

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/25/25	AGENDA ITEM: 4.B. ATT Cell Tower - Conditional Use Permit - PLZU-25-0003
DATE PREPARED: 11/20/25	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.

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.docx](#)

[Exhibit A-PLZU-25-0003 AT&T Cell Tower Conditional Use Permit-Vicinity Map-PZ20251125](#)

[Exhibit B-PLZU-25-0003 AT&T Cell Tower Conditional Use Permit-General Plan Land Use Map-PZ20251125](#)

[Exhibit C-PLZU-25-0003 AT&T Cell Tower Conditional Use Permit-Zoning Map-PZ20251125](#)

[Exhibit D-PLZU-25-0003 AT&T Cell Tower Conditional Use Permit-Narrative-PZ20251125](#)

[Exhibit E-PLZU-25-0003 AT&T Cell Tower Conditional Use Permit-Proposed Site Plan-PZ20251125](#)

[Exhibit F-PLZU-25-0003 AT&T Cell Tower Conditional Use Permit-FAA Determination-PZ20251125](#)

[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-PZ20251125](#)