

Docket SU25-33

Special Use Authorization for a
Communications Facility

Planning and Zoning Commission
February 11, 2026



Sample Motion

I move to approve Docket SU25-33 with conditions of approval recommended by staff, the factors in favor constituting the findings of fact.

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Applicant: CitySwitch DevCo 1, LLC
c/o Terra Consulting Group

Location: 10401 S. Coronado Memorial Rd
APN 104-54-010C (784 acres)

Zoning: RU-4

Plan Designation: Rural Density Residential

Growth Area: D – Rural Community Areas

Current Use: Grazing, Horse Rescue

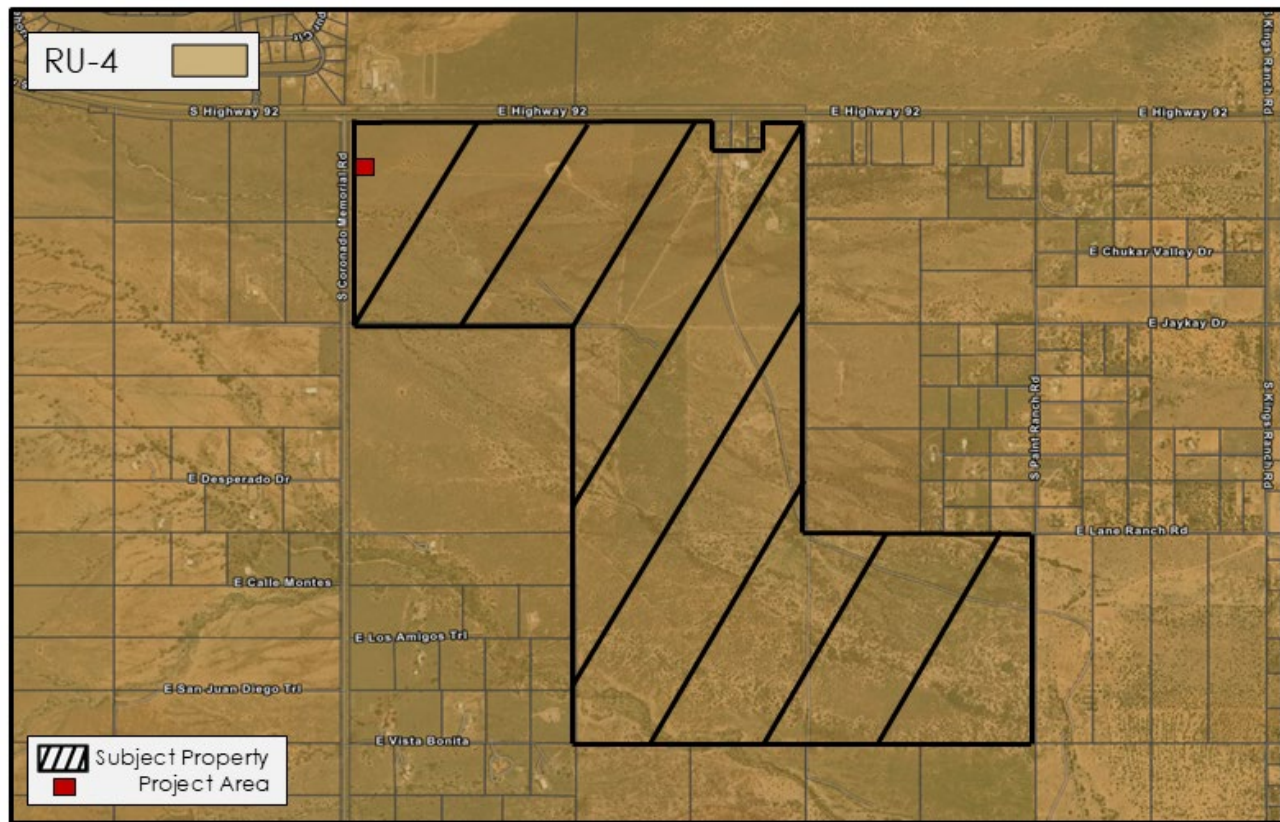
Proposed Uses: Grazing, Horse Rescue,
Communications Facility

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Property Location and Zoning



SU25-33 (Palominas Tower)

Hwy 92/Coronado Memorial Road (APN 104-54-010C)

