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# MEMORANDUM

## PUBLIC WORKS - DEVELOPMENT SERVICES

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**PUBLIC HEARING – December 9, 2015**

DATE: December 8, 2015

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P15CU00002 – ANTIGUA DE MEXICO - W. ORANGE GROVE RD.**  
(Centerline Solutions on behalf of Verizon Wireless – Applicant)  
Type I Conditional Use – Communication Tower

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**LOCATION:**

The subject property is located on the south side of Orange Grove Rd. The property is located approximately 600 feet east of the intersection of Orange Grove Rd and Camino de la Tierra. The site consists of a retail store. The property is zoned CB-1 (Local Business).

**SURROUNDING LAND USE OR CONTEXT:**

Properties to the west and east are also zoned CB-1. The other properties in the area are zoned CR-3 (Single Residence)

**PUBLIC COMMENT:**

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

**PREVIOUS CASES ON PROPERTY:**

There are no previous cases on the property.

**BACKGROUND INFORMATION**

This request is for a new communication tower on a commercial property. The proposed tower is approximately 50 feet with the palm fronds increasing to 54 feet. The tower is proposed to be on the southeast side of the property. In addition, there is an on the ground equipment area that is proposed to be added. To the east of the property is a large self-storage facility. The area on the south side of Orange Grove is lined with commercial businesses.

**DEVELOPMENT SERVICES COMMENTS:**

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

### **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. The applicant held a neighborhood meeting and no members of the public attended. In addition, staff has received no public comment on this case. The tower is located in an area that is commercial along a major street. The code does require that palm trees be located in the vicinity of the tower or additional ones shall be added. In this case there are no palm trees located onsite but there are palm trees in the vicinity on other properties.

c: Carmine DeBonis, Development Services Director  
Centerline, Applicant