PINAL COUNTY
WIDE OPEN OPPORTUNITY

SUP-017-24
SUPERNOVA WIRELESS FACILITY

1/8/2024

Community Development Department

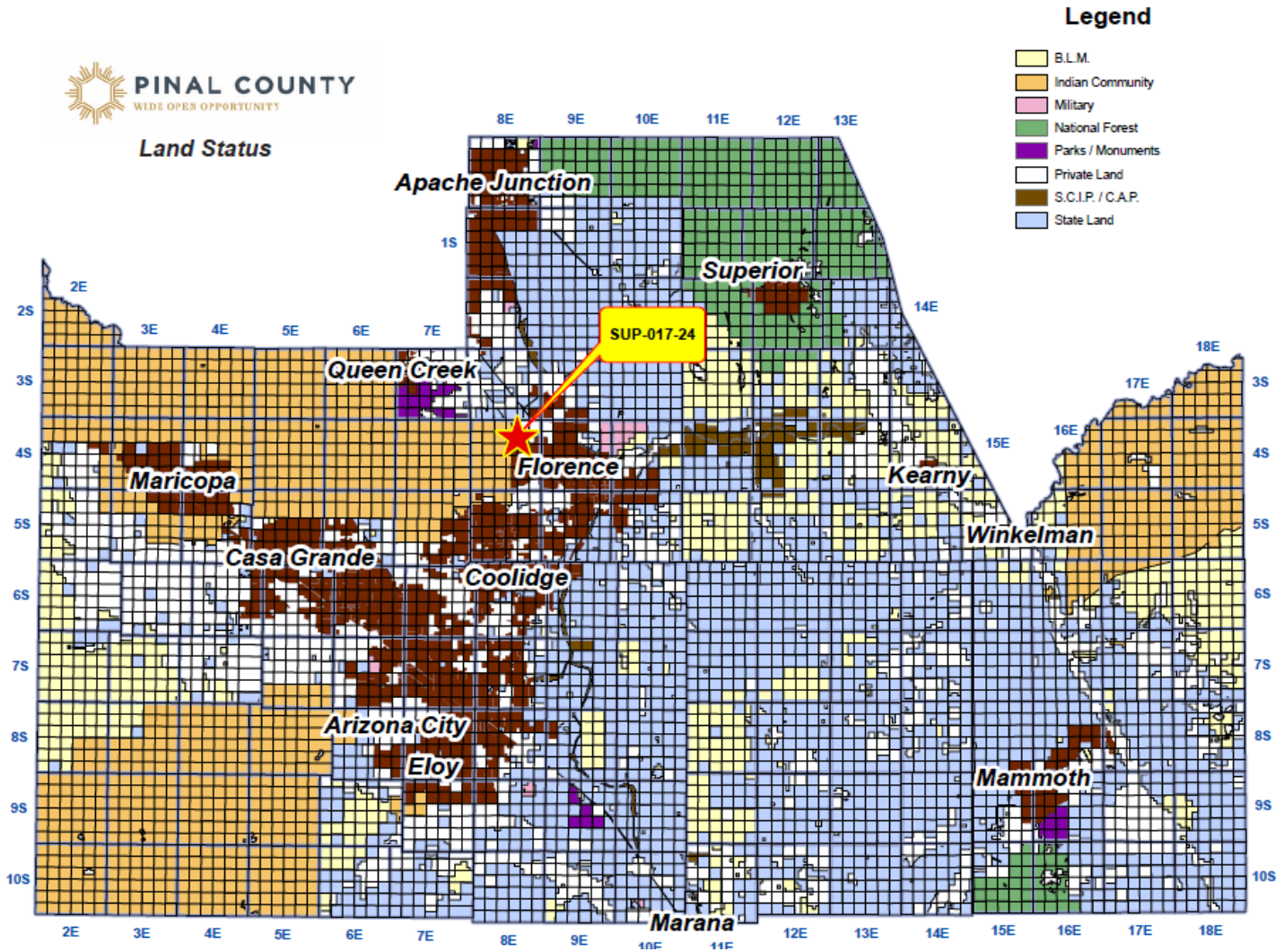
SUP-017-24

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- Proposal:
  - Special Use Permit for a new Stealth Wireless Communications Facility
- Size:
  - 6.45 ± acres
- Location:
  - South of E Heritage Rd and East of N Hunt Hwy in Pinal County.
- Owner/Applicant:
  - Dollar Self Storage #23 LLC (Owner), Pinnacle Consulting LLC (Applicant)