N.T.S



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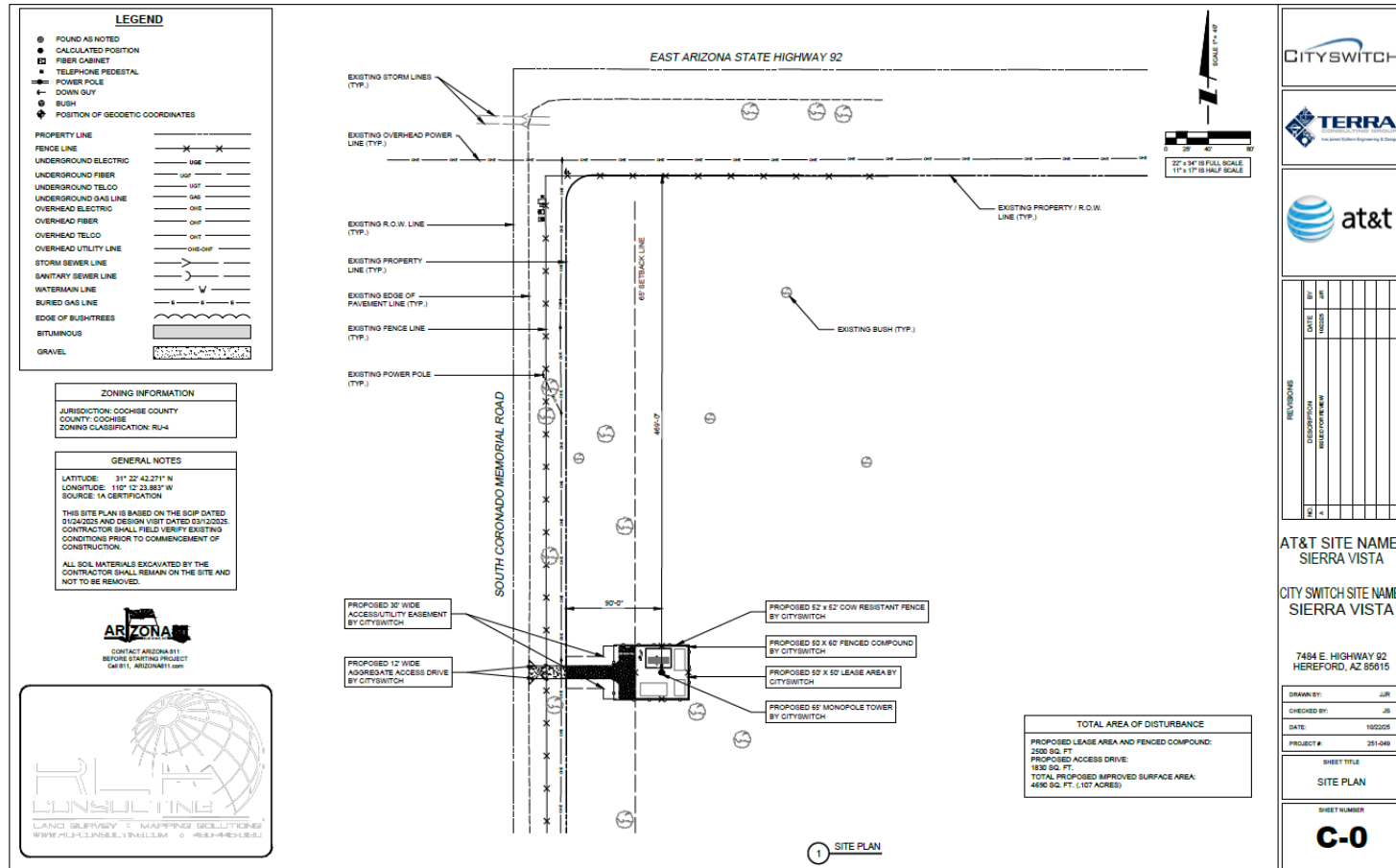
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