



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

PUBLIC HEARING – January 13, 2016

DATE: January 11, 2016

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P15CU00003 HEIGHTS PROPERTIES LLP – N. ORACLE RD.**
(Pinnacle Consulting on behalf of Verizon Wireless – Applicant)
Type I Conditional Use – Communication Tower

LOCATION:

The subject property is located at the northeast corner of Oracle Rd. and Ina Rd. The site consists of vacant commercial property which was left over from the Oracle/Ina road widening project. The current owner also owns the property to the east which is a car repair business. The area is high intensity commercial. Oracle and Ina road has numerous commercial uses that line the streets. There are uses such as shopping centers, banks and restaurants in the immediate area. The property is zoned CB-1 (Local Business).

SURROUNDING LAND USE OR CONTEXT:

Property to the north, south and east are also zoned CB-1. Property to the west on the west side of Oracle Rd is in the Town of Oro Valley and is also commercial in nature.

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 on a commercial property. The proposed tower is 64 feet one inch tall and is located on the northeastern end of the property. In addition, there is an on the ground equipment area that is proposed to be added. Properties in all directions are commercial in nature.

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 area is commercial and the tower will not adversely affect neighboring properties in the area. In addition, there are large utility poles that line the east side of Oracle Rd. and the north side of Ina Rd. These utility poles appear to be approximately 70 feet in height. Lastly, there are numerous properties in the area that have existing palm trees. Properties to the north have numerous palm trees onsite, so the additional palm tree designed tower will blend in to the landscape.

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: **P15CU00004 ATCHLEY – W. SUNSET RD.**
(Ryan Rawson – Applicant)
Type I Conditional Use – Communication Tower/Utility Pole
Replacement

LOCATION:

The subject property is located on the north side of Sunset Rd. The site is approximately a half of a mile west of the intersection of Sunset Rd and Camino de Oeste. The property is zoned SR (Suburban Ranch).

SURROUNDING LAND USE OR CONTEXT:

All of the surrounding properties are also zoned SR.

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 communication tower/utility pole replacement on private property. The utility pole that is proposed to be replaced is approximately 43.5 feet tall. The new tower will be 59.5 feet tall. There is a proposed equipment area that will be located further back on the property near the existing residence.

DEVELOPMENT SERVICES COMMENTS:

This is a Type I conditional use permit for a communication tower/utility pole replacement. The standards that allow a utility pole replacement as a Type I Conditional Use permit 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 has been provided a copy of the plans. If the District has concerns, staff will provide the Hearing Administrator a copy of the concerns.

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 utility pole replacement and equipment area is located in an area that should not adversely affect neighboring property owners. The utility pole is setback over 30 feet from the front property line. In addition there are utility poles that run along the north and south sides of Sunset Rd. There are also utility lines that run along the east side of the subject property. The equipment area will be located further to the north. The equipment appears to be over 90 feet from the front property line. The closest residences are located almost 300 feet to the east and 400 feet to the north. To the south is an undeveloped subdivision. The applicant has provided coverage maps that clearly show there is a gap in coverage. Lastly, the applicant did a mailing and provided the neighboring property owners with a letter, before and after photo

sims, site plan and elevation pages. In my discussion with the applicant, they stated that no calls or input have been received. In addition, staff has not received any calls to date on the site.

c: Carmine DeBonis, Development Services Director
Ryan Rawson, Applicant



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TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P15CU00005 ARIZONA TELEPHONE CO. – S. SASABE HY.**
(Pinnacle Consulting on behalf of Verizon Wireless – Applicant)
Type I Conditional Use – Communication Tower

LOCATION:

The subject property is located west of the intersection of Sasabe Hy. and La Osa Ranch Rd. The property is approximately 1000 feet west of the intersection. The property is a small property owned by the Arizona Telephone Company. The site consists of communication equipment. The zoning on the property is IR (Institutional Reserve).

SURROUNDING LAND USE OR CONTEXT:

All of the surrounding properties are also zoned IR.

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 that is 50 feet tall. In addition, there is an on the ground equipment area that is proposed to be added. In discussions with the applicant this tower is different than most towers that are permitted through the conditional use permit process. This tower is to serve as a relay point for land line service that is in the area. It is staff's understanding that land line service in the area is sent to this tower and microwave antenna will send the call to another tower. This type of tower is critical to the area since Sasabe is a rural area with limited service options. Staff does not believe that any cellular communication antenna will be added to the tower.

DEVELOPMENT SERVICES COMMENTS:

This is a Type I conditional use permit for a communication tower. Communication towers in the IR zone are permitted as a Type I Conditional Use permit when the height of the tower is 50 feet or less.

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 tower is located in a rural area that has limited service options. The tower is setback over 1000 feet from the roadway and is not near residential homes. The tower site is already used for communication uses and the new tower will integrate into the site.

c: Carmine DeBonis, Development Services Director
Scott Quinn, Applicant