



PINAL COUNTY

WIDE OPEN OPPORTUNITY

SUP-019-23

11/01/23

Presentation for Pinal County Board of Supervisors
by Community Development Department

SUP-019-23

- **Request:** Vertical Bridge, LLC is seeking approval of a Special Use Permit to allow the construction and operation of a new Wireless Communication Facility.
- **Parcel Information:** 501-45-0680 zoned Suburban Ranch (SR)
- **Location:** north of W. Fresno Road and west of S. Rincon Road; in an unincorporated portion of the City of Maricopa
- **Owner/Applicant:** Jason Lee Ludington_(owner [authorization on file])

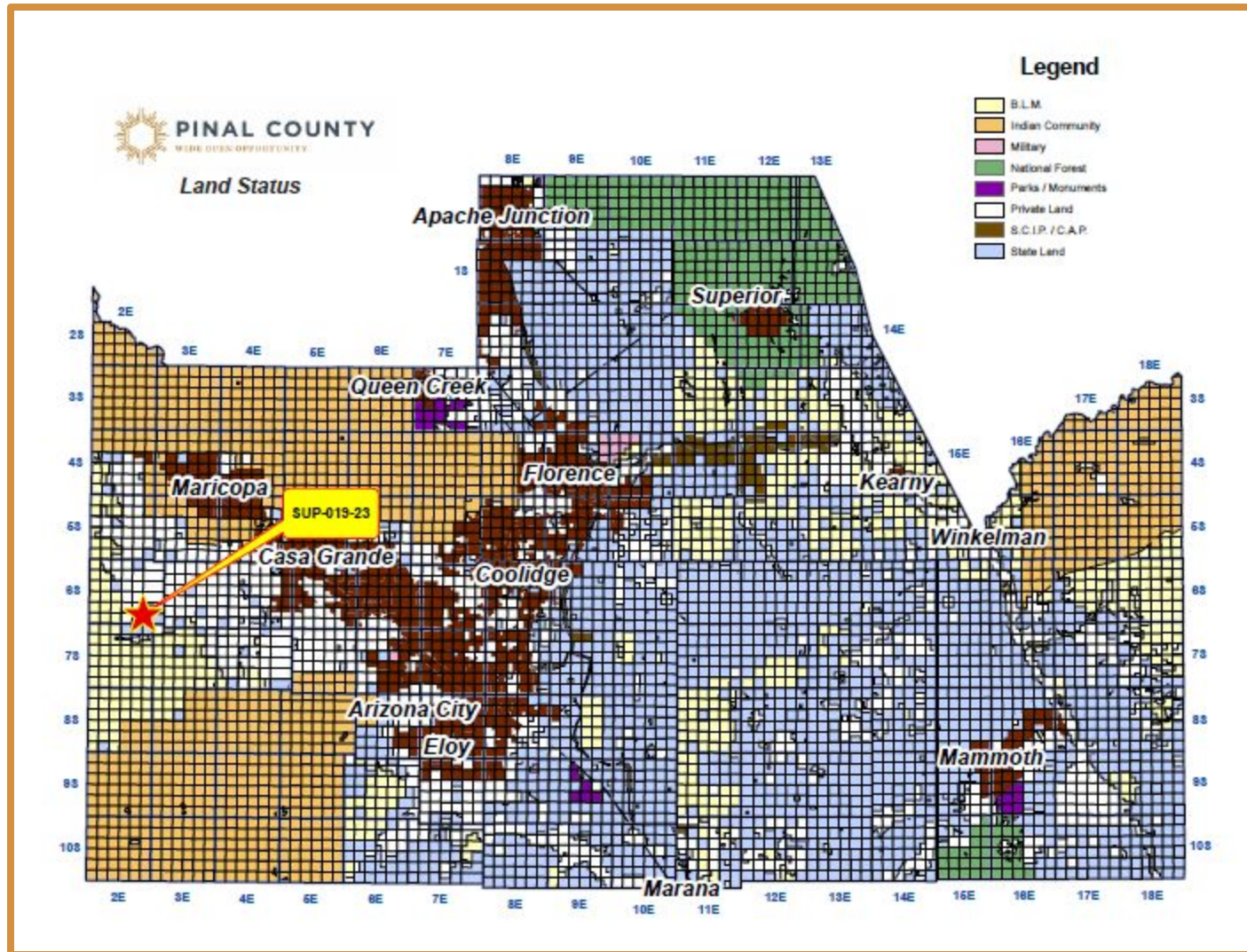
Jim Caciola _(applicant/agent for Vertical Bridge, LLC.)