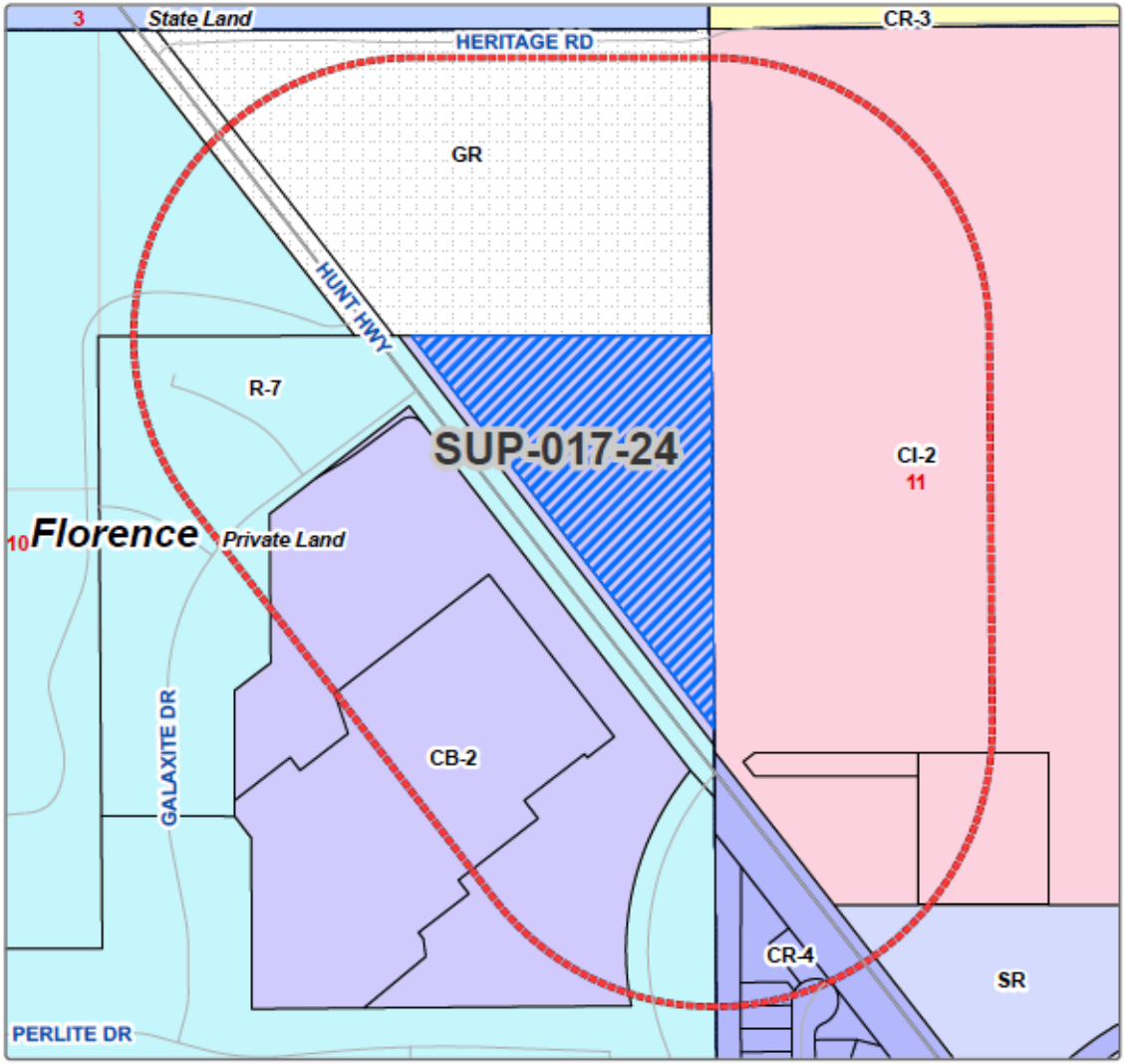
County Map

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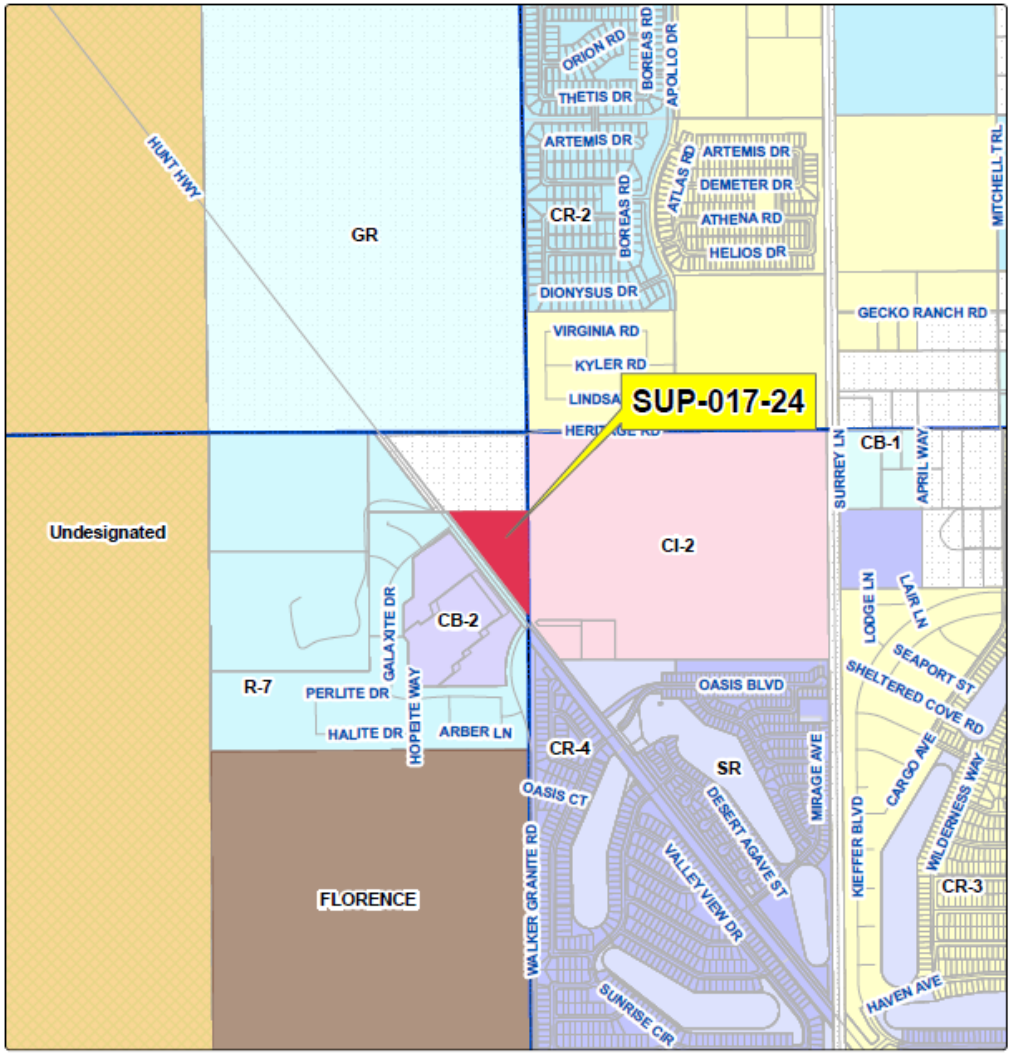
Zoning

