



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: **P21-14-013 – 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



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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



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TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-15-012 – VISION CHURCH – N. BENET DR.**
(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.

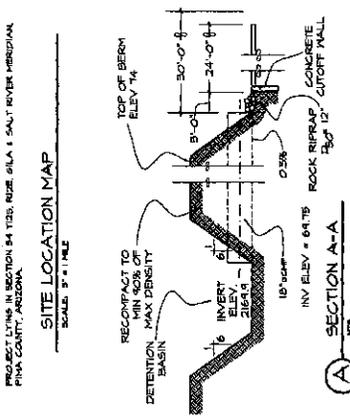
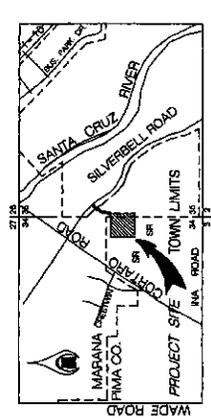
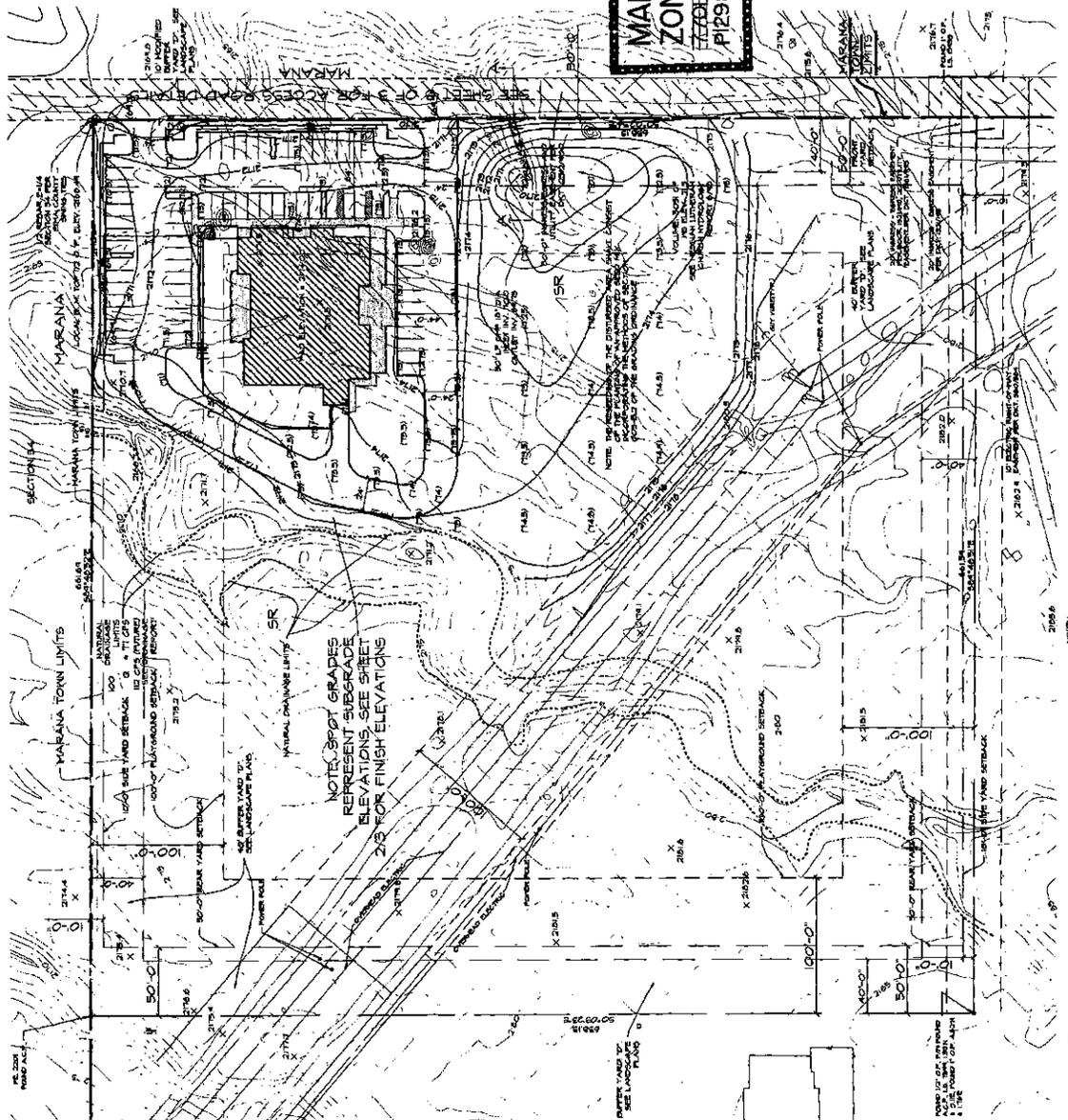
Staff wants to point out that there are electrical lines that run through the property from southeast to northwest. On the approved development plan there is a 100 foot area that appears to be an easement. The communication tower is near these power lines. Staff requests the Hearing Administrator include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