County Map



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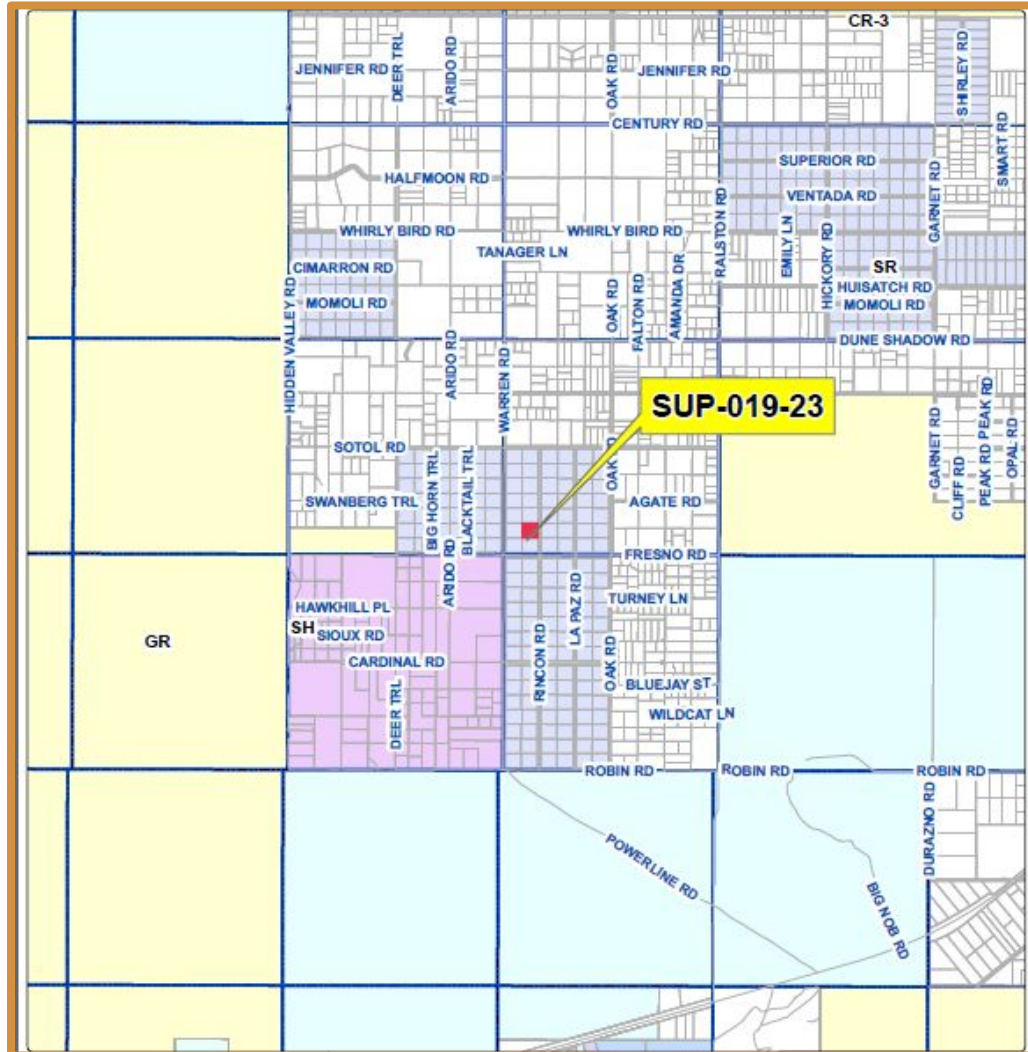


