



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

PUBLIC HEARING – March 9, 2016

DATE: March 7, 2016

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P16CU00003 THORNYDALE RETAIL CENTER LLC – N.
THORNYDALE RD.**
(Centerline Solutions on behalf of Verizon Wireless – Applicant)
Type I Conditional Use – Communication Tower

LOCATION:

The subject property is located at the northwest corner of Thornydale Rd. and Linda Vista Bl. The site consists of commercial uses such as retail and a grocery store. In addition there are numerous satellite pads that are part of this complex. There are fast food restaurants, a bank and a coffee shop. The property is zoned CB-1 (Local Business).

SURROUNDING LAND USE OR CONTEXT:

Properties to the north and west are zoned CR-5 (Multiple Residence). Both of these properties are high density apartments with multiple buildings associated with each complex. Properties to the south and east is zoned SR (Suburban Ranch). The property to the south is a high school and the property to the east is vacant. The area surrounding this property is becoming much denser with residential uses.

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 large commercial property. The proposed tower is 59 feet tall and is located on the northern end of the property. The tower is proposed to be located behind the grocery store. In addition, there is an on the ground equipment area that is proposed to be added.

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. This area of town is experiencing growth with new homes and businesses proposed in the area. The tower is located behind the grocery store which will screen the site from the roadways. 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 many in the vicinity on adjacent properties.

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