

Docket SU24-03

Special Use Authorization for a Communication Tower

Planning and Zoning Commission

April 10, 2024



DEVELOPMENT SERVICES



Request

Applicant: Dakota Pro – Latoya Phipps

Location: Ramsey Road, Benson AZ
(APN 123-30-005J)

Current Zoning: R-36

Plan Designation: Developing

Growth Area: C – Rural Community

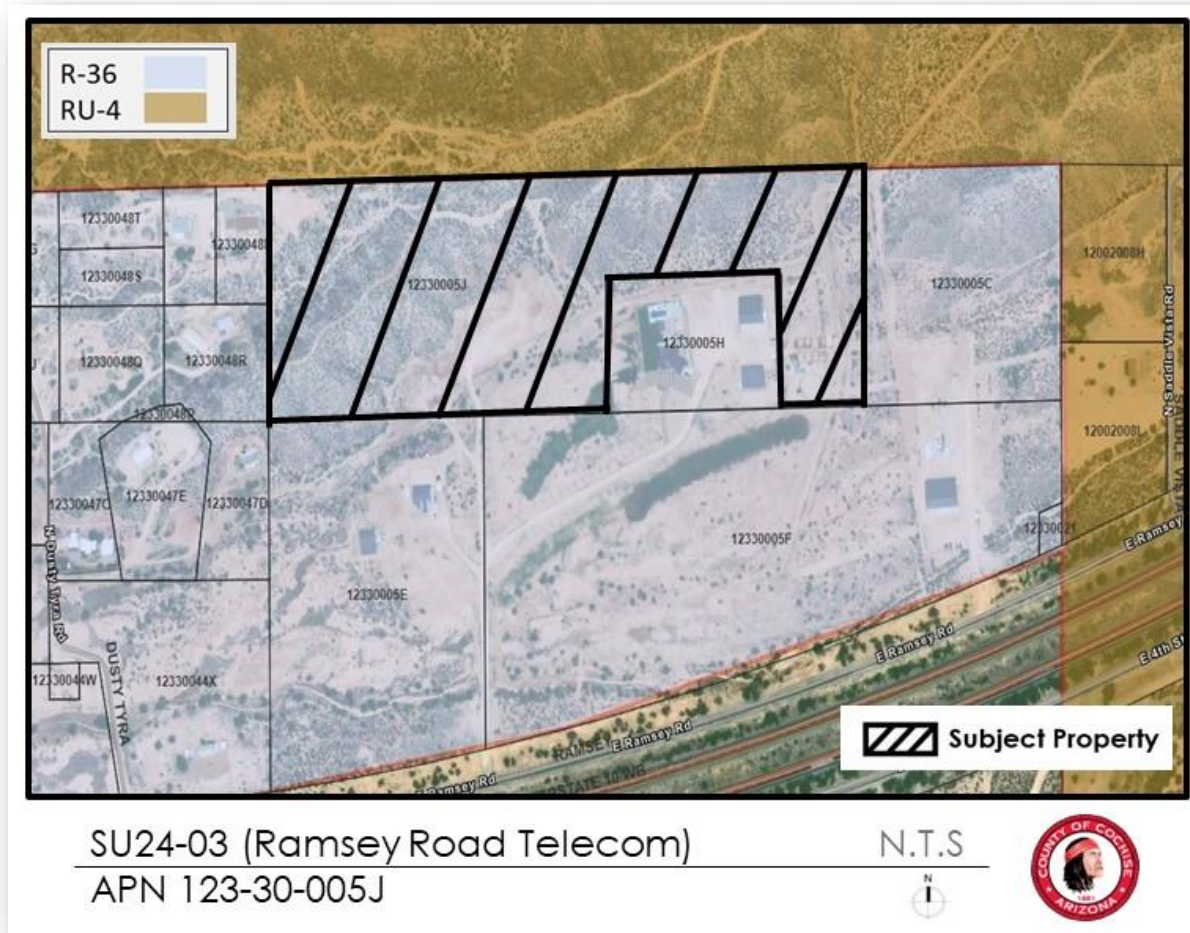
Current Use: Undeveloped

Proposed Uses: Communication Facility with 17' Tower

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Property Location and Zoning



