



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

PUBLIC HEARING – January 14, 2015

DATE: January 12, 2015

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-14-021 – HUGHES – N. CORONADO FOREST DR.**
(Blake & Cindy Hughes – Applicant
Type I Conditional Use – RV Storage)

LOCATION:

The subject property is located on the east side of Coronado Forest Dr. The property is approximately 650 feet south of the intersection of Coronado Forest Dr. and Hawser St. The property is 3.25 acres and 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 staff has spoken to a few property owners in the area who received notices. Calls were generally informational in nature. Callers requested to know the scope of the project and the location. No written correspondence has been received to date.

PREVIOUS CASES ON PROPERTY:

There is currently an open violation on the property for RV Storage without permits. Citations have been issued to the owners of the property. The hearing has been scheduled out past the conditional use hearing, to determine if the conditional use permit is granted.

In addition, there is an old conditional use permit for a contractor's yard. The permit for the contractor's yard was approved in 1993. It appears that the use permit permitted the storage of tractor trailers and other commercial vehicles. Since the use has been discontinued for more than one year, the permit is no longer valid.

BACKGROUND INFORMATION

The property is located in the area of Catalina. The property and surrounding area can be classified as low density rural. The site has been used for commercial uses in the past and the

current request is to restart a commercial use on the property.

DEVELOPMENT SERVICES COMMENTS:

This is a Type II conditional use permit for RV Storage. This use is similar to other uses listed in the conditional use section and is allowed as a Type II.

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 is overall supportive of the conditional use request. It appears that with the appropriate amount of conditions to minimize impact to neighbors, this use can coexist in a rural area with low density residential homes. Staff does have some concerns that are being placed into the record and request the Hearing Administrator include conditions that address the concerns of staff. While staff could craft conditions, staff believes it is best that the Hearing Administrator include conditions after receiving public testimony and input from property owners in the area and the applicant. Staff's concerns are:

1. There should be a sunset clause on the project when the current owners no longer occupy the site. This will prevent a future use of the property which may be inconsistent with surrounding residential uses, while still providing the current owner to use the property for the RV Storage.
2. Consider limitation on number of RV's stored on the property. The applicant is providing potential numbers of RV's which may be stored on the property, but staff believes a limit should be imposed that will restrict the total number permitted on the property at one time. This limit could reduce impacts to neighboring property owners.
3. Include condition that clearly outlines that the use of the property is for RV storage and that at no time can the area be used for RV set ups.
4. Consider additional landscaping and vegetation that will decrease any impacts on adjacent property owners. In reviewing the property it appears that eastern property line is the one area of concern for staff. It appears that the other three directions are adequately screened from neighbors, but the eastern side is not.

c: Carmine DeBonis, Development Services Director

Blake & Cindy Hughes, Applicant



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PUBLIC HEARING – January 14, 2015

DATE: January 13, 2015

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-13-023 – ASARCO INC – E. PIMA MINE RD.**
(The Planning Center – Applicant)
Type II Conditional Use – Solar Farm

LOCATION:

The subject property is located on the west side of Nogales Hy north of Pima Mine Rd. The property consists of many properties owned by Asarco Inc. The properties owned by Asarco Inc stretch for approximately four miles. The property is zoned RH (Rural Homestead) and GR-1 (Rural Residential).

SURROUNDING LAND USE OR CONTEXT:

Properties that are located in the area are mostly zoned either GR-1 or RH. There are some properties in the area that are zoned TH (Trailer Homesite) and CB-2 (General Business).

PUBLIC COMMENT:

To date staff has received approximately five calls on the property. Originally staff had stated to some of the callers that the solar farm was located just off Pima Mine Rd. This was inaccurate and staff attempted to call back some of the callers that were provided the inaccurate information. The Central Arizona Project (CAP) also contacted staff. It appears that CAP is located on the southern portion of the Asarco property and has some access concerns with the proposed solar site. CAP and the applicant will work on the resolving outstanding issues. Should they not be able to work out the access issues with the site, CAP will follow up with staff directly.

PREVIOUS CASES ON PROPERTY:

There are no previous cases on the property.

BACKGROUND INFORMATION

This request is for the installation of a 35 MW ground mounted photovoltaic system to generate power for Tucson Electric Power. The system is proposed to be installed on the

Asarco property in a lease area of approximately 491 acres. According to the applicants material the panels will have a maximum height of less than seven feet when tilted for morning and afternoon sunshine. The panels will tract the sunshine throughout the day. In staff's review of the plans it does not appear that there is an operations and management building. If this is not correct the applicant should clearly show where the building is to be located on the plans during the public hearing.

DEVELOPMENT SERVICES COMMENTS:

This is a Type II conditional use permit for a solar farm. This use is allowed as an other conditional use. The RH and GR-1 zones allow for conditional uses that are similar in type scale and intensity to other listed conditional uses. Staff has determined that this use is similar to other uses allowed by a conditional use and would be allowed as a Type II conditional use. In addition to a conditional use permit the site will need to be reviewed through the site development plan process.

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 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 solar farm appears in integrate well with the surrounding area. It appears that the panels will be located approximately 1500 feet away from the closest residential lots to the east. This solar farm will also meet certain federal, state and local goals of reducing energy reliance on fossil fuels. This is further supported since the site is outside of the conservation land system. Staff has received a few calls on the property and it does not appear that any of the callers have an objection to the request. Staff is recommending approval of the conditional use but believe that the Hearing Administrator should add conditions that mitigate any concerns raised by neighbors at the hearing or to address Hearing Administrator concerns. On previous conditional use permits for solar farms, the Hearing Administrator has required a Restoration/Revegetation Plan to be submitted as part of the development plan. The Hearing Administrator has also required the site to be returned to its preconstruction condition on other similar projects.

Lastly, the applicant is showing that bufferyards will not be installed on some of the sides of the property. Staff understands that trees can interfere with the generation of power in the

early morning and late afternoon depending on the height of the trees. Staff will work with the applicant to remedy outstanding issues with the bufferyards. This will be done prior to the approval of any development plan. The applicant is showing razor wire on some fence. Razor wire is not permitted as part of a conditional use permit in a rural zone. Some other form of acceptable security will be required.

c: Carmine DeBonis, Development Services Director
The Planning Center, Applicant