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Vicinity

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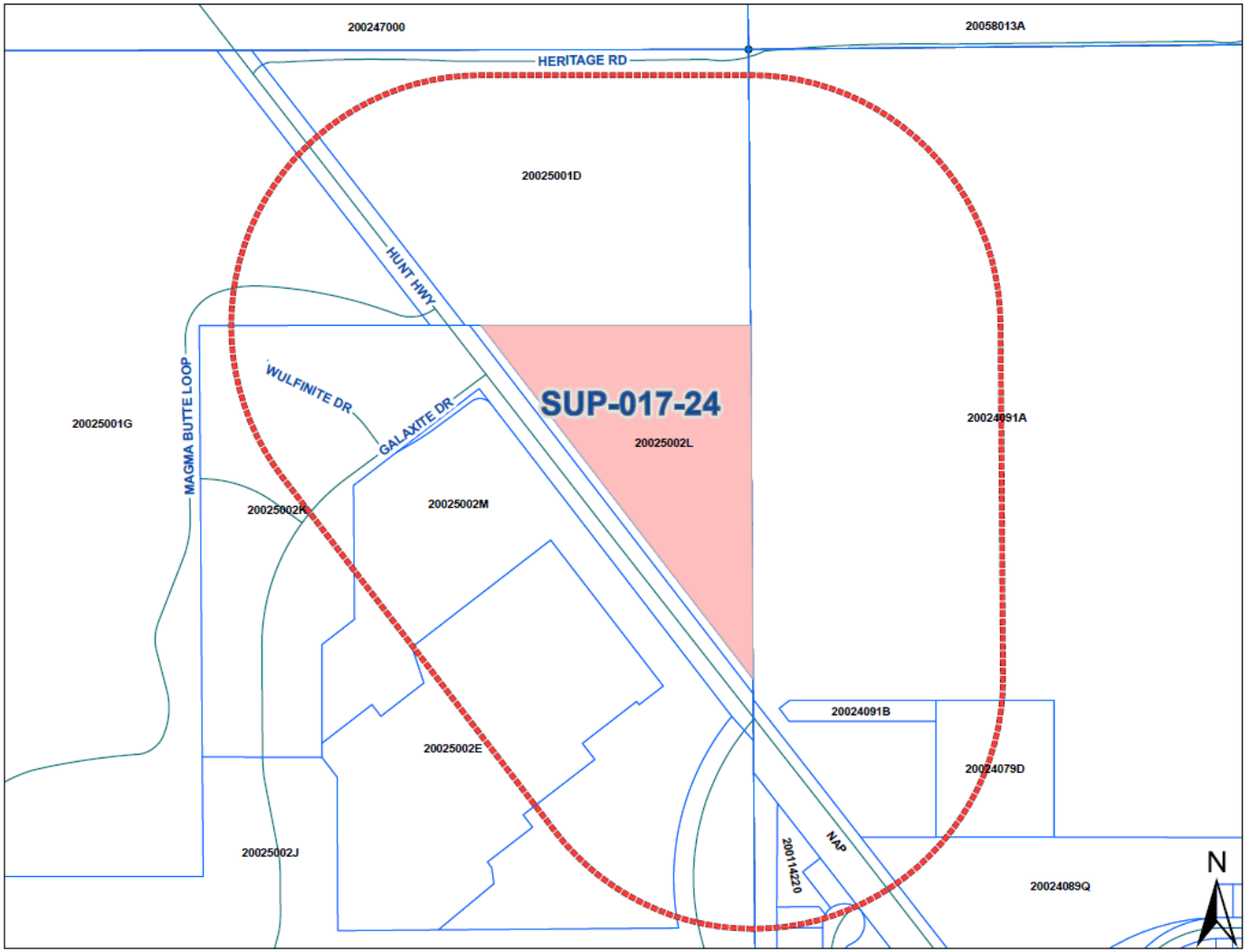
Aerial Map

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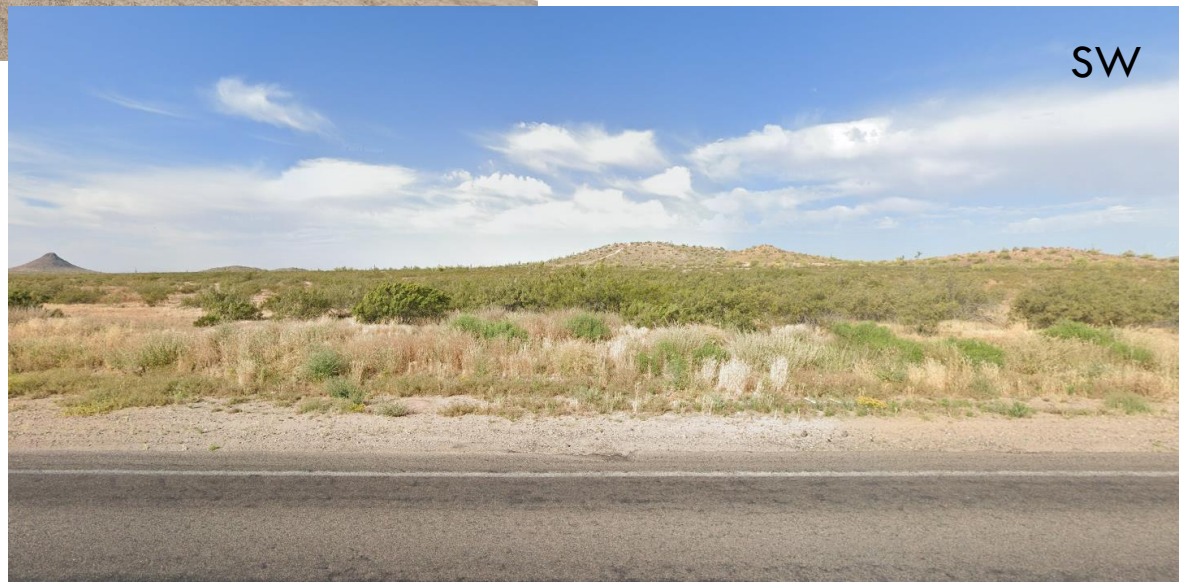
Notification Area

