



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

PUBLIC HEARING – June 11, 2014

DATE: June 10, 2014

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-14-004 – WHY DOMESTIC WATER IMPROVEMENT DISTRICT – N. IRONWOOD AV.**
(Coal Creek Consulting on behalf of T-Mobile – Applicant)
Type I Conditional Use – Communication Tower

LOCATION:

The subject property is located on the north side of State Highway 86. The property is zoned GR-1 (Rural Homestead).

SURROUNDING LAND USE OR CONTEXT:

Properties to the north, south and west are also zoned GR-1. Properties to the east are zoned IR (Institutional Reserve).

PUBLIC COMMENT:

To date no public comment has been received on this case.

PREVIOUS CASES ON PROPERTY:

There is a previous Type III conditional use permit for a communication tower on the water district property. Case P21-12-20 was approved by the Board of Supervisors in September of 2012 and the subject tower was constructed on site.

BACKGROUND INFORMATION

This request is for the installation of antenna on an existing water tank on the property and the addition of an associated equipment area near the base. The equipment area is proposed to be located on the east side of the water tanks.

DEVELOPMENT SERVICES COMMENTS:

This is a Type I conditional use permit for a communication tower. The new antenna are

being added to the water tank and a new equipment area is being added.

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. The location of the antenna will not adversely affect the neighboring property owners in the area. In addition, the equipment area is proposed to be located on the eastern side of the site. Properties to the east are owned by the water district and the federal government. Residential properties in Why are located to the north, south and west of the water district property.

- c: Carmine DeBonis, Development Services Director
Coal Creek Consulting, Applicant



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TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-14-005 – KLINGLER TR – N. ORACLE RD.**
Jeff Stanley – Applicant)
Type II Conditional Use – Retail, Office and Restaurant

LOCATION:

The subject property is located on the east side of Oracle Rd. The property is zoned GR-1 (Rural Residential).

SURROUNDING LAND USE OR CONTEXT:

All of the surrounding properties are also zoned GR-1.

PUBLIC COMMENT:

To date no public comment has been received on this case.

PREVIOUS CASES ON PROPERTY:

There are no previous cases on this property.

BACKGROUND INFORMATION

This request is to construct a 1975 square foot building for uses such as retail, restaurant and office used.

DEVELOPMENT SERVICES COMMENTS:

This is a combination Type I and Type II request. Office uses are subject to a Type I conditional use permit. The retail and restaurant uses are Type II requests. The Hearing Administrator will make the final decision on the office use subject to the standard appeal period. The Hearing Administrator will make a recommendation to the Board of Supervisors on the restaurant and retail portion of the request. The Board of Supervisors will then make the final decision on the restaurant and retail uses. All three requests are limited to a total of

2000 square feet by the zoning.

DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL

The Department of Transportation will review this project as needed during the development plan process. The Flood Control District will review this project as needed during the development plan and 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. The use is located along Oracle Rd in the area known as Catalina. Additional commercial uses appear appropriate in this area, the Tucson metropolitan area continues to expand and this area is becoming more populated. Staff does request that the Hearing Administrator add a condition to his recommendation/decision to limit the entire scope of the project to no more than 2,000 square feet. Should the applicant wish to expand beyond the current size of the project a new conditional use permit will be required. Staff's recommended condition is;

“The entire project is limited to no more than 2000 square feet.”

- c: Carmine DeBonis, Development Services Director
- Jeff Stanley, Applicant



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TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-14-006 – PIMA COUNTY – W. MASSINGALE RD.**
(Pinnacle Consulting on behalf of Verizon Wireless – Applicant)
Type I Conditional Use – Communication Tower

LOCATION:

The subject property is located on the north side of Massingale Rd. The proposed tower is located on a property owned by Pima County. The property is zoned CR-3 (Single Residence).

SURROUNDING LAND USE OR CONTEXT:

Properties to the north and east are also zoned CR-3. The property to the south is zoned SR (Suburban Ranch). The property to the west is zoned a combination of SR and SH (Suburban Homestead).

PUBLIC COMMENT:

To date no public comment has been received on this case.

PREVIOUS CASES ON PROPERTY:

There are no previous cases on this property.

BACKGROUND INFORMATION

This request is for a new communication tower on a property owned by Pima County. The proposed tower is 50 feet tall and is located on the eastern end of the property. To the east of the property is a school in the Marana School District. The closest residences are located to the south of Massingale Rd. Homes to the north are located over 300 feet from the proposed tower.

DEVELOPMENT SERVICES COMMENTS:

This is a Type I conditional use permit for a communication tower. Communication towers up to 50 feet in height are permitted as part of the Type I Conditional Use process.

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. The location of the tower appears appropriate. The closest neighboring residential property is located on the south side of Massingale Rd. The tower is in an area that is natural with other vegetation to assist in screening. Staff's concern is the height of the wall surrounding the compound. The wall is proposed up to 12 feet. This height seems excessive in an area that is not commercial. Staff recommends the Hearing Administrator approve the request with a lower wall height.

- c: Carmine DeBonis, Development Services Director
Pinnacle Consulting, Applicant



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TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-14-007 – LA CHOLLA PLAZA LLC – W. ORANGE GROVE RD.**
(Pinnacle Consulting on behalf of Verizon Wireless – Applicant)
Type I Conditional Use – Communication Tower

LOCATION:

The subject property is located at the northeast corner of La Cholla Bl. and Orange Grove Rd. The site consists of commercial uses such as retail and a grocery store. In addition there is a gas station on the corner of the property. The property is zoned CB-1 (Local Business).

SURROUNDING LAND USE OR CONTEXT:

Properties to the north and east are zoned CR-5 (Multiple Residence). The property to the south is zoned SP (Specific Plan). The property to the west is zoned CB-1.

PUBLIC COMMENT:

To date no public comment has been received on this case.

PREVIOUS CASES ON PROPERTY:

There are no previous conditional use permits on the property. There is an old zoning violation that dates from 2005. The violation was for a sign without permits. The violation was ultimately resolved.

BACKGROUND INFORMATION

This request is for a new communication tower on a large commercial property. The proposed tower is 63 feet tall and is located on the southeastern end of the property. The tower is proposed to be located to near the southeast corner of a large grocery store that is approximately 26 feet high. In addition, there is an on the ground equipment area that is proposed to be added. To the east of the property is a large common area owned by the homeowners association whose residents live to the north of the subject property. To the

south is a large hospital.

DEVELOPMENT SERVICES COMMENTS:

This is a Type I conditional use permit for a communication tower. Communication towers in the CB-1 zone are permitted as a Type I Conditional Use permit. .

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. The location of the tower appears appropriate. The closest neighboring residential property is located to the north over 400 feet from the site of the tower. The grocery store is located between the tower and residences which should further assist in screening the site. The code does require that palm trees be located in the vicinity of the tower or additional ones shall be added. In this case there are no palm trees located onsite but there are many in the vicinity at the hospital to the south and at the access road to a medical complex south and east of the subject property.

- c: Carmine DeBonis, Development Services Director
Pinnacle Consulting, Applicant