

Docket SU24-15

Special Use Authorization for a
Communications Facility

Planning and Zoning Commission
September 11, 2024



DEVELOPMENT SERVICES



Applicant: Pyramid Network Services – Allison Squires

Location: 5590 N. Rocky Road
(APN 407-53-021)

Zoning: R-36

Plan Designation: Rural

Growth Area: D – Rural Areas

Current Use: Fiber Optic Booster Station

Proposed Uses: Communication Facility, Utility Buildings

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Property Location and Zoning



SU24-15 (Rocky Road Telecom)

5590 N. Rocky Road (APN 407-53-021)

N.T.S



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Rocky Rd

Glenn Rd

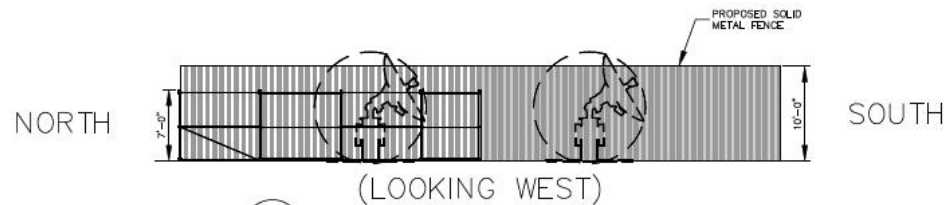
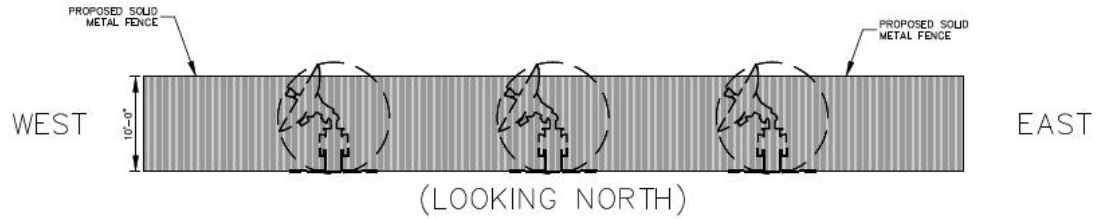
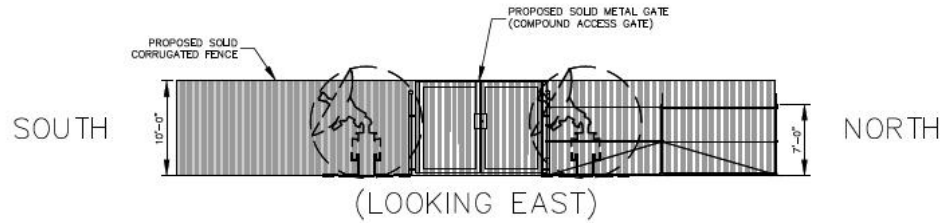
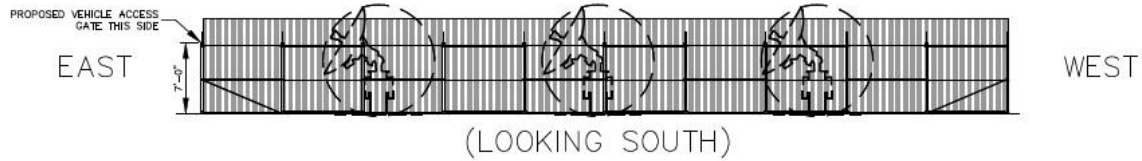
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1
Z-4 PROPOSED COMPOUND ELEVATION VIEW
SCALE = N.T.S.

Section 2.51.120

AZ licensed registrant

Affidavits demonstrating regulatory compliance (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 permitted use

Noise or vibration nuisances prohibited

Facilities unused for 12 months considered abandoned, removal may be required

Towers up to 150' must accommodate at least 2 providers, greater than 150' at least 3 providers (does not apply)

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Special Use Authorization Factors

- | | |
|--|-----------------------|
| <input type="checkbox"/> Compliance with adopted plans | Complies |
| <input type="checkbox"/> Compliance with zoning district purpose | Complies |
| <input type="checkbox"/> Development along major streets | Complies |
| <input type="checkbox"/> Traffic circulation | Complies |
| <input type="checkbox"/> Adequate services and infrastructure | Complies |
| <input type="checkbox"/> Significant site development standards | Complies |
| <input type="checkbox"/> Public input | Complies |
| <input type="checkbox"/> Hazardous materials | Not Applicable |
| <input type="checkbox"/> Off-site impacts | Complies |
| <input type="checkbox"/> Water conservation | Complies |

Factors in Favor

Complies with nine factors

Low/no water consumption use

Provides subscription internet service to rural customers.

Factors Not in Favor

Potential visual blight for nearby residents

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Citizen Review / Public Notice

8 July

Applicant letters

7-21 August

Notices

Posting

Legal ad



Staff Recommendation

Staff recommends approval of Docket SU24-15 to allow a communications facility with the following conditions:

1. Within 30-days of approval of the Special Use, the applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in substantial conformance with the approved special use concept plan, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 12-months of the Special Use approval otherwise, the Special Use may be deemed void upon 30-day notification to the applicant.

Staff Recommendation (cont.)

2. It is the applicant's responsibility to obtain any additional permits, or meet any additional conditions, that may apply to the proposed use pursuant to other federal, state, or local laws or regulations.
3. Any changes to the approved Special Use will be considered a modification to this Special Use and will require review and approval of the Planning and Zoning Commission.

Sample Motion

Madam Chair, I move to approve Docket SU24-15 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

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