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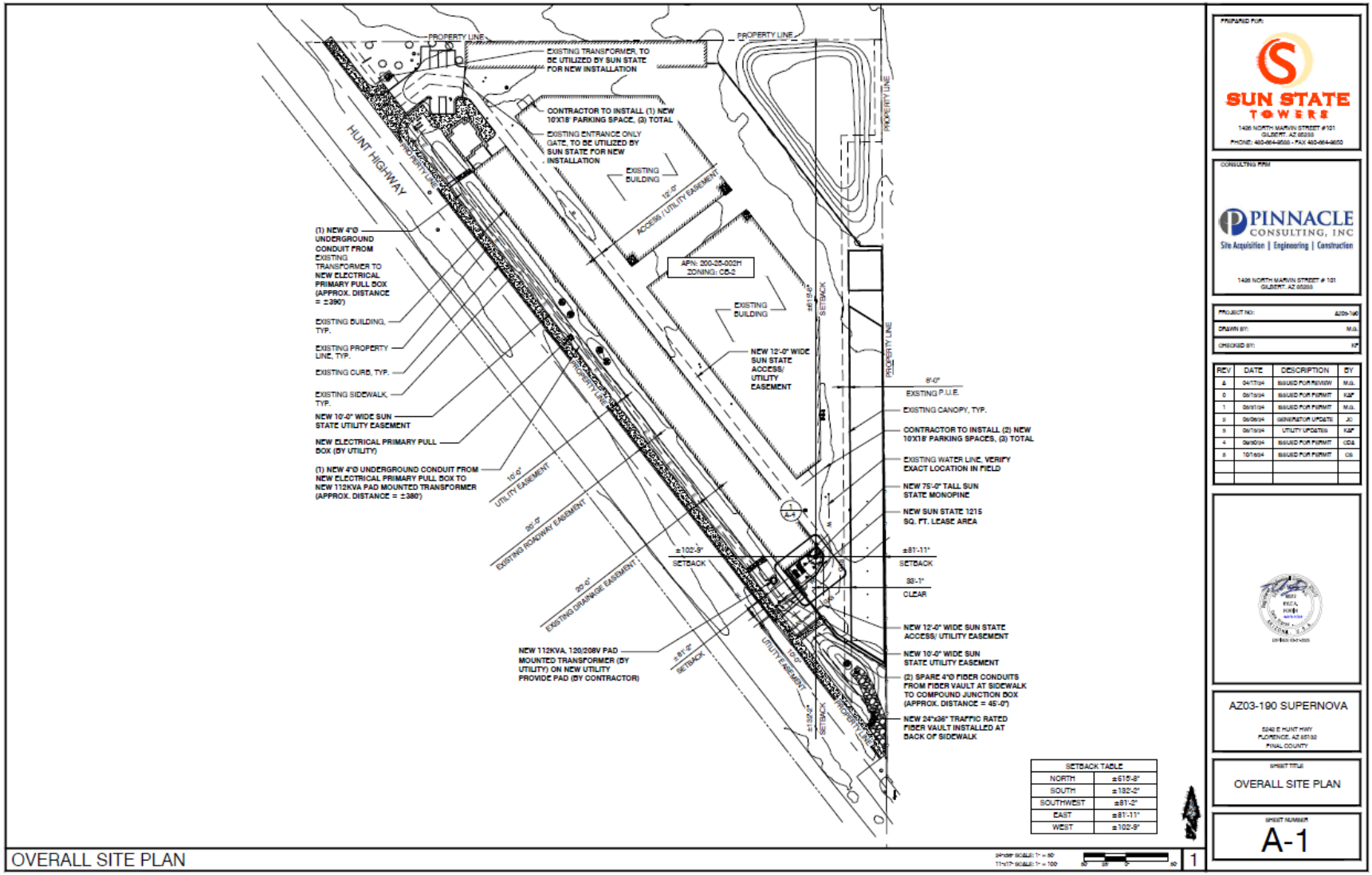