PAVING & GRADING NOTES

1. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE 1983 EDITION OF THE SILVERBELLE RD PGDOT EN-3(1/2).
2. THE BASIS OF ELEVATION IS THE 1983 EDITION OF THE PIMA COUNTY ELEVATION OF 3152.52 FEET PGAND PLAN No. G-94-074.
3. ALL CONSTRUCTION AND TEST METHODS SHALL BE IN CONFORMANCE WITH PIMA COUNTY OFFICE OF PUBLIC WORKS SPECIFICATIONS FOR PUBLIC UTILITIES PERMITS (PGCOT 1597) 1984 EDITION.
4. AGGREGATE BASE COURSE SHALL CONFORM TO PGDOT SECT 308.
5. ASPHALTIC CONCRETE SHALL CONFORM TO PGDOT 599 SECTION 406. MIX #2 SPECIFICATIONS.
6. ALL CONCRETE SHALL COMPLY TO PGDOT SECT 1006 CLASS 5. CONCRETE SHALL BE PLACED AND FINISHED WITHIN 28 DAYS, UNLESS OTHERWISE SPECIFIED.
7. ALL WORK SHALL CONFORM TO THE PIMA COUNTY ZONING CODE.
8. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
9. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
10. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY DEVELOPMENT SERVICES PRIOR TO CONSTRUCTION.
11. A COPY OF APPROVED PLANS SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
12. IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL SUBMIT THE NECESSARY REVISED PLANS TO THE ENGINEER FOR REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
13. TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE ENGINEER OR HIS REPRESENTATIVE (SIGNALS, BARRICADES, ETC.) SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) 1983 EDITION, CHAPTER 6B, PARAGRAPH 2A R.S. 28-250.
14. A REGISTERED ENGINEER OR LAND SURVEYOR MUST CERTIFY THAT THIS PROJECT AND THE 24' PAVED ROAD ACCESS TO THIS PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO REQUEST FOR FINAL INSPECTION/CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY ASSURANCES OR NOTICES PERMITS.
15. ALL CUT & FILL SLOPES SHALL BE 3:1 OR FLATTER, AND NO HIGHER THAN 5 FT.



**MAP 113
ZONE SR
7511 N BENET DR
AZDIN-SILVERBELLE
P1298-052**

LEGEND

▨	BUILDING
▤	PAVING
---	EASTING CONTOURS
---	NEW GRADES
---	NATURAL FINISH GRADE LIMIT
---	6" CONCRETE CURB
---	12" CONCRETE ELEVATION

**7511 N BENET DR
OWNER/DEVELOPER
MESSIAH LUTHERAN CHURCH**

5005 N. BIRD BATH AVE.
TULSA, OKLAHOMA
ATTN: LUTHERAN CHURCH

PRIVATE PAVING & GRADING PLAN
Country Case Number: P1298-052

ENVIROTECH
1100 S. GARDEN AVENUE, SUITE 100
TULSA, OKLAHOMA 74106-3000
TEL: 918-438-8888 FAX: 918-438-8889

DATE:	NOV 11 2004	SCALE:	1" = 40'
DRAWN BY:	JK	CHECKED BY:	JK
PROJECT:	7511 N BENET DR	PLANNED BY:	ENVIROTECH
OWNER:	MESSIAH LUTHERAN CHURCH	PHASE OF DEVELOPMENT PLAN:	3



THIS SET OF IMPROVEMENTS SHALL SERVE AS THE TYPE 3 GRADING PERMIT FOR THIS PROJECT AND SHALL BE THE BASIS OF CONSTRUCTION. THE DATE OF ACCEPTANCE OF SAID PLANS.

CUT 5025-c4 FILL 5190-c4

1 PRIVATE PAVING & GRADING PLAN
SCALE: 1" = 40'

ACCEPTED: *Robert H. Young* DATE: 11/11/04
P.O.S.

DP RK 18 PG 6 Sht. 1 of 3



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DATE: July 20, 2015

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-15-013 – FRIENDS IN DEED INC. – W. CAMINO CASA VERDE**
(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