Zoning Context



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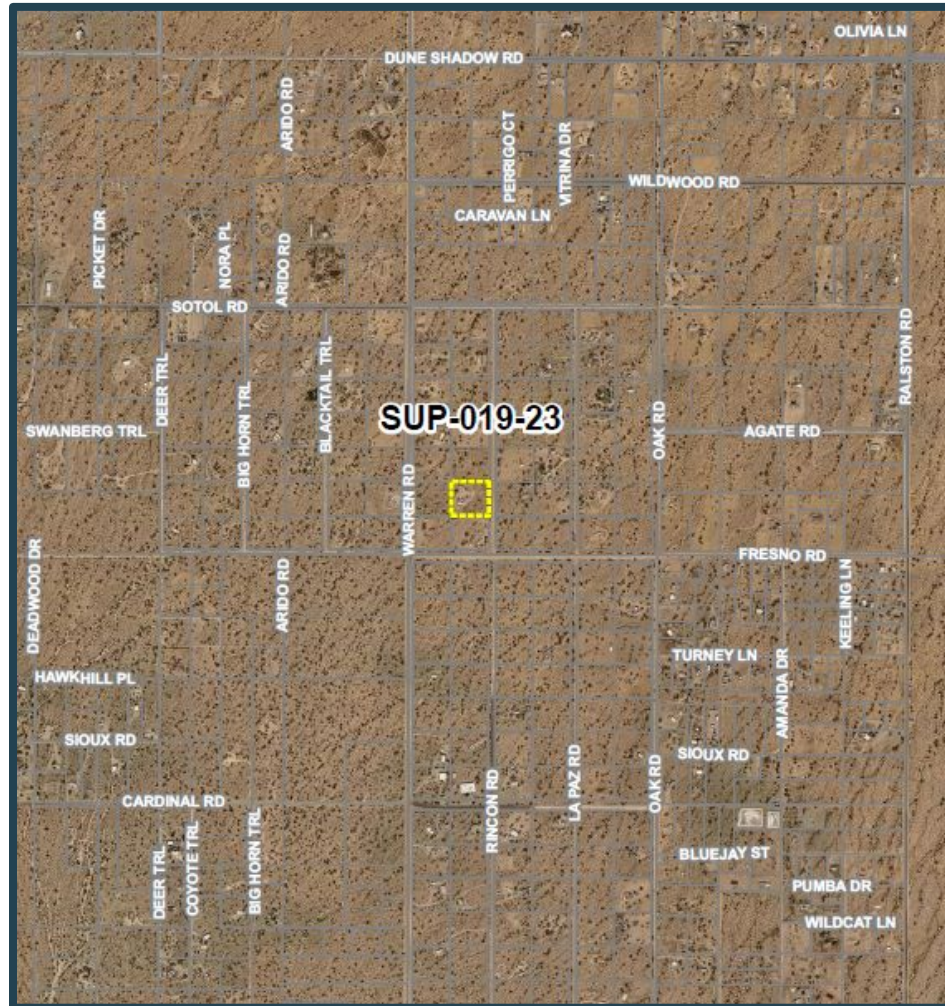


