



---

# MEMORANDUM

## PUBLIC WORKS - DEVELOPMENT SERVICES

---

**PUBLIC HEARING – May 13, 2015**

DATE: May 11, 2015

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-15-007 – TRIESTE – E. CATALINA HY.**  
Type I Conditional Use – Adaptive Reuse

---

**LOCATION:**

The subject property is located on the northwest side of Catalina Hy. The property is approximately 1000 feet northeast of the intersection of Catalina Hy. and Calle Entrada. The property is zoned SR-2 (Suburban Ranch Estate).

**SURROUNDING LAND USE OR CONTEXT:**

Properties to the north and west of the property are also zoned SR-2. Properties to the south and east are zoned SR (Suburban Ranch). The entire area can be classified as low density residential.

**PUBLIC COMMENT:**

To date staff has received one call on this case. The call can be classified as informational in nature. In addition, the applicant has submitted numerous form letters signed by property owners in the area, demonstrating their support for the project. Staff has not received any negative public comment on the case.

**PREVIOUS CASES ON PROPERTY:**

There are no previous cases on this property.

**BACKGROUND INFORMATION**

This request is to use the property for an adaptive reuse. This is a relatively new section of the code that has only been added within the last few of years. In the last few years two other properties have applied for conditional use permits for an adaptive reuse. Both of the previous requests were approved by the Hearing Administrator. Staff has included the Adaptive Reuse section of the zoning code.

## DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL

The Department of Transportation and 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.

### DEVELOPMENT SERVICES COMMENTS/RECOMMENDATION:

This is a Type I conditional use permit for an adaptive reuse. An adaptive use is a conditional use in all residential and rural zones when fronting on a major route. This property is located in an area that can be classified as low density residential with other commercial uses in the immediate area. Staff believes that neighbor input is one of the major factors to consider when deciding whether to approve or deny the adaptive reuse. Staff voiced the concerns of working with neighboring property owners to ensure support prior to submitting. The applicant did submit numerous letters of support. Should no members of the public appear to speak in opposition, then staff would be supportive of the request. Should members of the public appear who live in the immediate neighboring area, staff would recommend a continuance to allow the applicant to work with adjacent property owners.

It should be noted that a development plan is not outright required by the zoning code for an adaptive reuse. The Hearing Administrator has the discretion to determine whether a full development plan should be required. Staff believes that the applicant has alleviated concerns that staff has about the project. Staff does not believe that a development plan is warranted in this case. Staff does believe that the Hearing Administrator should craft conditions that he feels are warranted to ensure that the use acts as an appropriate buffer between the residential properties in the area and the other commercial. In the past the Hearing Administrator has added the below condition when not requiring a development plan for a project. Staff recommends that the below condition be used;

**“No formal Pima County Development Plan or review process is required. However, the owner/applicant shall submit a final Site Plan for the property which shall be reviewed and approved by the Deputy Chief Zoning Inspector, who shall work with the owner to insure that all pertinent annotations regarding dimensions, setbacks, required parking spaces, etc. are provided thereon.”**

Lastly, it should be noted that the applicant has not provided an acceptable parking plan that shows that the parking requirements are being met per Pima County Zoning Code Section 18.75. In addition, the applicant has not provided a site plan that shows where the required 9 x 20 parking spaces will be on the property. Should the request be approved by the Hearing

Administrator, staff requests any approval be conditioned by the Hearing Administrator to require these requirements prior to issuance of the conditional use permit.

c: Carmine DeBonis, Development Services Director  
Torry Pearson, Applicant



---

# MEMORANDUM

## PUBLIC WORKS - DEVELOPMENT SERVICES

---

**PUBLIC HEARING – May 13, 2015**

DATE: May 12, 2015

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-15-008 – NORTHWEST FIRE DISTRICT – N. CAMINO DE OESTE**  
(Pinnacle Consulting behalf of Verizon Wireless – Applicant)  
Type I Conditional Use – Communication Tower

---

**LOCATION:**

The subject property is located on the east side of Camino De Oeste. The proposed tower is located on the south side of the property to the south of the fire station. The zoning on the property is SR (Suburban Ranch).

**SURROUNDING LAND USE OR CONTEXT:**

All of the surrounding properties are also zoned SR.

**PUBLIC COMMENT:**

To date staff has spoken with a few neighboring property owners in the area. Most callers had questions about the site and the exact location of the tower. In addition, staff has received numerous letters on the case. Most of the letters are from property owners to the south that are outside the notice area. Most of the letters received discuss the manor of camouflage and a preference for palm tree or some other form of disguise instead of a water tower.

