



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

PUBLIC HEARING – September 10, 2014

DATE: September 9, 2014

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-14-012 – IGLESIA DE CRISTO DE TUCSON CORP AZ – W. DREXEL RD.**
(Pinnacle Consulting on behalf of Verizon Wireless – Applicant)
Type I Conditional Use – Communication Tower

LOCATION:

The subject property is located on the south side of Drexel Rd. The property is zoned CB-1 (Local Business). The property is a vacant commercially zoned piece of property.

SURROUNDING LAND USE OR CONTEXT:

Properties to the west are also zoned CB-1. Properties to the south and east are zoned GR-1 (Rural Residential). Properties to the north are zoned CR-3 (Single Residence).

PUBLIC COMMENT:

To date staff has received a couple of calls on this case. The callers were from the north side of Drexel Rd. The calls can be classified as informational in nature. None of the callers were against the request.

PREVIOUS CASES ON PROPERTY:

There are no previous cases on the property.

BACKGROUND INFORMATION

This request is for Verizon to build a 55 foot monopalm communication tower. The tower is proposed to be on the southwestern side of the property. The applicant held a neighborhood meeting in August on this request. It does not appear that there was objection.

DEVELOPMENT SERVICES COMMENTS:

This is a Type I conditional use permit for a communication tower. New communication

towers in CB-1 require 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 site is zoned commercial in nature and the tower is proposed to be on the southwestern side of the property which should assist in mitigating any negative feedback from neighbors. The site will be designed to be a monopalm. There are some additional palm trees in the area so additional live palm trees are not required. In reviewing the site, there are palms trees in the subdivision to the north and on properties to the west. Since the other option to stealth is a cactus, the monopalm is a better option. Stealth cactus above 30 feet do not blend in as well as palm trees.

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: **P21-14-013 – TUCSON SCHOOL DISTRICT NO. 1 – N. BOWES RD.**
(Pinnacle Consulting on behalf of Verizon Wireless – Applicant)
Type I Conditional Use – Communication Tower (Light Pole Replacement)

LOCATION:

The subject property is located on the east side of Bowes Rd. The site is Sabino High School. The property is zoned SR (Suburban Ranch). The site consists of numerous school buildings, parking lots and athletic fields.

SURROUNDING LAND USE OR CONTEXT:

Properties to the north and east are zoned SP (Specific Plan). Properties to the south are zoned SR. Properties to the west are zoned CR-1 (Single Residence).

PUBLIC COMMENT:

To date one email protest has been received. The protest has been included and addresses that they don't want the pole height increased and that this use should be in commercial or retail zoned properties. In addition it talks about other carriers wanting to go on the school property in the future.

PREVIOUS CASES ON PROPERTY:

There are at least three previous conditional use permits on this property for adding antenna to light poles. Each case was approved. The cases were approved in 2005, 2009 and 2012.

BACKGROUND INFORMATION

This request is for Verizon to remove and replace an existing football field light that is approximately 81 feet tall with a similar pole with Verizon's equipment on the pole. In addition, an on the ground equipment area will be placed near the pole. The light pole on the

southwest side of the football field is the one that is proposed to be replaced. All four of the light poles at the football field have communication tower equipment located on them.

DEVELOPMENT SERVICES COMMENTS:

This is a Type I conditional use permit for a communication tower. The light pole will be replaced and a new one will be located near the existing one.

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. Given the limited verticality in the area and the surrounding area residential in nature with no commercial property in the area, this appears to be the best location for antenna. It appears that the closest commercial areas are located almost three miles to the south and west of the school property. Since communication towers operate on line of site technology and signal strength is less the further the tower is from a user, this site is a good location to provide coverage.

It should be noted that the protest was received from a property owner that is over 1500 feet from the pole that will be replaced. In addition, staff does not believe that the pole height is to be increased. This is confirmed by the applicant's submittal and associated drawings.

Lastly, staff wants to put on the record that some of the requirements are not being met and a variance, Modification of Setbacks (MSR), or redesign of the site will need to occur. The two standards that are not met are the antenna are required to be flush mounted. The submittal shows the antenna two feet from the pole. To be considered flush mounted the antenna attachment must be no more than 18 inches. Second the new pole is permitted to be no more than 6 feet from the existing pole. The new light pole is greater than 6 feet. Should the conditional use permit be approved these standards will need to be met.

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