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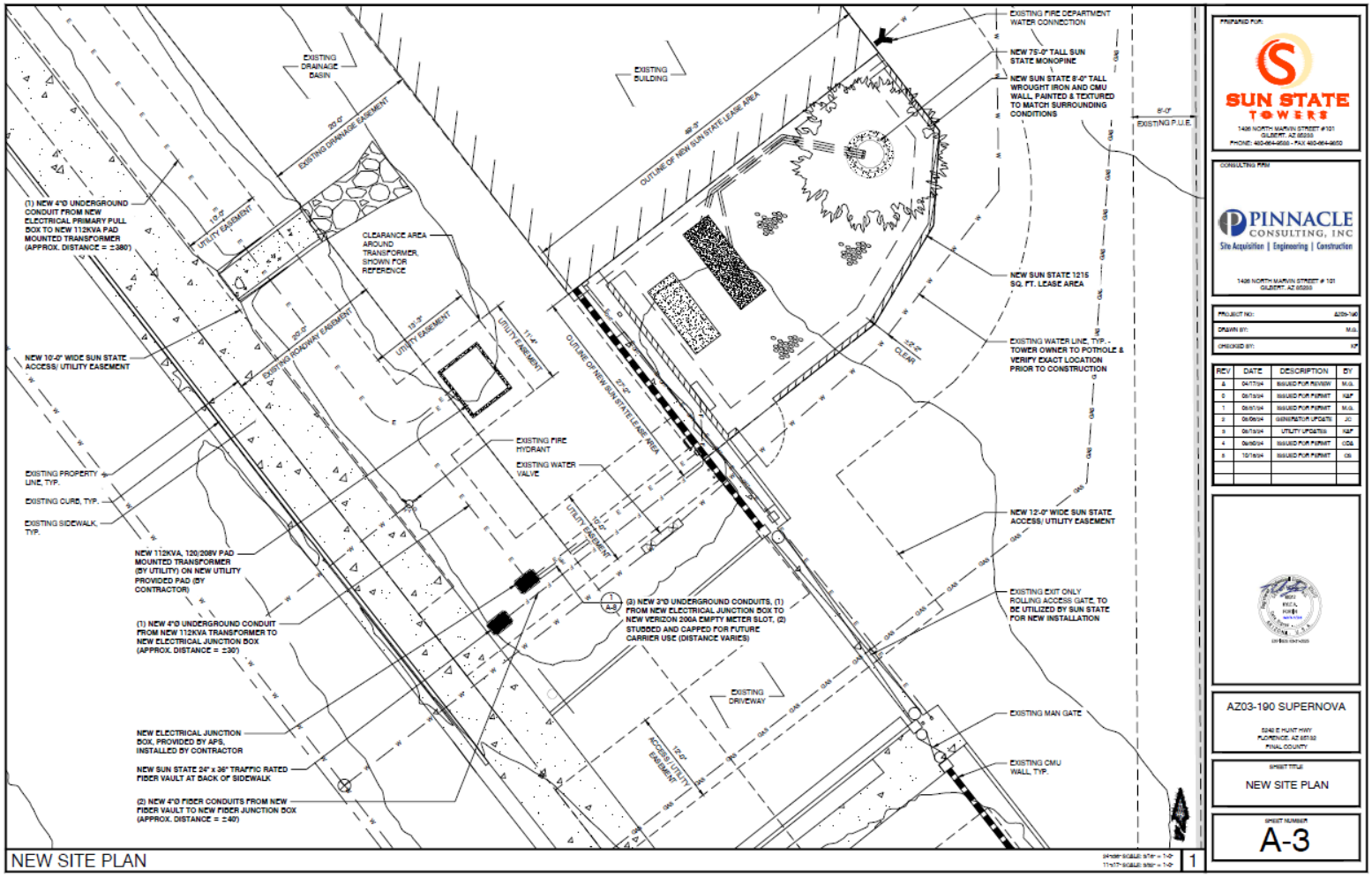
Site Plan

