

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 01/27/26	AGENDA ITEM: 4.A. ATT Cell Tower - Conditional Use Permit - PLZU-25-0003
DATE PREPARED: 01/23/26	DISTRICT NO.: Council District 1
STAFF LIAISON: Patricia Cooley, Planner II, pcooley@buckeyeaz.gov, (623) 349-6233	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) AT&T Cell Tower - Conditional Use Permit (Case No. PLZU-25-0003) - Conduct a public hearing and approve a Conditional Use Permit for a cell tower within a lease area of approximately 2,500 square feet located south and west of the southwest corner of South Rooks Road and West MC 85/West US Highway 85, subject to conditions a-g.

SUMMARY

PROJECT DESCRIPTION:

Misty Hunter from Smartlink Group, representing AT&T, on behalf of Hardesty Family Revocable Trust, in care of David Hardesty is requesting approval of a Conditional Use Permit to allow for a cell tower on approximately 2,500 square feet lease area located south and west of the southwest corner of South Rooks Road and West MC 85/West US Highway 85.

The lease area is located on the southern portion of the existing parcel. The parcel will be subdivided to provide for the separation requirement.

This item was continued from the November 25, 2025 Planning and Zoning Commission meeting to allow for time to address public comments at the meeting. Though technically not required for cell towers near private airstrips, the proposal has subsequently been updated to increase the separation between the tower and airstrip centerline resulting in a proposal that is in accordance with FAA guidance pertaining to vertical elements near *public* airports.

BENEFITS:

The subject cell tower will provide better cell phone coverage for the residents within this area of the City of Buckeye.

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[PLZU-25-0003 - Staff Report Jan 27 2026](#)

[Exhibit A-PLZU-25-0003 AT&T Cell Tower Conditional Use Permit-Vicinity Map-PZ20260127](#)

[Exhibit B-PLZU-25-0003 AT&T Cell Tower Conditional Use Permit-General Plan Land Use Map-PZ20260127](#)

[Exhibit C-PLZU-25-0003 AT&T Cell Tower Conditional Use Permit-Zoning Map-PZ20260127](#)

[Exhibit D-PLZU-25-0003 AT&T Cell Tower Conditional Use Permit-Narrative-PZ20260127](#)

[Exhibit E-PLZU-25-0003 AT&T Cell Tower Conditional Use Permit-Proposed Site Plan-PZ20260127](#)

[Exhibit F-PLZU-25-0003 AT&T Cell Tower Conditional Use Permit-FAA Determination-PZ20260127](#)

[Exhibit G-PLZU-25-0003-AT&T Cell Tower Conditional Use Permit-Citizen Participation Report.pdf](#)

[Exhibit H-PLZU-25-0003-AT&T Cell Tower Conditional Use Permit-Citizen Question-PZ20260127](#)

[Exhibit I-PLZU-25-0003 AT&T Cell Tower Conditional Use Permit-Opposition Letter-PZ20260127](#)

Exhibit J - PLZU-25-0003 AT&T Cell Tower Conditional Use Permit-Applicant Response to Opposition Letter-PZ20260127

Exhibit K-PLZU-25-0003 - AT&T Cell Tower Conditional Use Permit Updated Proposed Location-PZ20260127