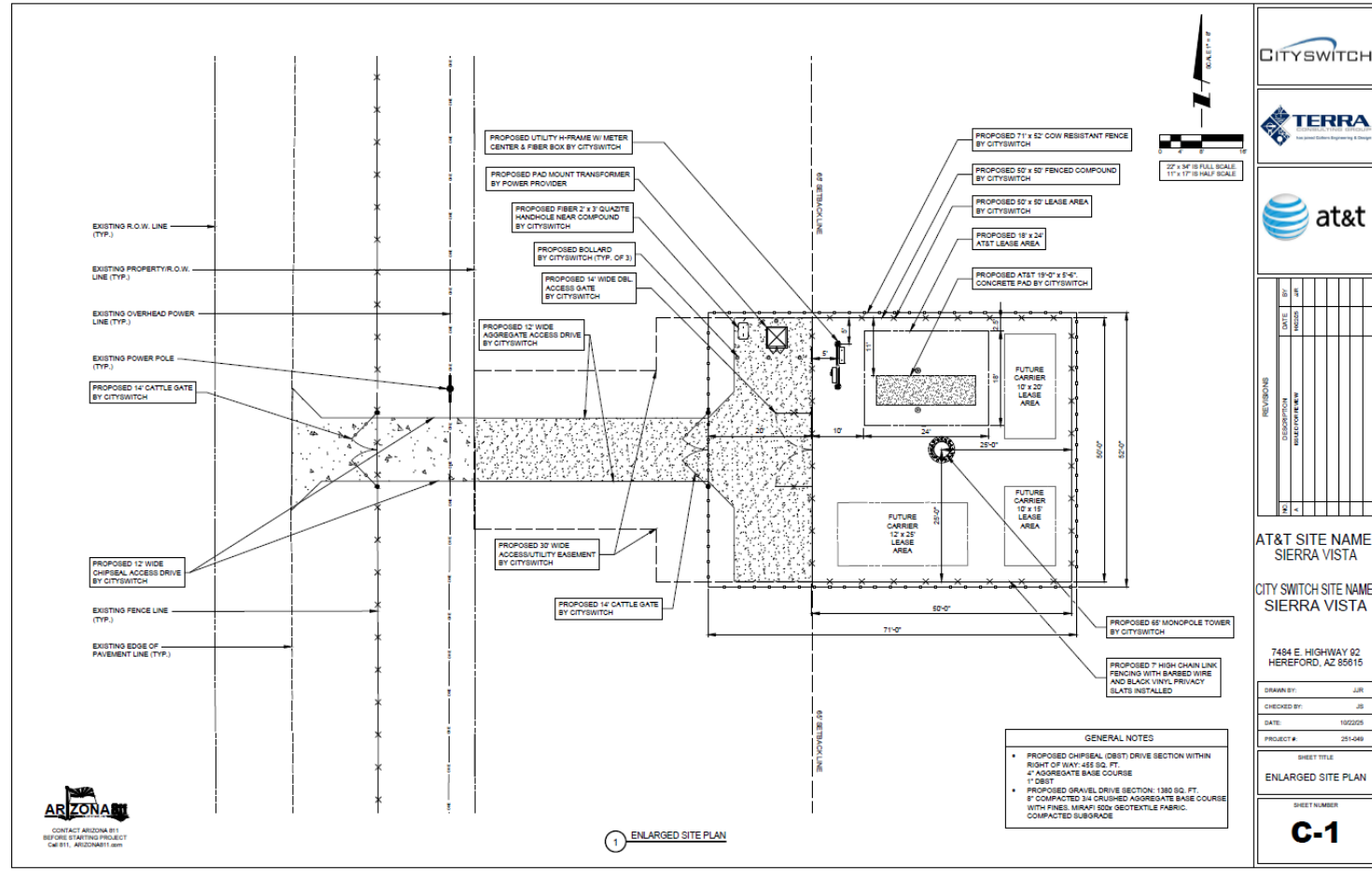
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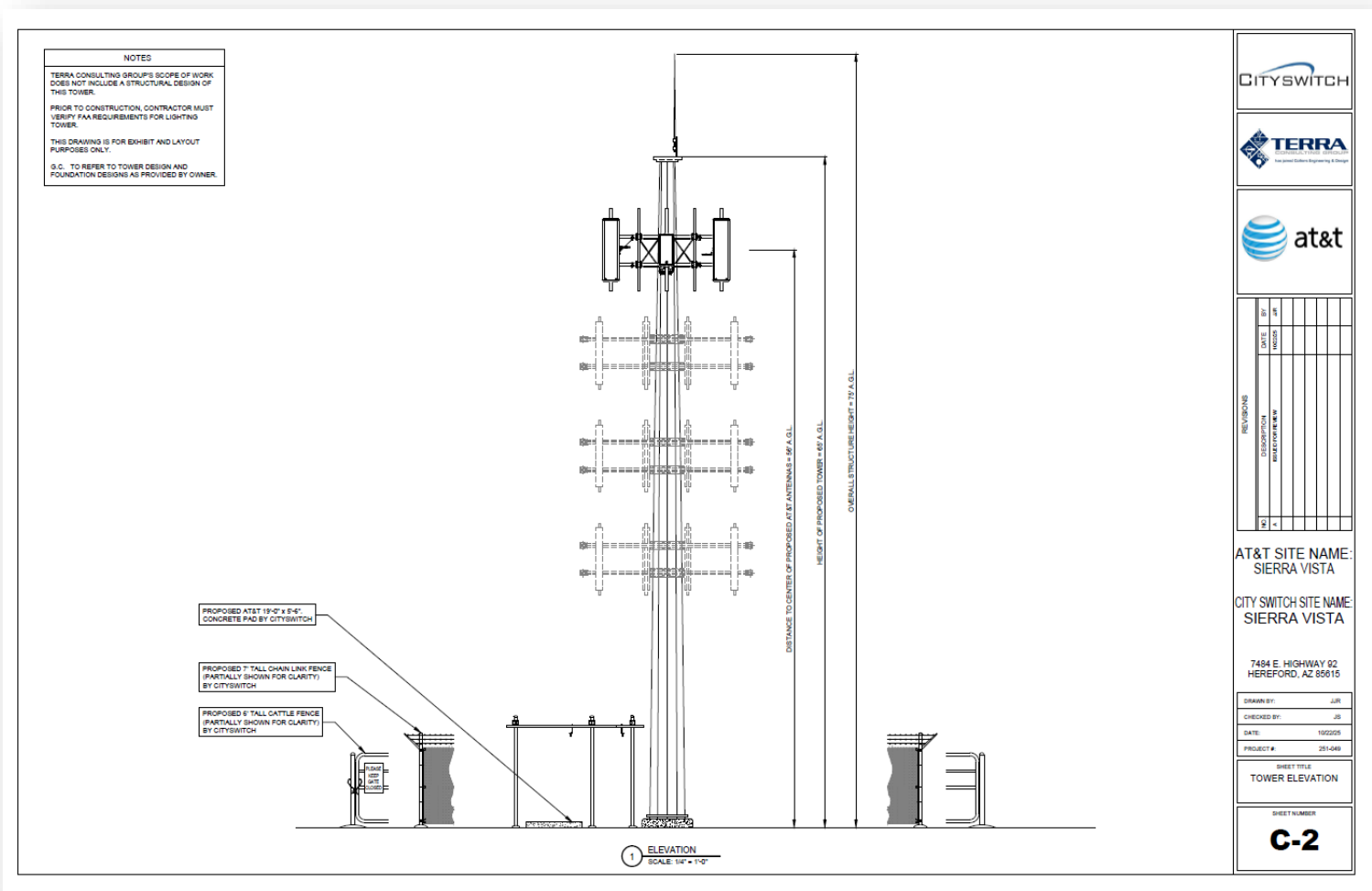
Site Plan