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Site Plan – Lease Area

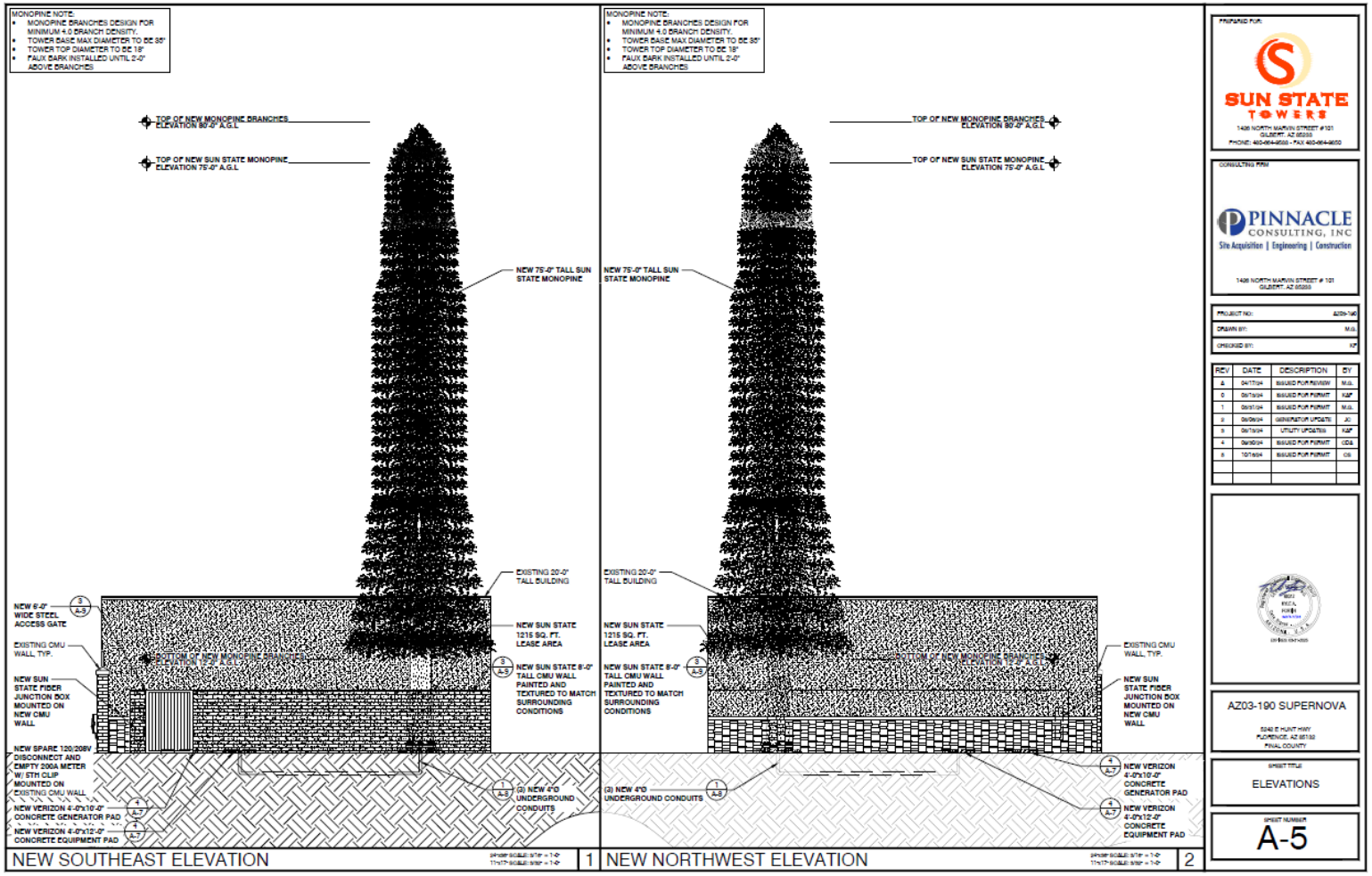
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New