



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

PUBLIC HEARING – November 9, 2016

DATE: November 3, 2016

TO: Jim Portner, AICP, Hearing Administrator

FROM: Miguel Velez, Building and Zoning Code Enforcement Inspector

SUBJECT: **P16CU00008 – 3-D, LLC – E. SKYLINE DR.**
(AT&T Mobility on behalf of 3-D, LLC – Applicant)
Type I Conditional Use – Communication Tower

LOCATION:

The subject property is at 4201 E. Skyline Drive, located approximately 850 feet north of East Skyline Drive, midway between east Sunrise Drive and North Swan Road. The site consists of a single family residence with rooftop antennae for cellular service and enclosed on-ground equipment. The property is zoned CR-1 (Single Residence Zone).

SURROUNDING LAND USE OR CONTEXT:

The subject parcel is zoned CR-1 and was platted in 1964 as part of the Coronado Foothills Estates subdivision. The surrounding properties are also zoned CR-1 and are all subdivided residential lots. The entire surrounding area is generally characterized as low-density residential development in the Santa Catalina Foothills.

PUBLIC COMMENT:

The neighbor on the southeast corner of the subject property contacted the Deputy Chief Zoning Inspector and expressed objections about the visual impact of the proposed tower located on the southeast side of the property.

PREVIOUS CASES ON PROPERTY:

A Type III conditional use permit was approved in P21-13-009 on September 25, 2013, to expand the number of antennae from four to 10, and increase their height from two feet to six feet.

BACKGROUND INFORMATION

The structure on site is a single family residence permitted in 1973. In 2000, a tenant improvement permitted in P00CP05869 was issued for a telecommunications site co-located within the residence. The construction permit associated with the 2013 CUP permit was

issued in P13CP04374. The status of this permit is indicated as expired. However, this permit was taken out in a prior system and converted into the existing system and therefore may not be reflective of the actual status.

The current application request is to replace four existing stealth antennas located within the residence with two stealth saguaro cacti antennae with outdoor equipment screened within a CMU wall. The existing facility consists of antennas attached to the parapet of the residence and mechanical equipment located within a storage room. The proposed towers are 30 feet high and are to be located on the west and southeast sides of the property.

DEVELOPMENT SERVICES COMMENTS:

This is a Type I conditional use permit for communication towers under 50 feet in height. Communication towers under 50 feet in height in the CR-1 zone are permitted as a Type I Conditional Use permit. The proposed antennae are constructed to resemble saguaro cacti in order to harmonize with the surrounding landscape. Staff conducted a site inspection to evaluate conditions. Staff recommends locating the tower to a location closer to the residence and further from adjacent properties in order to reduce adverse impacts to neighboring property owners. After receiving public input at the hearing, the Hearing Administrator should determine the exact location of where the tower should be located on site.

DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL

The Department of Transportation will not review this project. The Flood Control District will review this project as needed during the permit process.

CULTURAL RESOURCES

Please be aware that Pima County cultural resources requirements could apply to Pima County Conditional Use Permits. If cultural or historic sites will be impacted by the proposed use, mitigation of impacts on sites eligible to the National Register of Historic Places could be required before the County issues the building permit. A first step in identifying the cultural resources status of your property is to request an archaeological records review from the Arizona State Museum (ASM), at 621-2096, and submit it with the permit application. The County Office of Cultural Resources and Historic Preservation will review the ASM report and determine whether additional cultural resources actions are necessary.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the conditional use request with conditions. The location of the west tower appears appropriate. However, objections by the neighbor on the southeast boundary of the subject property result in recommendation conditions:

- 1. The proposed stealth saguaro cacti antennae to be located on the southeast section of the property be relocated on the property either further north or further west in order to minimize the visual impact of this unit.*
- 2. Antennae be co-sited with natural vegetation to the extent possible as screening to minimize visual impact.*

c: Carmine DeBonis, Development Services Director
AT&T Mobility, Applicant