

Docket SU25-17

Special Use Authorization for
a Billboard

Planning and Zoning Commission
September 10, 2025



Sample Motion

I move to approve Docket SU25-17 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

DEVELOPMENT SERVICES

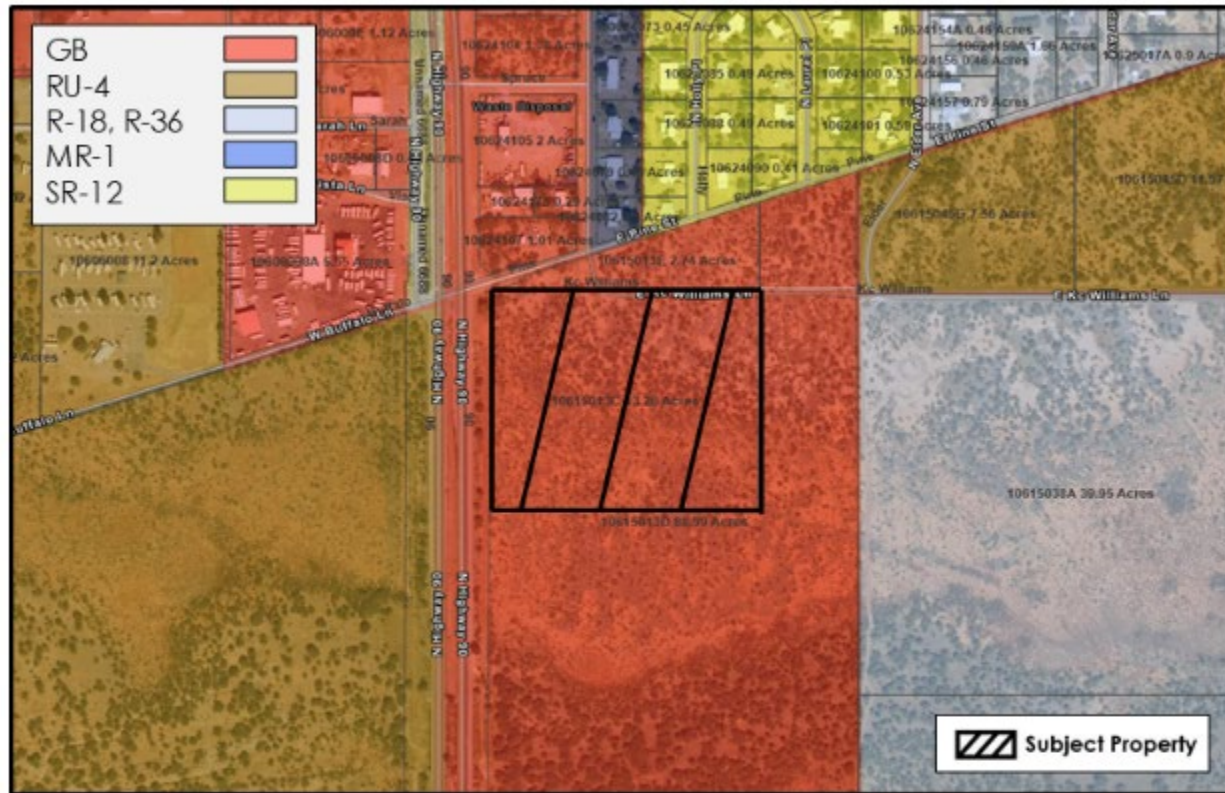


Applicant:	Summit Locations LLC
Location:	Hwy 90 / Pine St (Huachuca City) APN 106-15-013C
Zoning:	GB
Plan Designation:	Enterprise
Growth Area:	B – Community Growth Areas
Current Use:	Undeveloped
Proposed Uses:	Billboard

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Property Location and Zoning