**PREVIOUS CASES ON PROPERTY:**

There are no previous cases on this property.

**BACKGROUND INFORMATION**

This request is for a new communication tower. The proposed tower is 50 feet tall and is located on the southern portion of the property. In addition, there is an equipment compound that is proposed. The tower is proposed to be a water tower design.

The applicant held three neighborhood meetings on the project. The applicant has provided a description of the meetings. Staff attended the last of the three meetings to observe.

**DEVELOPMENT SERVICES COMMENTS:**

This is a Type I conditional use permit for a communication tower. Communication towers in SR that are less than 50 feet in height are permitted as a Type I Conditional Use.

**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 applicant's material clearly demonstrate a need for coverage in the area. Staff believes that the major issue before the Hearing Administrator is how to camouflage the site. The applicant's proposal is an old farm style water tower. Staff believes this type of design was selected based on input from neighboring property owners and an informal pole. It is staff's understanding that among the immediate neighbors of the fire station property, most to all, favor the water tower design. Given the selection by immediate neighbors in the area for a water tower, staff believes this is one of the major reasons this type of design was selected. It appears that neighbors further from the site favor a palm tree design. Staff understands this favoring of a palm tree, since as you move further away from the tower a palm tree would blend in with the surrounding environment. It appears that cost was not one of the determining factors, since the water tower design is substantially more expensive than other types of towers.

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



---

# MEMORANDUM

## PUBLIC WORKS - DEVELOPMENT SERVICES

---

**PUBLIC HEARING – May 13, 2015**

DATE: May 12, 2015

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-15-003 – GREEN VALLEY RECREATION INC. – S. VIA ARCOIRIS**  
(Pinnacle Consulting behalf of Verizon Wireless – Applicant)  
Type I Conditional Use – Communication Tower

---

### **STAFF UPDATE**

Since this case was continued in March, the applicant held a third neighborhood meeting at the Green Valley Recreation site. The meeting was well attended with approximately 50-60 residents in attendance. The applicant responded to questions from the audience and provided an update on the site. At the conclusion of the meeting an informal poll was conducted to determine the amount of support/objection to the request. Staff would estimate that less than 5 members of the audience were in opposition to the request. The remaining 45-55 people were in support of the request.

Staff continues to support this request. The applicant has worked collaboratively with the residents of Green Valley in determining an appropriate location for a facility. The site was selected after an original site within a quarter mile was withdrawn given neighborhood opposition. The applicant has worked with the Green Valley Council to select the new location before the Hearing Administrator. In addition, three public meetings have been held in Green Valley to discuss the site selection.

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



---

# MEMORANDUM

## PUBLIC WORKS - DEVELOPMENT SERVICES

---

**PUBLIC HEARING – March 24, 2015**

DATE: March 19, 2015

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-15-003 – GREEN VALLEY RECREATION INC. – S. VIA ARCOIRIS**  
(Pinnacle Consulting behalf of Verizon Wireless – Applicant)  
Type I Conditional Use – Communication Tower

---

**LOCATION:**

The subject property is located on the west side of Via Arcoiris. The proposed tower is located in a parking lot which serves the Green Valley Recreational Center which is located to the northeast of the parking lot. The property is zoned CB-1 (Local Business).

**SURROUNDING LAND USE OR CONTEXT:**

Properties to the south are also zoned CB-1. The remaining properties that surround the site are zoned TR (Transitional).

**PUBLIC COMMENT:**

To date staff has spoken with one neighboring property owner. The property owner is to the west of the subject site. The owner is not supportive of the request. Staff was informed by the owner that he will be submitting a letter of protest.

**PREVIOUS CASES ON PROPERTY:**

There are no previous cases on this property.

**BACKGROUND INFORMATION**

This request is for a new communication tower. The proposed tower is 84 feet tall and is located on the southwestern portion of the property. In addition, there is an equipment compound that is proposed. The compound will be a wall compound. The tower is proposed to be a palm tree design.

**DEVELOPMENT SERVICES COMMENTS:**

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

### **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 is in an area that is commercial in nature. The closest residential property is more than 600 feet away. The location was selected by the applicant after a co-location site located at the corner of Continental and La Canada generated substantial neighbor concern. The applicant worked with the Green Valley Council to find additional sites that would meet the gap in coverage while minimizing adverse effects on neighboring property owners. Staff attended two meetings at the Green Valley Recreation Center as part of the process. There are no palm trees in the parking lot, but there are palm trees on the surrounding properties.

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