

Docket SU25-16

Special Use Authorization for
a Billboard

Planning and Zoning Commission
September 10, 2025



Sample Motion

I move to approve Docket SU25-16 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

DEVELOPMENT SERVICES



Applicant: Summit Locations LLC

Location: 10 Allen Lane (Huachuca City)
APN 106-16-030B

Zoning: GB

Plan Designation: Enterprise

Growth Area: B – Community Growth Areas

Current Use: Self-Storage

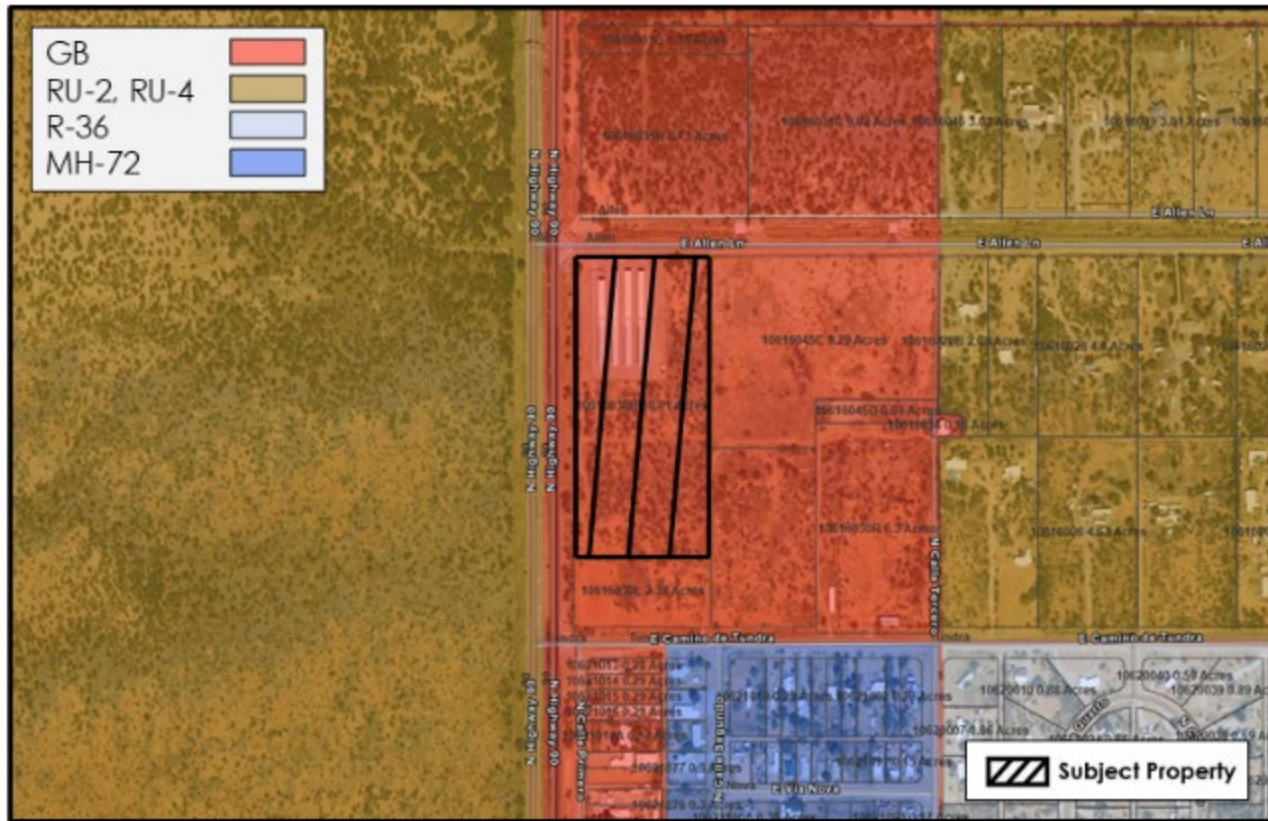
Proposed Uses: Self-Storage, Billboard

DEVELOPMENT SERVICES



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Property Location and Zoning



SU25-16 (Billboard)

Highway 90/Allen Lane (APN 106-16-030B)

N.T.S



Site Plan

SITE PLAN: AZ-04 ABSOLUTE STORAGE SYSTEMS LLC

PARCEL: 10616030B

COORDINATES: 31.718068009, -110.349872135

ADDRESS: 10 E. Allen Ln Huachuca City, AZ 85616

Whetstone census – Cochise County limits



Existing ROW — — — —
Existing Powerline — — — —

existing on-premise advertising sign is located
389' North of proposed off-premise advertising sign

Billboard Standards

- Requires special use in RU, GB, LI, HI
- Meets most sign regulation development standards
- Waivers (height, setbacks, uplighting)

Zoning Districts	RU, GB, LI, and HI by Special Use Authorization Only
Structural Type	All
Maximum Area	600-square feet
Maximum Height	35 feet
Illumination	Permitted
The maximum aggregate sign area of two-square feet per lineal foot of street frontage.	
Minimum Distance from other Billboards	660 feet
Minimum Distance from other Ground Signs	100 feet
Minimum Distance from any structure	100 feet
Minimum Distance from any site boundary	100 feet
The spacing distance shall be measured along the nearest edge of the right-of-way to a point directly opposite the sign.	

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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 | Not Applicable |
| 5. Adequate services and infrastructure | Not Applicable |
| 6. Significant site development standards | Does not Comply |
| 7. Public input | Complies |
| 8. Hazardous materials | Not Applicable |
| 9. Off-site impacts | Complies w/conditions |
| 10. Water conservation | Not Applicable |

Factors in Favor

- 5 factors do not apply
- Complies with applicable factors w/conditions

Factors Not in Favor

- Opposition from an adjacent property owner
- Visual and lighting impacts on established residential properties
- Staff is generally not supportive of development standard waivers
- Proposed lighting does not comply with zoning regulations

Citizen Review / Public Notice

- 12 June
 - Applicant letters
- 18-23 July
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-16 to allow a billboard subject to the following conditions:

1. Billboard shall comply with all applicable Zoning Regulation development standards, including Sections 2.45 (*Outdoor Lighting*) and 2.54 (*Signs*), and maintain a minimum of 100' from all property lines and other structures and not exceed a total height of 35'.
2. All vegetation cleared for the billboard shall be replenished.

**Standard conditions related to conditions, permitting, and modifications apply to this request.*

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