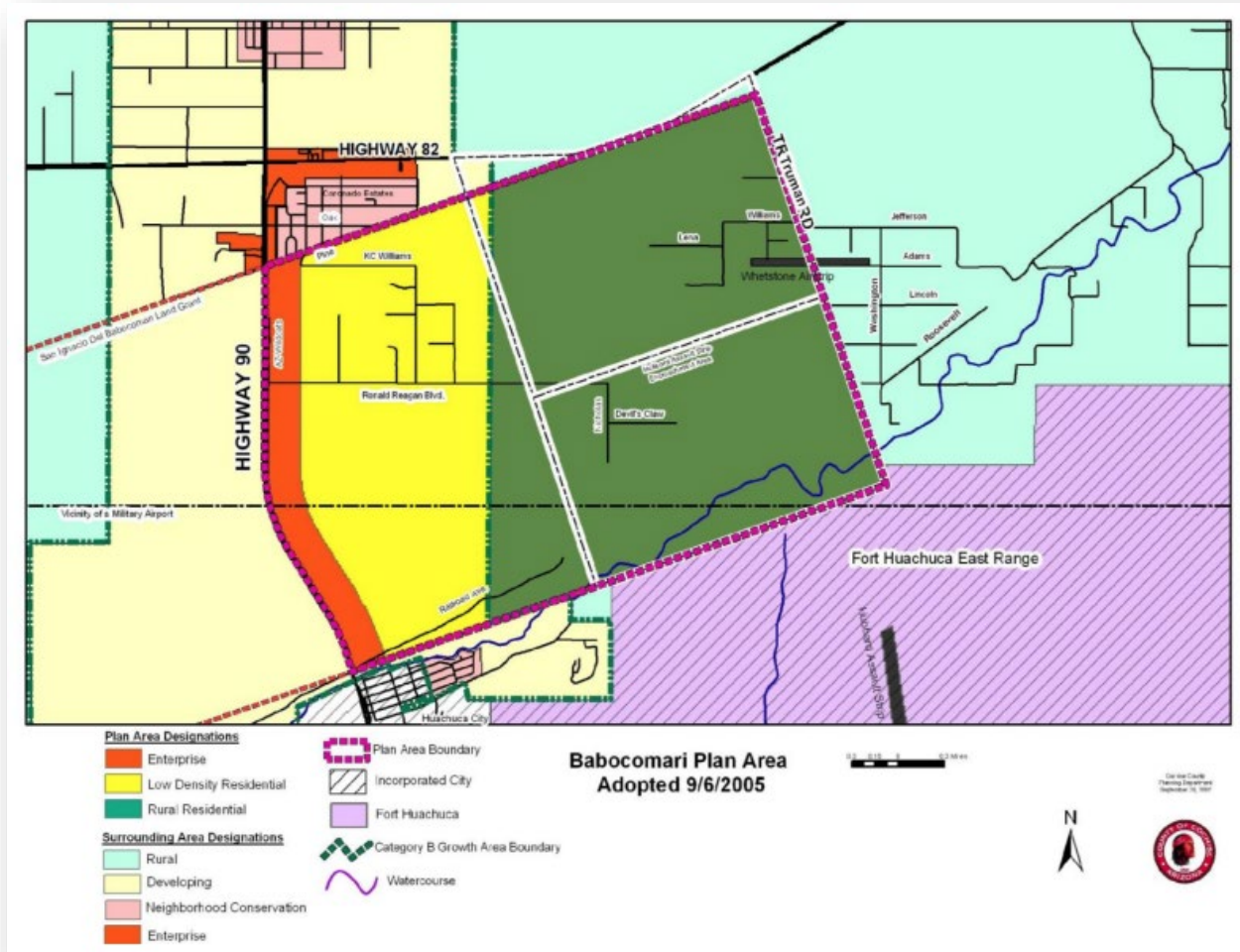
SU25-17 (Billboard)

Highway 90/Pine Street (APN 106-15-013C)

N.T.S



Babocomari Area Plan



Site Plan

Legal Description:
PORT OF SAN IGNACIO DEL BABOCONARI LAND GRANT PCL 1 BEG AT THE NW COR PCL 1 THN S720.00' E805.00' N720.00' W800.00' TO THE POB T20 R20 13.2234C

SITE PLAN: AZ-05 GALE NELLANS & ALICIA HODGES PARCEL: 10615013C

COORDINATES: 31.6812787249, -110.34974709 ADDRESS: 0000 HWY 90, Whetstone, AZ 85616



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	Partially 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
- Support from nearby property owner

Factors Not in Favor

- Opposition from nearby property owners
- 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



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Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-17 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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