



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

PUBLIC HEARING – October 8, 2014

DATE: October 7, 2014

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-14-014 – DYER FAMILY TR – S. BELVEDERE AV.**
Type II Conditional Use – Fire Station

LOCATION:

The subject property is located on east side of S. Belvedere Av. The property is approximately 1.09 acres and is zoned CI-1 (Light Industrial).

SURROUNDING LAND USE OR CONTEXT:

Properties to the north, south and east are also zoned CI-1. Most of the industrial zoned properties are developed with commercial or industrial uses. Properties to the west are zoned CR-3 (Single Residence).

PUBLIC COMMENT:

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

PREVIOUS CASES ON PROPERTY:

The applicant has requested a variance to resolve requirements that are not being met. The hearing has not occurred and will occur after the Hearing Administrator's hearing.

BACKGROUND INFORMATION

This request is for a fire station in an industrial zone. The Pima County Zoning Code requires Fire Stations in all zones require a conditional use permit.

G. Fire Stations.

1.Scope:

a. Fire stations and related facilities are permitted in all zones, subject to the requirements of this subsection.

b. The location of any proposed fire station shall be discussed with county staff prior to proceeding with the provisions of this subsection.

2. A Type 2 Conditional Use Permit with a hearing notification area of five hundred feet is required in accordance with Chapter 18.97.

3. Development standards.

a. Fire stations shall meet the requirements of the zone in which located, except that the minimum site area in:

1) CR-2 zoning shall be thirty-six thousand square feet;

2) CR-3, CR-4, CR-5, TR, CMH-1 and CMH-2 zoning shall be ten thousand square feet.

b. All fire station sites shall have a minimum one hundred feet of frontage for primary access on a road shown on the Major Streets and Scenic Routes Plan.

4. Performance standards:

a. Off-street parking: All parking for employees and visitors shall be off-street and shall be provided in accordance with Chapter 18.75 (Off-street Parking and Loading Standards).

b. Screening: An aesthetically pleasing visual screen shall buffer all outdoor facilities, including parking areas, when the site is either zoned for, or adjacent to, rural or residential zoning.

c. Traffic safety: The provision of access for emergency vehicles shall include appropriate methods to minimize the endangerment of passing vehicles.

5. Development review: A development plan shall be submitted and reviewed in accordance with Chapter 18.71 (Development Plan Standards).

DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL

The Department of Transportation and 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.

DEVELOPMENT SERVICES COMMENTS/RECOMMENDATION:

Staff recommends **APPROVAL** of the conditional use request. The fire station appears appropriate at this location. The property is surrounded by industrial uses on three sides with residential to the west.

One potential concern is with the fire trucks leaving the station in an area where there are residences. Staff requests that the Hearing Administrator consider limitations on lights and sirens in the immediate area of the station due to the adjacent residential homes.

Lastly, it should be noted that should the conditional use permit be approved by the Hearing Administrator, variances for certain development standards must be obtained in order for the site to be constructed. Should these required variances not be approved, the site will not be permitted to be used for a fire station even though a conditional use permit has been approved.

c: Carmine DeBonis, Development Services Director
The Architecture Company, Applicant



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TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-14-014 – RIGOLI – E. CAMINO JUAN PAISANO.**
(Pinnacle Consulting on behalf of Verizon Wireless – Applicant)
Type I Conditional Use – Communication Tower (Utility Pole Replacement)

LOCATION:

The subject property is located on the east side of Campbell Av. The property is zoned CR-1 (Single Residence). The property is approximately 1.28 acres.

SURROUNDING LAND USE OR CONTEXT:

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

PUBLIC COMMENT:

To date staff has received a couple calls on the property. The callers asked questions about the site and notification area. No written correspondence has been received to date.

PREVIOUS CASES ON PROPERTY:

There are no previous cases on the property.

BACKGROUND INFORMATION

This request is for Verizon to remove and replace an existing TEP utility pole that is approximately 42.5 feet tall with a similar pole with Verizon's equipment on the top of the pole. In addition, an on the ground equipment area will be placed near the pole. The utility pole is setback over 100 feet from Campbell Av and approximately 80 feet from Camino Juan Paisano. In addition, there is some vegetation that will assist in screening the site.

DEVELOPMENT SERVICES COMMENTS:

This is a Type I conditional use permit for a communication tower. The utility pole will be

replaced and a new one will be located near the existing one. The standards that allow an existing utility pole to be replaced are listed below;

7) A new communication tower replacing an existing communication tower or utility pole provided the new tower meets all the following conditions:

a) Replaces the existing tower or pole;

b) Is located not more than six feet from the existing tower or pole foundation, and is within the same alignment relative to property boundaries and adjacent poles;

c) Is no higher than the existing tower or is no more than sixteen feet beyond the height of the existing utility pole, not to exceed a maximum total height of two hundred feet;

d) Antenna(s) are flush-mounted or does not extend from the communication tower a distance that is greater than that of the existing antennas.

e) If a communication tower equipment area is added or expanded, a Type I conditional use permit is required. Equipment placed inside a vault, or equipment placed inside an existing walled or existing screened compound (e.g. utility substation or existing, previously approved communication tower equipment area) or equipment placed in the right-of-way of a street with a designation of an arterial or collector street or higher is exempt from the conditional use permit requirement.

DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL

The Department of Transportation will not review this project. The Flood Control District will have done a preliminary review of the project and does not have issues with the site. A comprehensive review of the site will be done by the Flood Control District 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 Campbell Av corridor has spotty coverage by Verizon and all the other carriers. This can be attributed to the hills and valleys that surround Campbell Av. In addition, there is limited commercial property in the immediate area to have large communication towers that cover large areas.

Staff is usually supportive of the use of existing verticality and it appears that this site is appropriate to increase the coverage in an area where there is a gap in coverage. In addition,

it appears the applicant has worked to reduce negative impacts to neighbors while still be able to provide coverage to Verizon customers in the area. Some of the ways that the applicant has worked to reduce negative impacts is by lowering the height of the tower. The applicant is proposing to increase the height by 10 feet over the existing utility poles height. The zoning code permits up to 16 feet above the utility pole. Another example is only proposing two antennas per sector instead of the normal three. Lastly, the applicant has no large antenna mount that causes the antenna to stick out from the pole many feet. The antenna are mounted as close to the pole as possible.

Staff commends the applicant for working to minimize impacts to neighbors and is supportive of the request.

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: **P21-14-015 – HICKEY – W. CONTINENTAL RD.**
Type I Conditional Use – Communication Tower

The applicant has requested a 60 day continuance on the above referenced conditional use permit. This continuance is being requested for the applicant to work with the Green Valley Council to explore other sites instead of the current utility pole. The applicant will work with the Council to determine the best site that meets the coverage objectives and also minimizes adverse impacts to neighbors and the Green Valley community.