Area Map



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Directionals



Looking West; onto subject site



Looking East

Directionals



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Looking North



Looking South

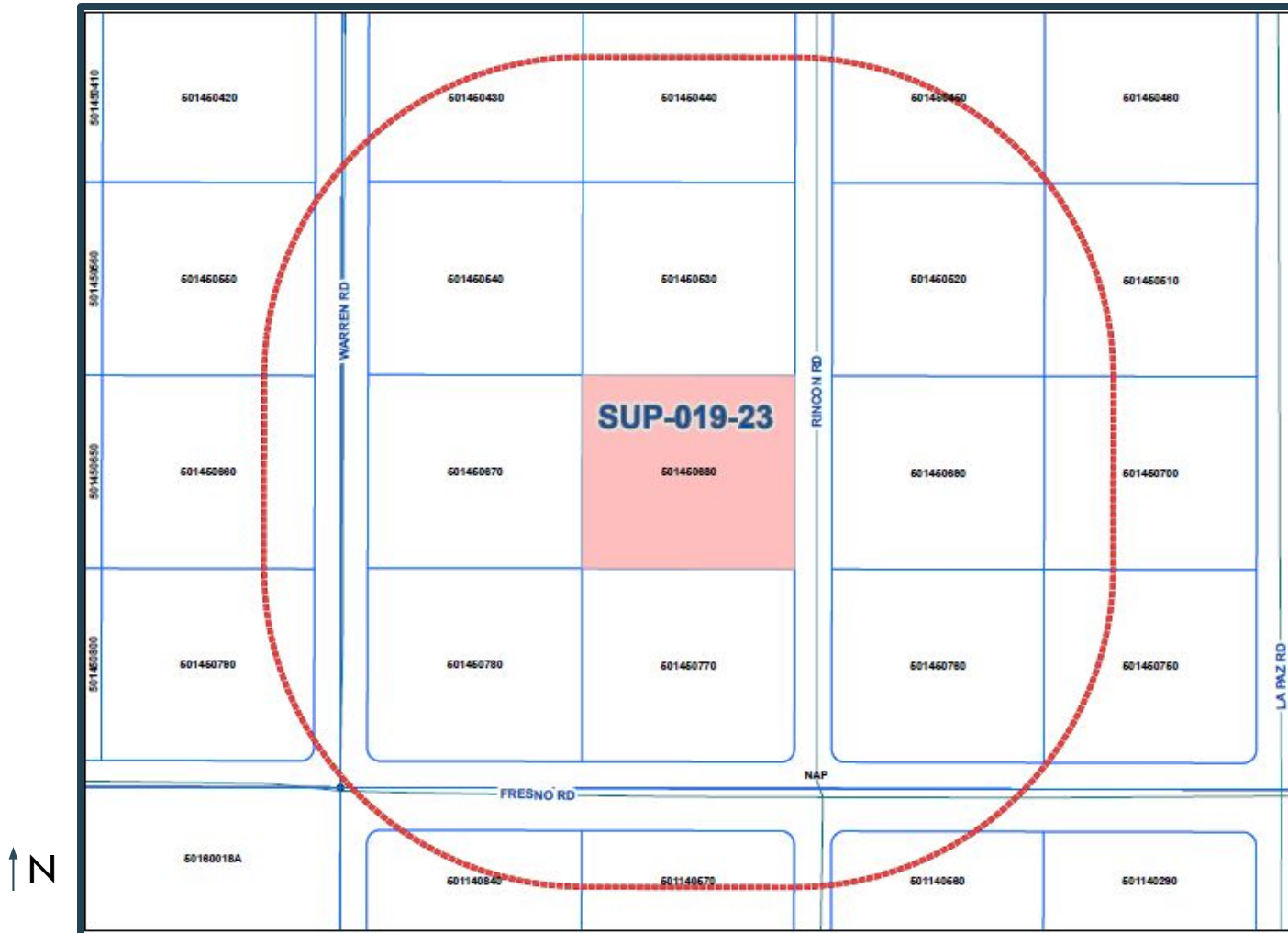


Notice Area



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NOH Postings



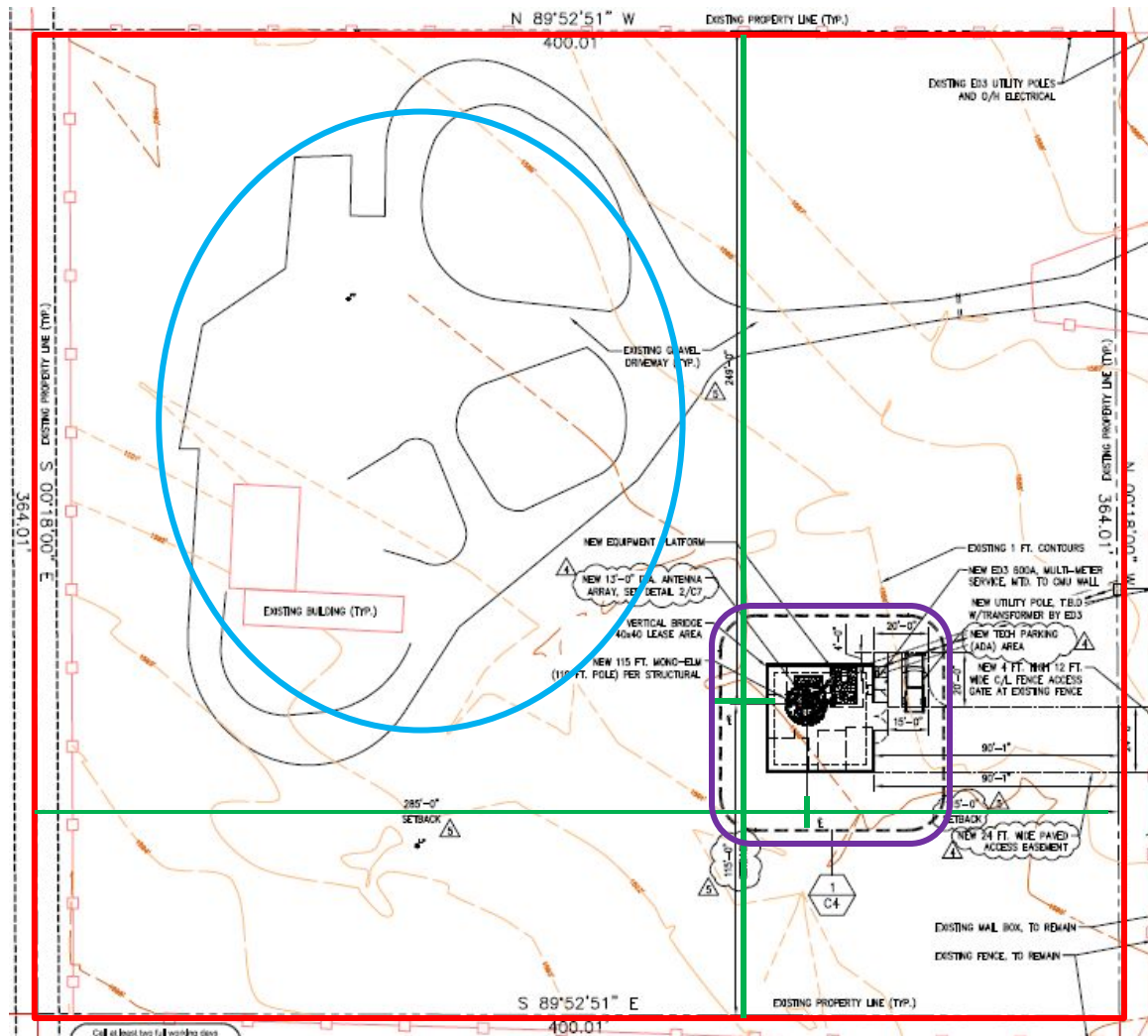
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Site Plan



