DATE: July 20, 2015

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 – Time Extension Request)

LOCATION:

The subject property is located on the east side of Bowes Rd. The property is zoned SR (Suburban Ranch).

DEVELOPMENT SERVICES COMMENTS:

This is a Time Extension request for a communication tower conditional use approval. The applicant is requesting additional time for the approval. It appears the additional time is needed to allow the applicant to work on construction plans. Staff is supportive of the request for an additional year.

c: Carmine DeBonis, Development Services Director
Pinnacle Consulting, Applicant
MEMORANDUM
PUBLIC WORKS - DEVELOPMENT SERVICES

PUBLIC HEARING – July 21, 2015

DATE: July 20, 2015

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: P21-14-016 – RIGOLI – E. CAMINO JUAN PAISANO
(Pinnacle Consulting on behalf of Verizon Wireless – Applicant
Type I Conditional Use – Time Extension Request)

LOCATION:

The subject property is located on the northeast corner of Campbell Av. and Camino Juan
Paisano. The property is zoned CR-1 (Single Residence).

DEVELOPMENT SERVICES COMMENTS:

This is a Time Extension request for a communication tower conditional use approval. The
applicant is requesting additional time for the approval. Staff is supportive of the request for
an additional year.

c: Carmine DeBonis, Development Services Director
Pinnacle Consulting, Applicant
MEMORANDUM
PUBLIC WORKS - DEVELOPMENT SERVICES

PUBLIC HEARING – July 21, 2015

DATE: July 20, 2015

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

(Ryan Rawson on behalf of Verizon Wireless -- Applicant)
Type I Conditional Use – Communication Tower

LOCATION:
The subject property is located approximately 1000 feet to the southwest of the intersection of Silverbell Rd. and Benet Dr. The site is a church. The property is zoned SR (Suburban Ranch). The property is approximately 10.21 acres.

SURROUNDING LAND USE OR CONTEXT:
Properties to the south and west are also zoned SR. Properties to the north and east are located in the Town of Marana.

PUBLIC COMMENT:
Staff has not received any public comment on this case.

PREVIOUS CASES ON PROPERTY:
There is an existing conditional use permit for a child care center in conjunction with a church on the property. The permit, P21-98-006 has been approved almost 20 years ago.

BACKGROUND INFORMATION
This request is for Verizon to build a new communication tower on the Vision Church property located at 7511 N. Benet Dr. The tower is designed to be a palm tree. While there does not appear to be palm trees on the church property. There are numerous palm trees located on the property directly to the north. The tower is proposed to be 50 feet tall and is generally located in the center of the church’s property. The tower will be setback numerous hundreds of feet from each property line. In addition there will be an on the ground equipment shelter and wall. The equipment will be stored in a building and a wall will enclose the tower and equipment building.
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. The proposed tower is located near the center of the 10 acre property. This location puts the tower a long distance from property lines and further from neighboring property owners who could be affected by the tower.

It appears that this tower will assist in providing coverage in an area where there is much development and expansion. While the property is zoned SR, many of the properties in the area are newer residential development where homes are located on lots as small as 6,000 square feet. This tower will assist in providing customers with the voice and data that customers require in a cell phone dependent environment.

Staff wants to point out that there are electrical lines that run through the property from southeast to northwest. On the approved development plan there is a 100 foot area that appears to be an easement. The communication tower is near these power lines. Staff requests the Hearing Administrator include the below conditions should he be inclined to approve the request.

The applicant will show the one hundred foot easement on the building permit plans. The tower will need to be completely outside the 100 foot area or provide written approval to be in the area.

c: Carmine DeBonis, Development Services Director
Ryan Rawson, Applicant
MEMORANDUM
PUBLIC WORKS - DEVELOPMENT SERVICES

PUBLIC HEARING – July 21, 2015

DATE: July 20, 2015
TO: Jim Portner, AICP, Hearing Administrator
FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector
(Insite Inc. on behalf of Verizon Wireless – Applicant)
Type I Conditional Use – Communication Tower (Light Pole Replacement)

LOCATION:

The subject property is located on the southwest corner of Camino Casa Verde and La Canada Dr, in Green Valley. The site is a church. The property is zoned RH (Rural Homestead). The property is approximately 1.86 acres and is surrounded on all sides by roadway or public right of way.

SURROUNDING LAND USE OR CONTEXT:

Properties to the south are zoned SP (Specific Plan). Properties to the north are zoned RH and TR (Transitional). Properties to the east are zoned CR-3 (Single Residence).

PUBLIC COMMENT:

Staff has received a couple of calls on the property. Each caller staff provided a description of the scope of work and location of the proposed tower. No written correspondence has been received on this case.

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 light pole that is approximately 22 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 property in an area that is surrounded by a wall. If approved the height of pole will
increase to 38 feet. In reviewing the location, it appears that the equipment area is in a location that is outside of the Friends in Deed property line. There is an agreement for parking and the wall to encroach onto Pima County property to the south of the site. The equipment area will need to receive approval to be in this location or will need to be relocated onto the property in an area that meets setbacks. Should the applicant receive approval to be in the right of way owned by Pima County, the site can be approved as shown.

**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. This is a smaller scale project where the pole when replaced will be 38 feet. This lower height should eliminate any negative impacts to neighbors. The closest residences in the area are located approximately 280 feet to the southwest and 750 feet to the east of the tower. The other properties that surround the site are more commercial in nature. Staff requests the below condition be included in the approval should the Hearing Administrator decide to approve the request.

The applicant shall provide approval from the Department of Transportation to permit equipment area in the right of way to the south of the property. If approval cannot be received, the equipment area will need to be relocated to a location that is on Friends in Deed property that meets all applicable setbacks.

c: Carmine DeBonis, Development Services Director
Insite Inc., Applicant