Lease Area Proposed For 1215 Sq. Ft.

Elevation

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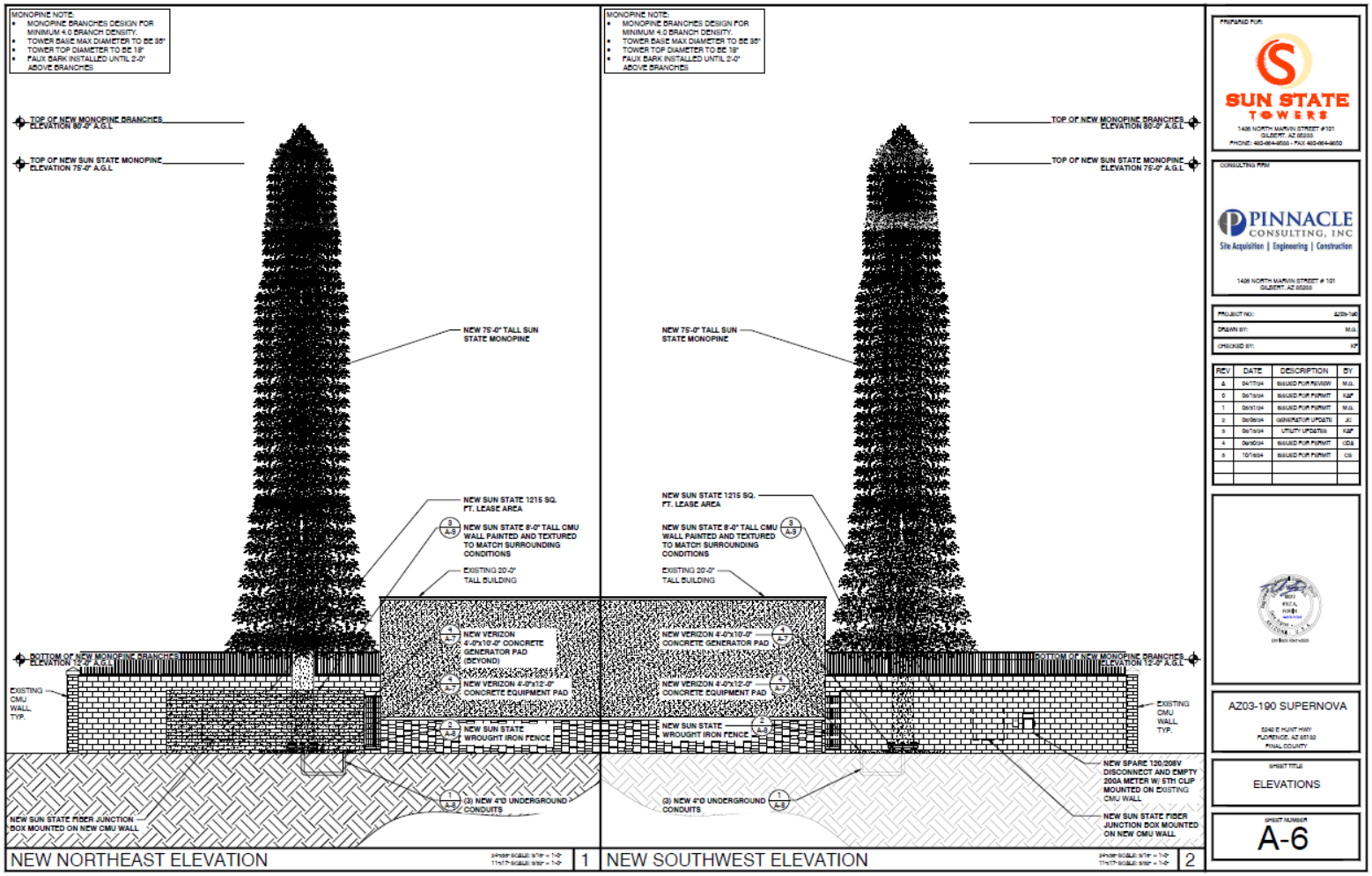