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— Property line

Setbacks

N: 249 feet

S: 115 feet

E: 115 feet

W: 285 feet

— Existing residence area

— Proposed facility area

Elevation/Specs

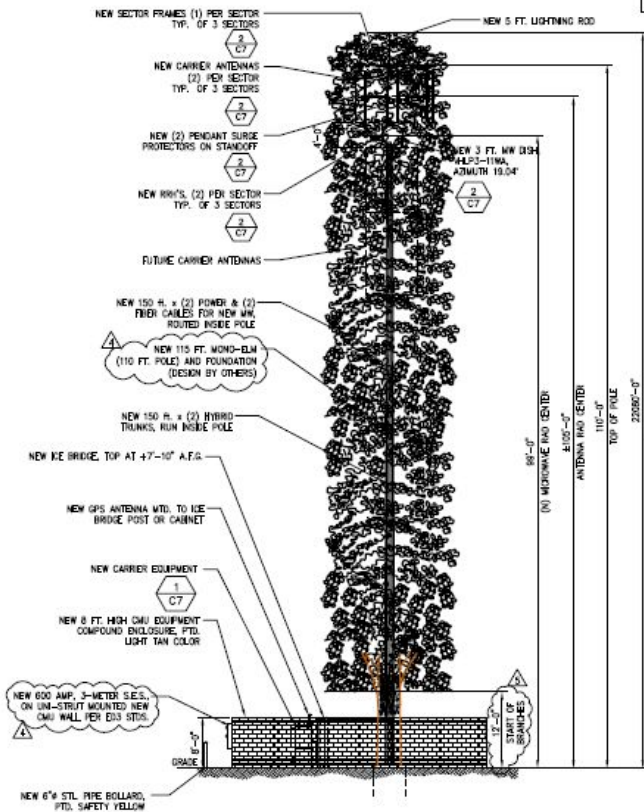


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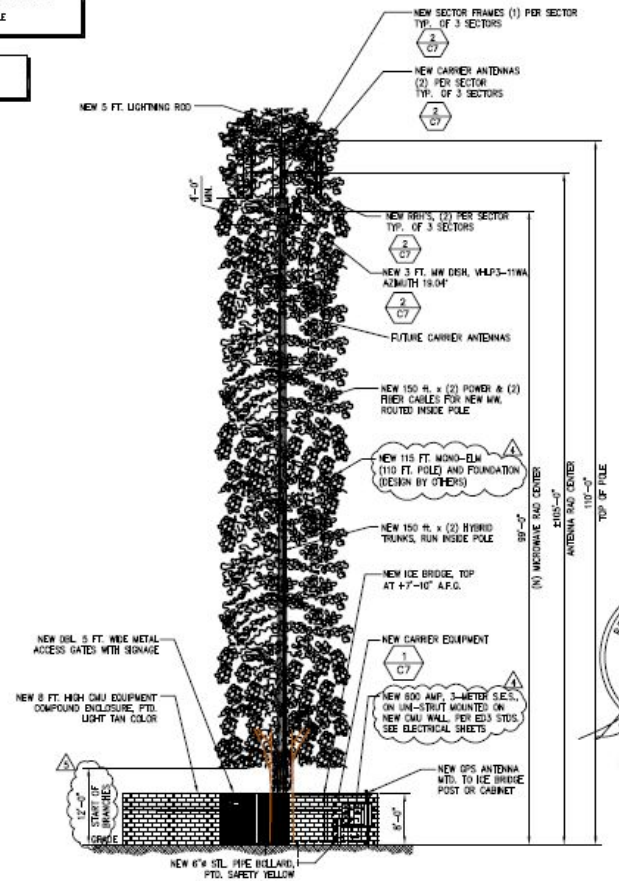
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NOTES:
 1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION.
 2. ALL CABLING TO RUN INSIDE POLE

NOTE:
 STRUCTURAL ANALYSIS REQUIRED



2 NORTH ELEVATION
 SCALE: 1/16" = 1'-0" (1:144)
 SCALE: 1/8" = 1'-0" (22x34)



1 EAST ELEVATION
 SCALE: 1/16" = 1'-0" (1:144)
 SCALE: 1/8" = 1'-0" (22x34)

FULL SCALE
 1" = 1'-0" (1:12)
HALF SCALE
 1/2" = 1'-0" (24:1)

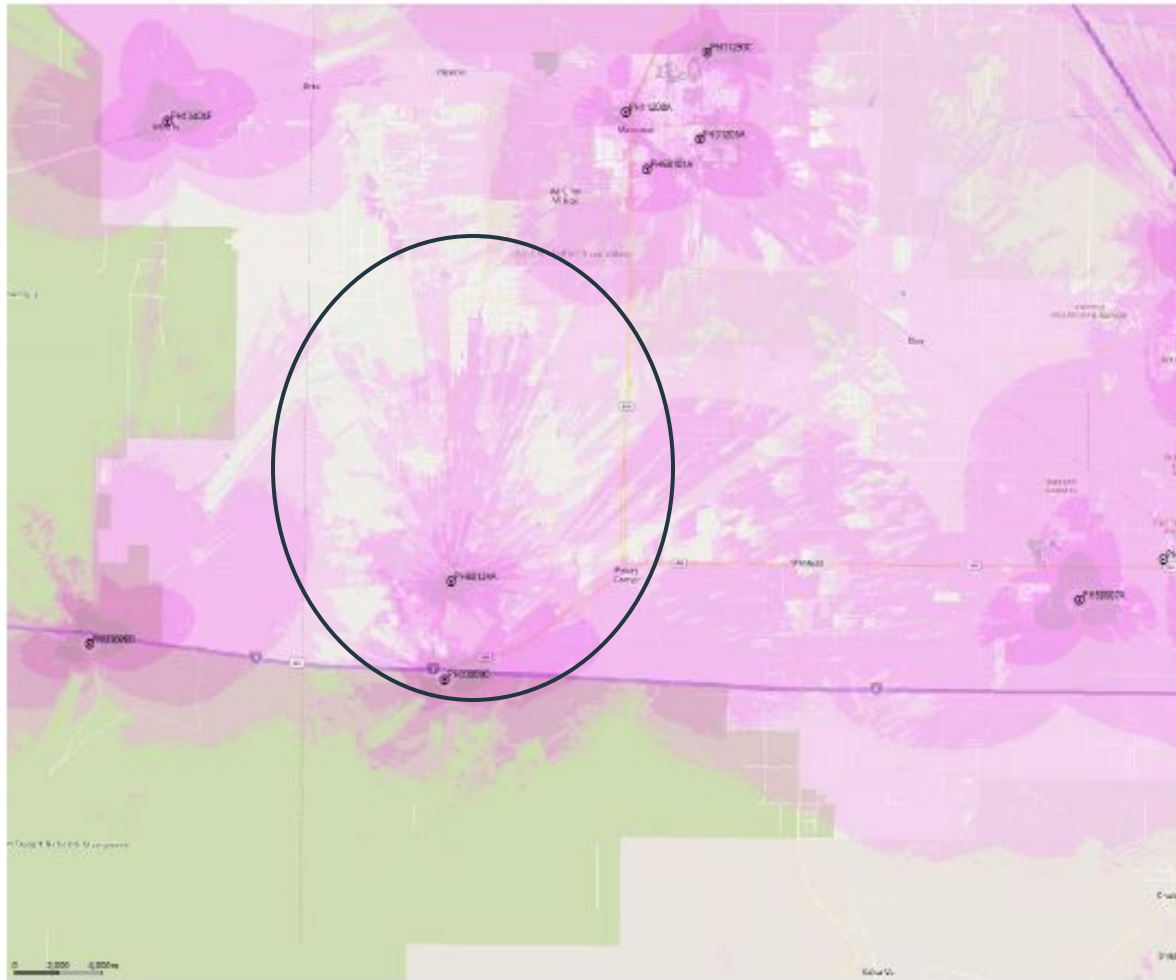
Coverage Map (with)