Site Plan



Site Plan



Section 2.51.120 (Communications Facilities)

- Existing Towers – exempt if pre-dates 1999 zoning regs
- Design – requires AZ license, co-location
- Certification – compliance with FAA, FCC, building codes
- Setbacks – property lines, lease boundaries, rights-of-way
- Site Area – exempt from zoning district requirements
- Maximum Height – based on zoning district, increased height requires Special Use approval
- Noise or Vibration – limits exposure to neighboring residences
- Abandoned Facilities – dismantled if inoperative for more than 12 months

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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 | Complies |
| 4. Traffic circulation | Complies |
| 5. Adequate services and infrastructure | Complies |
| 6. Significant site development standards | Partially Complies |
| 7. Public input | Complies |
| 8. Hazardous materials | Not Applicable |
| 9. Off-site impacts | Complies |
| 10. Water conservation | Not Applicable |

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Factors in Favor of Approval

- Complies with applicable factors
- Communications facilities are a permitted use in Rural districts
- Improves service coverage for residents and visitors

Factors Not in Favor

- Opposition from nearby property owners
- Waiver request for setbacks within lease area

Citizen Review / Public Notice

- 5 December
 - Applicant letters
- 20-21 January
 - Notices
 - Posting
 - Legal ad



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Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor, staff recommends approval of Docket SU25-33 to allow a communications facility with 65' monopole with the following conditions:

1. The monopole tower shall not exceed 65'.
2. The monopole shall be at least 25' and supporting ground equipment shall be at least 2.5' within all lease area boundaries.

Standard conditions relative to condition acceptance, permitting timelines, and modification to an approved special use apply to this request.

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