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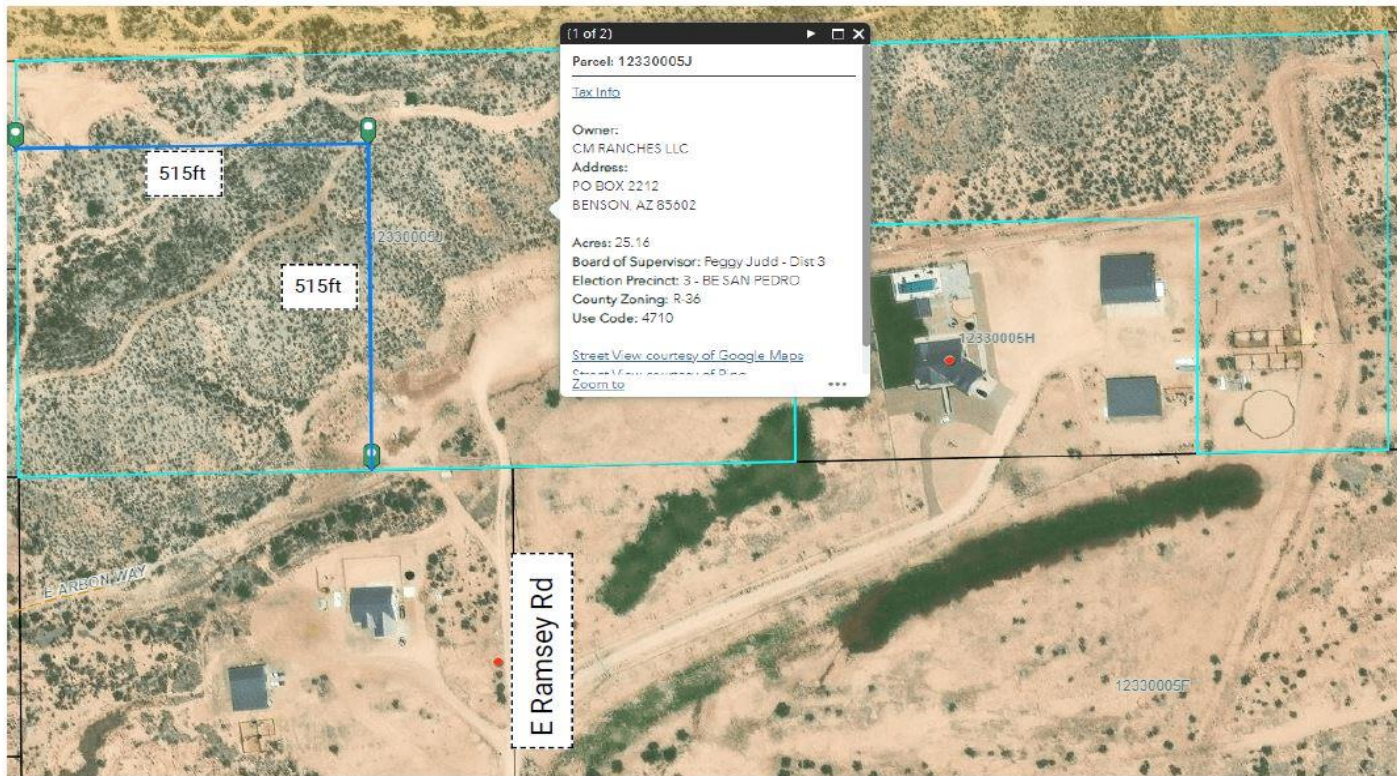
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RAM Point of Presence Concept/Siteplan



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Special Use Authorization Factors

- | | |
|--|------------------------------|
| 1. Compliance with adopted plans | Complies |
| 2. Compliance with zoning district purpose | Complies |
| 3. Development along major streets | Not Applicable |
| 4. Traffic circulation | Complies w/Conditions |
| 5. Adequate services and infrastructure | Complies |
| 6. Significant site development standards | Complies w/Conditions |
| 7. Public input | Complies |
| 8. Hazardous materials | Not Applicable |
| 9. Off-site impacts | Complies |
| 10. Water conservation | Complies |

Factors in Favor

- Complies with eight factors
- Low intensity, portable use in a low-density residential area
- Property elevation desirable for broadband facilities

Factors Not in Favor

- Opposition from a nearby property owner
- Service vehicles use unimproved private road (Dusty Tyra) to access project site

Citizen Review / Public Notice

- 8 February
 - Applicant letters
- 20-22 March
 - 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 if a permitted use; 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 approval of Docket SU24-03 for an existing communication facility with tower and supporting ground equipment with the following conditions:

1. Applicant or property owner shall repair any damage to Dusty Tyra Road caused by service vehicles visiting the communication facility site.
2. Applicant has discretion to accommodate additional providers per requested waiver.

**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 SU24-03 (Ramsey Road Telecom) with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

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