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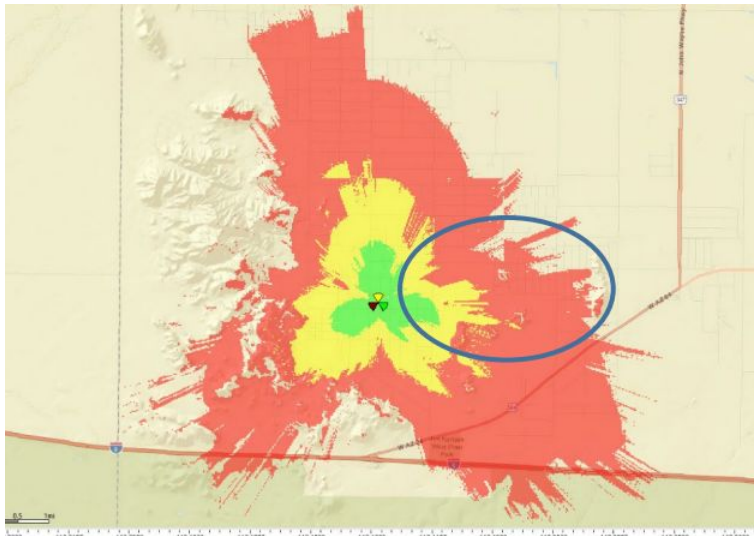
Coverage With the PH68124 New Site



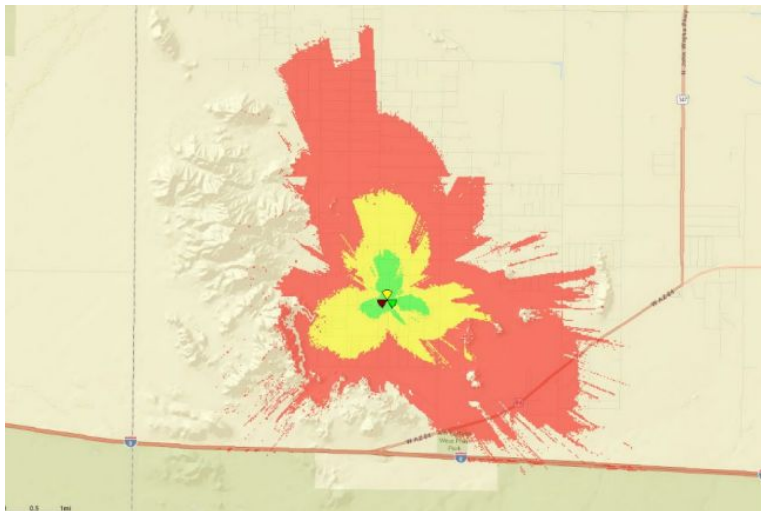
PnZ Continuation Addressed

- August Pnz → September PnZ
- SUP vs Variance
 - An SUP is the practice of the Division and correct legal process when addressing design standards for WCFs. A thorough response is provided in the PnZ *Staff Report*.
- Coverage/capacity at various heights
 - Intentionality with “excess” height reduces the need for future new builds
 - See coverage/capacity maps

