



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

PUBLIC HEARING – March 24, 2015

DATE: March 19, 2015

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-14-006 – PIMA COUNTY – W. MASSINGALE RD.**
(Pinnacle Consulting on behalf of Verizon Wireless – Applicant)
Type I Conditional Use – Time Extension Request

LOCATION:

The subject property is located on the north side of Massingale Rd. The property is zoned CR-3 (Single Residence).

DEVELOPMENT SERVICES COMMENTS:

This is a Time Extension request for a communication tower conditional use approval. The tower was approved in June 2014. The applicant is requesting additional time for the approval. It appears the additional time is needed to allow the applicant to work with Pima County to secure a lease and to have the construction plans finished. Staff is supportive of the request for an additional year.

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



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PUBLIC HEARING – March 24, 2015

DATE: March 23, 2015

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-14-017 – RITTER – W. AJO HY.**
(Wavelength Management on behalf of Verizon Wireless – Applicant)
Type I Conditional Use – Communication Tower/Utility Pole
Replacement

LOCATION:

The subject property is located on the north side of Ajo Hy. The proposed tower is a utility pole which is proposed to be replaced with the communication antenna located on top of the pole. The property is zoned SR (Suburban Ranch).

SURROUNDING LAND USE OR CONTEXT:

All of the surrounding properties are also zoned SR.

PUBLIC COMMENT:

No public comment has been received on this case.

PREVIOUS CASES ON PROPERTY:

There are no previous cases on this property.

BACKGROUND INFORMATION

This request is for a new communication tower which will replace an existing utility pole. An on the ground equipment shelter is also proposed. The equipment shelter is a building that will be surrounded by a block wall. The utility pole is currently 37 feet tall. The new pole will be 52 feet tall.

DEVELOPMENT SERVICES COMMENTS:

This is a Type I conditional use permit for a communication tower/utility pole replacement. Communication tower/utility pole replacements are permitted in residential and rural zones as a Type I conditional use permit when certain criteria are met. The standards that apply

are;

- 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 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 location appears to be in an area of minimal cell service. The tower is located almost 400 feet from the closest residence. The proposed site is just north of Ajo Hy in an area that can be classified as low density. The replaced tower will provide increased coverage in an area with mountainous terrain. In addition, there will only be an increase of 15 feet, since the applicant is proposing to replace an existing utility pole.

c: Carmine DeBonis, Development Services Director

Wavelength Management, Applicant



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TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-15-004 –ARROYO COLORADO LLC – W. AJO HY**
Type I Conditional Use – Restaurant & Personal Services – Hair Salon

LOCATION:

The subject property is located on the north side of Ajo Hy. The property is zoned GR-1 (Rural Residential).

SURROUNDING LAND USE OR CONTEXT:

Properties to the north, south and east are also zoned GR-1. Properties to the west are zoned CB-2 (General Business).

PUBLIC COMMENT:

To date staff has not received public comment on the case.

PREVIOUS CASES ON PROPERTY:

There is an existing conditional use permit for a restaurant with liquor license. The conditional use permit was approved in December of 1998. In addition, there is a conditional use permit for Office which was approved recently.

BACKGROUND INFORMATION

There is an existing restaurant on the property. The restaurant has been in operation since 1998. The request before the Hearing Administrator is to allow personal service – hair salon and retail uses in addition to a restaurant. No additional square footage will be added as part of this request. If approved, the request will allow all uses to occur onsite. In addition, there is commercial zoning to the west of the site.

DEVELOPMENT SERVICES COMMENTS:

This is a combination Type II for a retail and personal service use. Retail and personal service uses are subject to a Type II conditional use permit. The one zoning standard for

retail and personal services is that there is a limit of 2000 square feet.

DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL

The Department of Transportation will review this project as needed during the permit process. 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 use is located along Ajo Hy and the property has an existing restaurant on the property. Staff believes that additional use are warranted given the nature of the area. It should also be noted that this appears to be an appropriate buffer from the commercially zoned property to the west and the residential property to the north and east.

c: Carmine DeBonis, Development Services Director



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DATE: March 19, 2015

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-15-002 – WEEKS – W. BOPP RD.**
(Centerline Solutions behalf of Verizon Wireless – Applicant)
Type I Conditional Use – Communication Tower

LOCATION:

The subject property is located on the south side of Bopp Rd. The proposed tower is located on a property that is part of two parcels owned by the same owner. The property is zoned GR-1 (Rural Residential).

SURROUNDING LAND USE OR CONTEXT:

Properties to the south, west and east are also zoned GR-1. The properties to the north are zoned CMH-2.

PUBLIC COMMENT:

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

PREVIOUS CASES ON PROPERTY:

There are no previous cases on this property.

BACKGROUND INFORMATION

This request is for a new communication tower. The proposed tower is 50 feet tall and is located on the eastern end of the property. In addition, there is an equipment building that will be located to the east of the tower. The tower is proposed to be a palm tree design.

DEVELOPMENT SERVICES COMMENTS:

This is a Type I conditional use permit for a communication tower. Communication towers up to 50 feet in height are permitted as part of the Type I Conditional Use process.

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 location of the tower appears appropriate. Staff commends the applicant for reaching out to neighbors in the area. Centerline Solutions provided mailing to the property owners who were on the Pima County's notice list. The neighborhood meeting was held in January and the applicant provided a list a property owners who attended. Given this information staff believes that the neighboring property owners are very supportive of the proposed request. The tower is in an area that is substantially screened from the Bopp Rd. While there are no palm trees on this property, there are palm trees in the area, especially to the north in the residential subdivision. The equipment area is a building and not the typical walled compound. Staff recommends the Hearing Administrator require the building be earthtone in color.

c: Carmine DeBonis, Development Services Director
Centerline Solutions, Applicant



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TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-15-003 – GREEN VALLEY RECREATION INC. – S. VIA ARCOIRIS**
(Pinnacle Consulting behalf of Verizon Wireless – Applicant)
Type I Conditional Use – Communication Tower

LOCATION:

The subject property is located on the west side of Via Arcoiris. The proposed tower is located in a parking lot which serves the Green Valley Recreational Center which is located to the northeast of the parking lot. The property is zoned CB-1 (Local Business).

SURROUNDING LAND USE OR CONTEXT:

Properties to the south are also zoned CB-1. The remaining properties that surround the site are zoned TR (Transitional).

PUBLIC COMMENT:

To date staff has spoken with one neighboring property owner. The property owner is to the west of the subject site. The owner is not supportive of the request. Staff was informed by the owner that he will be submitting a letter of protest.

PREVIOUS CASES ON PROPERTY:

There are no previous cases on this property.

BACKGROUND INFORMATION

This request is for a new communication tower. The proposed tower is 84 feet tall and is located on the southwestern portion of the property. In addition, there is an equipment compound that is proposed. The compound will be a wall compound. The tower is proposed to be a palm tree design.

DEVELOPMENT SERVICES COMMENTS:

This is a Type I conditional use permit for a communication tower. Communication towers in CB-1 are permitted as a Type I Conditional Use.

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 location of the tower is in an area that is commercial in nature. The closest residential property is more than 600 feet away. The location was selected by the applicant after a co-location site located at the corner of Continental and La Canada generated substantial neighbor concern. The applicant worked with the Green Valley Council to find additional sites that would meet the gap in coverage while minimizing adverse effects on neighboring property owners. Staff attended two meetings at the Green Valley Recreation Center as part of the process. There are no palm trees in the parking lot, but there are palm trees on the surrounding properties.

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