



TOWN OF  
**QUEEN CREEK**  
 ARIZONA

**TO:** PLANNING & ZONING COMMISSION

**THROUGH:** BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR

**FROM:** ERIK SWANSON, PLANNING ADMINISTRATOR

**RE:** PUBLIC HEARING AND POSSIBLE ACTION ON THE BANNER IRONWOOD VERIZON MONOPINE CONDITIONAL USE PERMIT (P23-0089) AND SITE PLAN (P23-0090), A REQUEST FROM GRAHAM CHAPMAN (PINNACLE CONSULTING INC.) FOR CONDITIONAL USE PERMIT AND SITE PLAN APPROVAL TO ALLOW FOR CONSTRUCTION OF A NEW 65' TALL MONOPINE CELL TOWER LOCATED APPROXIMATELY 1,230 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF GANTZEL ROAD AND BANNER WAY.

**DATE:** September 13, 2023

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**Suggested Action:**

Move to recommend approval of the Banner Ironwood Verizon Monopine Conditional Use Permit (P23-0089) and Site Plan (P23-0090), subject to the Conditions of Approval outlined in this report.

**History:**

May 17, 2017:

- The Town Council approved Ordinance 638-17, P16-0067 Banner Ironwood Annexation, incorporating the property from Pinal County and designating the zoning district as C-1/PAD (Light Commercial).

**Project Information:**

- Project Name: Banner Ironwood Verizon Monopine
- Site Location: Approx. 1,230 feet southwest of the SWC of Gantzel Road and Banner Way
- Current Zoning: Commercial
- Surrounding Zoning:
  - North: C-1/PAD – Banner Ironwood Hospital
  - South: C-1/PAD – Banner Ironwood Solar Array Field
  - East: C-1/PAD – Banner Ironwood Parking Area
  - West: C-1/PAD – Banner Ironwood Solar Array Field and C-1/PAD – Vacant land
- Monopole Height: 65-feet

**Discussion:**

This proposal consists of a request from Graham Chapman (Pinnacle Consulting Inc.) for Conditional Use Permit and Site Plan approval to allow for construction of a new 65' tall monopine cell tower located approximately 1,230 feet southwest of the southwest corner of Gantzel Road and Banner Way. The applicant has indicated there is an increased need for additional cellular capacity and coverage in the region, as there are no existing towers in the immediate area surrounding the Banner Ironwood facility. This monopine will initially serve Verizon as the primary service provider, but will allow for future collocations to expand the available carriers.

The monopine will be contained within a 40' x 40' equipment compound area leased from Banner

Ironwood on a portion of their parcel directly adjacent to the existing solar array field at the southern edge of the hospital. Access is granted and maintained via an easement that spans west off of Gantzel Road. The pole itself is designed to mimic the appearance of a pine tree, which meets the intent of the stealth requirement for telecommunication facilities. With regards to setbacks, this site is proposing to encroach slightly at the west and south sides. The Zoning Ordinance calls for a base setback of 3' from each property line with an additional 1' of distance for every 1' of tower height over 15'. For a 65' tall monopine, this standard would warrant a 53' setback. The proposed pole location currently has the following setbacks from the main parcel's property lines:

- 31'-5" from the south
- 1602'-5" from the north
- 29'-9" from the west
- 1040'-11" from the east

The site is still located approximately 521' from the residential area to the west and 444' from the residential area to the south, both distances of which are outside of the required 300' public notification buffer. With the proximity of the existing solar array field next to the proposed monopine, Staff supports the location and design of the site as presented.

### **Public Participation:**

In accordance with the alternate neighborhood meeting process outlined in Article 3.1.C of the Zoning Ordinance, the applicant sent out a notification letter with project information to all property owners within 300 feet of the proposed monopine. Notably, this site does not have any neighboring residential within 300 feet, since the surrounding property is owned by the same owner (Banner Ironwood) leasing the area to the applicant. A digital link with the notification letter and proposal was also posted to the Town's website for the public to view.

Staff has received no public input to date. If any future correspondence is received, the case record will be updated for conveyance.

### **Analysis:**

**General Plan Review:** The General Plan Land Use designation for this project is Commercial. This project site was originally incorporated into the Town in May of 2017, as part of the overall Banner Ironwood Annexation that included the hospital facility and several vacant parcels around it. The equivalent Town zoning of C-1/PAD (Light Commercial) was applied, which is in conformance with the Commercial land use designation that exists on the site today.

**Zoning Review:** The current zoning designation of the property is C-1/PAD (Light Commercial). A Conditional Use Permit is being requested to allow the monopine and its associated ground-level equipment compound on-site, as set forth within the Town of Queen Creek Zoning Ordinance.

**Landscape Plan Review:** Given the surrounding context around the site, the applicant has not proposed any landscaping along the equipment compound. The Zoning Ordinance typically requires a 4' strip to be provided around cell facilities. However due to the low visibility of the site and its orientation with the existing solar array field, the benefit of landscaping is nil in comparison to the overall perception and view of the monopine.

**Conditional Use Review:** Conditional Use Permits are authorized under Article 3.5 Conditional Use Permits of the Zoning Ordinance. Conditional uses are those uses which are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design and configuration and the imposition of conditions in order to ensure the appropriateness of the use as a particular location within a given zoning district.

Conditional use review in the zoning code sets forth the following criteria for evaluating a proposed conditional use:

1. The proposed conditional use shall be in compliance with all regulations of the applicable zoning district, the provisions of Article 5 of this Ordinance, and any applicable performance standards as set forth in Article 6 of this Ordinance.
2. The proposed conditional use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site.
3. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.
4. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.
5. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.
6. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted nor substantially diminishes or impairs the property values within the neighborhood.
7. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.
8. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
9. The public interest and welfare supporting the proposed conditional use shall be sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use.

Staff believes the applicant has met the intent of the criteria for evaluating a conditional use; therefore, staff supports the applicant's request in conformance with Article 6.9 for Wireless Communications in the Zoning Ordinance.

**Conditions of Approval:**

1. The Site Plan and Conditional Use Permit, as submitted, shall be subject to all the applicable provisions of Town of Queen Creek Zoning Ordinance under Article 6.9 Wireless Communications.
2. Signage which advertises the facility, product, or services shall be prohibited.
3. The applicant shall be responsible for removing the tower/pole within ninety (90) days if and when the operations cease to exist.
4. The monopine shall be maintained in a manner similar to its condition at the time of installation consistent with the exhibits and details as submitted.
5. Mechanical equipment, electrical meter and service components, and similar utility devices, if proposed at ground level, shall be screened from public view.

**Attachment(s):**

1. [Aerial Exhibit.pdf](#)
2. [General Plan Exhibit.pdf](#)
3. [Current Zoning Exhibit.pdf](#)
4. [Existing Site Photos and Simulations.pdf](#)
5. [Site Plan.pdf](#)