Heights & Coverage



At proposed height
- 3.39 square kilometers of coverage



At 85 feet
- 1.46 square kilometers of coverage

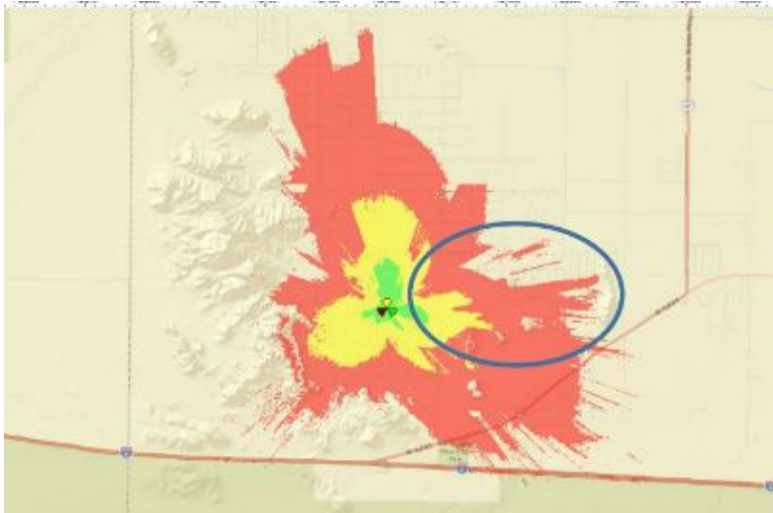
Indoor, in-vehicle, on-street coverage strength

Heights & Coverage

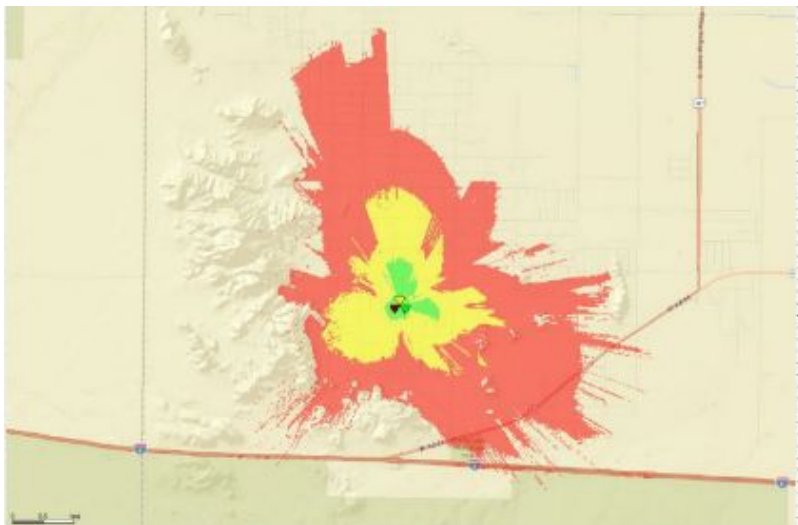


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At 75 feet
- 1.27 square kilometers of coverage



At 55 feet
- 1.16 square kilometers of coverage

Indoor, in-vehicle, on-street coverage strength

Items of Consideration

- Coverage will increase significantly for the area if the SUP is granted.
- Tower is designed to allow future co-locations, reducing the need of additional new facilities.
- Applicant has submitted all necessary documentation required of SUP process.
- No adverse impacts have been identified by County staff.
- Applicant will comply with all development standards required of an SUP/WCF and additional standards as stated in stipulations.
- One (1) opposition has been provided to Staff; no new opposition since PnZ Hearing.
 - Drainage/flooding concern from abutting property owner.
 - Added stipulation at PnZ to ensure G&D requirements are met through County formal SPR process.

Recommendation



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- Planning and Zoning Commission made a recommendation of **approval** with sixteen (16) stipulations; having added one (1) stipulation to the original Staff recommendation.

Thank you!



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- Staff is open to discussion as necessary.
- Questions?... 😊