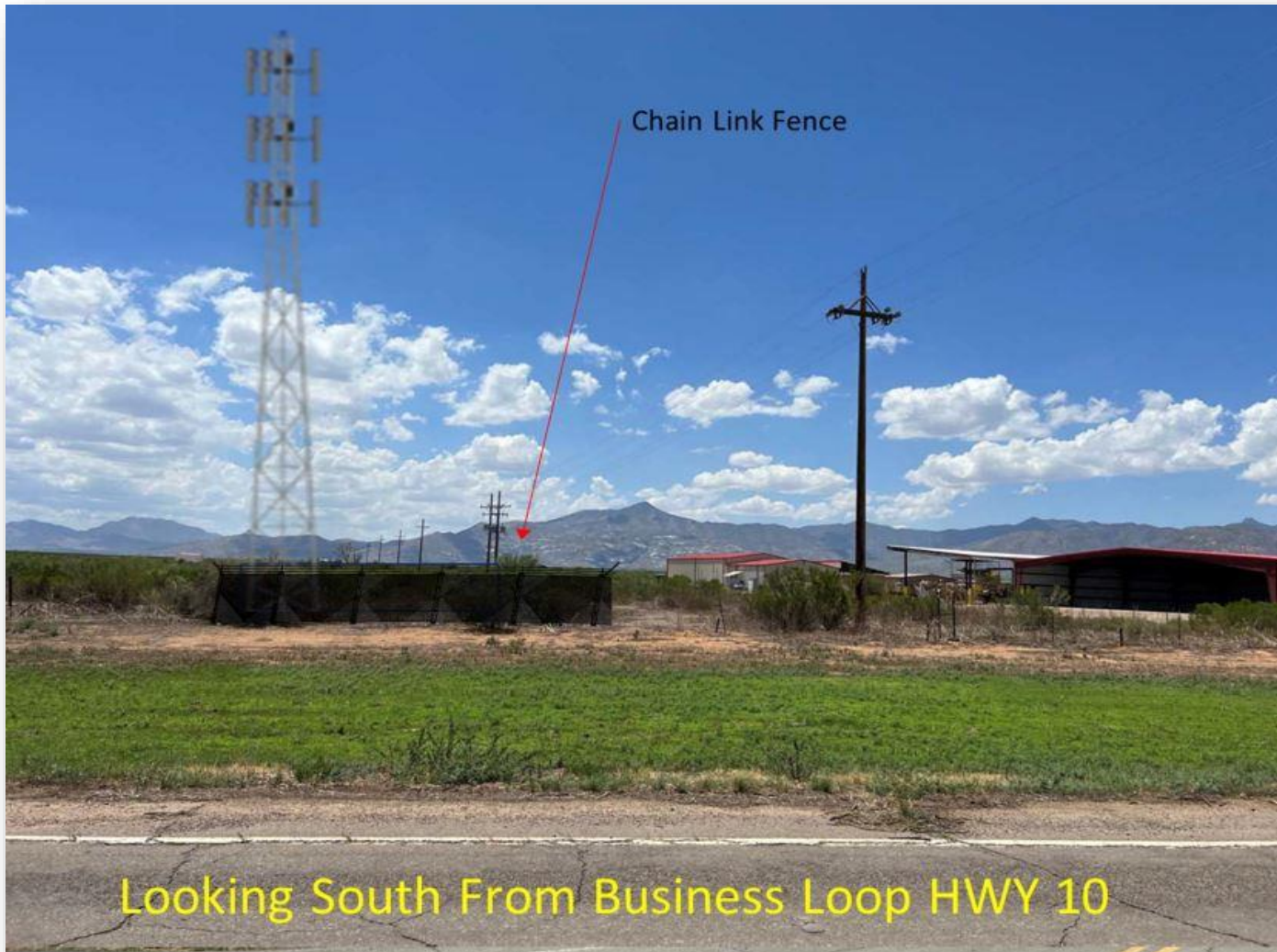


Looking West From Business Loop HWY 10

*Applicant Rendering*



# DEVELOPMENT SERVICES





## Special Use Authorization Factors

1. Compliance with adopted plans
2. Compliance with zoning district purpose
3. Development along major streets
4. Traffic circulation
5. Adequate services and infrastructure
6. Significant site development standards
7. Public input
8. Hazardous materials
9. Off-site impacts
10. Water conservation

## Factors in Favor

- Complies with five of six applicable factors
  - Adopted plan; zoning district purpose; adequate services/infrastructure; public input; off-site impacts
- Located along major roadway
- Large acreages with limited residential development
- No opposition from surrounding property owners

## Factors Not in Favor

- Waivers to reduce setbacks

*Four factors do not apply (development along major streets, traffic circulation, hazardous materials, water conservation)*

## Citizen Review / Public Notice

- 28 December
  - Applicant letters
- 17-24 December
  - Notices
  - Posting
  - Legal ad





## Section 2.51.120 (New Towers)

- New towers must be designed by AZ licensed registrant
- Towers up to 150' must accommodate at least 2 providers; greater than 150' at least 3 providers
- Affidavits demonstrating compliance with FAA, FCC (lighting, radio frequency, technical emissions)
- Setbacks to property lines, lease area boundary, edge of ROW must be equal to or greater than tower height
- Maximum height determined by zoning district; heights may exceed zoning district limit with approved special use
- Noise or vibration nuisances prohibited
- Facilities unused for 12 months considered abandoned, removal may be required

## Applicant Presentation / Discussion



## Staff Recommendation

Staff recommends conditional approval of Docket SU23-30 for an existing communication tower with supporting ground equipment. If the Commission wishes to grant approval, Staff recommends the following condition:

- The proposed 180' communication tower shall be a minimum of 138' to the north property line/edge of Interstate 10 Business Loop right-of-way and a minimum of 22' of the east and south lease boundary lines as represented on the site plan.

*\*Standard conditions related to acceptance of conditions, permitting requirements and timeframes, and modifications to an approved special use apply to and have not been modified by this request.*



## Sample Motion

*Madam Chair, I move to approve Docket SU23-30 (Bowie Communication Tower) with conditions of approval recommended by staff, the Factors of Approval constituting Findings of Fact.*

## **Docket SU23-30**

### **Special Use Authorization for a Communication Tower**

**Planning and Zoning Commission  
February 14, 2024**