Tower Height: 80 feet to top of branches.

Stealth configuration Mono-pine design

Elevation

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Tower Height: 80 feet to top of branches.

Stealth configuration Mono-pine design

Items of Consideration

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- Proposal is for an SUP for a new Wireless Communications Facility.
- Property is zoned CB-2 and is situated in the Lookout Mountain Planned Area Development (PZ-PD-027-05)
- Stealth design will minimize visual impact to nearby residential zoning.
- Traffic impacts for wireless facilities are minimal, as only occasional maintenance is required.
- Proposal shall utilize a parking area for Dollar Self Storage and shall require a Site Plan Review Amendment to redistribute this lost parking elsewhere on the site.
- Proposal will contribute to improved cellular network service in the area.
- No letters of opposition or support have been received.

Items of Consideration

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- On November 21st, 2024, the Planning and Zoning Commission voted 9-0 to recommend approval of SUP-017-24 with 13 Stipulations.

SUP-017-24

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- 13 Stipulations

SUP-017-24

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- 1. All Federal (FCC), State and County regulations shall be adhered to and all required approvals, plans, submittal documents, and permits submitted and obtained; including, but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;

- 2. Submit an R.F. Engineer's certification within thirty days of BOS approval, that the facilities comply with all Federal Aviation Administration (FAA), and that the radiation meets Federal Communication Commission (FCC) requirements. Should interference be determined to exist with the WAPA Communications equipment, building permits shall not be issued until the interference issues are resolved to the satisfaction of Pinal County Community Development;

SUP-017-24

PINAL COUNTY
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- 3. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;

- 4. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;

- 5. Paving will be provided on the following: 24 foot driveway & access drive, within the site, and on parking area; Applicable to site access, additional road access improvement requirements must be met as determined by County Engineer(s) and other County Divisions/personnel;

SUP-017-24

PINAL COUNTY
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- 6. An Air Quality industrial permit may be required if there is a generator installed;
- 7. The layout, design and set up of the wireless communication facility shall be as shown and set forth on the applicant's site plan as submitted with this application for a Special Use Permit;
- 8. Any change or expansion of use shall require approval of the Board of Supervisors;
- 9. At such time the wireless communication facility is no longer needed, it shall be removed from the subject property within 180 day at the expense of the applicant;

SUP-017-24

PINAL COUNTY
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- 10. The applicant shall keep the property free of trash, litter and debris;
- 11. Violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Department;
- 12. A site plan process would be initiated by the applicant after the SUP is approved by the BOS; and
- 13. Approval of this Special Use Permit is tied to the lease area portion of parcel number 200-22-002L in which the WCF is situated;