



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

PUBLIC HEARING – July 9, 2014

DATE: July 7, 2014

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-14-008 SISTERS OF IMMACULATE HEART OF MARY – N. SABINO CANYON RD.**
(Pinnacle Consulting on behalf of AT&T Mobility – Applicant)
Type I Conditional Use – Communication Tower

LOCATION:

The subject property is located on the east side of Sabino Canyon Rd. The property is zoned SR (Suburban Ranch). The property is approximately 62.50 acres.

SURROUNDING LAND USE OR CONTEXT:

Properties to the north and east are zoned CR-1 (Single Residence). Properties to the south are zoned CR-2 (Single Residence). Properties to the west are zoned CR-4 (Multiple Dwelling).

PUBLIC COMMENT:

To date staff has received one call on this case. The call came from a property owner to the north. Staff discussed the location of the tower and provided a copy of the plans to the caller. The caller was informational in nature.

PREVIOUS CASES ON PROPERTY:

There are no previous cases on the property.

BACKGROUND INFORMATION

This request is for a new communication tower. The proposed tower is 50 feet tall and is located towards the southern end of the property to the northeast of the buildings on the property. The tower is proposed to be camouflaged as a palm tree. It appears that there are over 20 palm trees of different heights located on the property. The tower is proposed to be over 400 feet from the southern property line which is the property line that the tower will be closest to. Staff provided the applicant with the mailing list for the site and it appears that the

applicant held a neighborhood meeting within the last month to provide information and solicit feedback from neighboring property owners.

DEVELOPMENT SERVICES COMMENTS:

This is a Type I conditional use permit for a communication tower. Communication towers up to 50 feet are permitted in residential and rural zones 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 has done a preliminary review on the project. There does not appear to be major issues associated with the site from a Flood Control perspective.

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 an ideal location to provide expanded service in the area while minimizing impact on neighboring properties. The tower is located behind a large main building and in an area that has numerous palm trees. The new communication tower camouflaged as a palm tree will blend in with the surrounding area. The tower is proposed to be a minimum of 400 feet from the south property line, 600 feet from the west and east property line, and over 900 feet to the northern property line.

Should the Hearing Administrator be inclined to approve the request, staff requests that the Hearing Administrator consider adding the below condition.

“Communication tower is limited to a maximum height of 50 feet.”

- 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: **P21-14-009 GOURLEY – S. NOGALES HY.**
(Pinnacle Consulting – Applicant)
Type I Conditional Use – Communication Tower

LOCATION:

The subject property is located on the east side of Nogales Hy. The property is zoned a combination of RH (Rural Homestead) and CB-1 (Local Business). The proposed tower is located within the CB-1 portion of the property. The property is approximately 2.83 acres.

SURROUNDING LAND USE OR CONTEXT:

Properties to the north, south and east are zoned RH. The property to the west is zoned CB-2 (General Business).

PUBLIC COMMENT:

To date no public comment has been received.

PREVIOUS CASES ON PROPERTY:

There is an existing conditional use permit on this property for a restaurant with liquor license. The conditional use permit was approved in 2006.

BACKGROUND INFORMATION

This request is for a new communication tower. The proposed tower is over 100 feet tall and is located towards the rear of the property. The tower is proposed to be camouflaged as an old western water tower with the antenna incorporated into the design.

DEVELOPMENT SERVICES COMMENTS:

This is a Type I conditional use permit for a communication tower in the CB-1 zone. Communication towers in the CB-1 zone are permitted with 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 has done a preliminary review on the project. There are some FEMA floodplains on the property and it appears that there is a channel that runs from the north onto this property. The Flood Control District will review this project more in depth during the permit process. While there does not appear to be a major issue with the site, a formal review and all permitting requirements of the Flood Control District will apply and be reviewed for 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. This site appears to service a large area along the Interstate 19 corridor. The tower is proposed to be camouflaged as an old western water tower is unique and within the character of the Amado area. Staff believes this design will assist in mitigating negative impacts of the tower and provide an increased level of service to customers in the area. In addition, a check of aerial photos shows that the neighboring properties to the north and south are vacant. To the east is Interstate 19 which provides a buffer. It appears that the closest residential property is over 800 feet to the west on the west side of Nogales Hy.

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