



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

PUBLIC HEARING – February 8, 2017

DATE: February 2, 2017

TO: Jim Portner, AICP, Hearing Administrator

FROM: Miguel Velez, Building and Zoning Code Enforcement Inspector

SUBJECT: **P16CU00012 – APC Towers – S. SONOITA HWY.**
(APC Towers on behalf of Colton Noble and T-Mobile – Applicant)
Type I Conditional Use – Communication Tower

LOCATION:

The subject property is located at 19441 S. Sonoita Highway, approximately 1.4 miles east of S. Sonoita Highway and 6.6 miles south of E. Interstate 10. The site consists of an 8.2 acre lot with a single family residence and several detached accessory structures. The property is zoned RH (Rural Homestead).

SURROUNDING LAND USE OR CONTEXT:

The subject parcel is an 8.2 acre unsubdivided lot located in the Santa Rita Mountain foothills. The terrain of the parcel is steep and rocky, with the outstanding feature being a large rock outcrop that forms a peak for the area. The site location is a flat natural pad at the base of the outcrop. The surrounding properties are also zoned RH and are all unsubdivided lots. The surrounding area is generally characterized as either undeveloped or low-density rural development. There is an existing tower approximately .65 mile southeast of the site. However, it is a weather station tower, which is off limits to wireless carriers, and is also a location not capable of addressing the gap in the T-Mobile network.

PUBLIC COMMENT:

Staff has received no public comment on this case.

PREVIOUS CASES ON PROPERTY:

There are no previous cases on this property.

BACKGROUND INFORMATION

The structure on site is a single family residence permitted in 1976. In 2000, a permit in P00CP07814 was issued for an addition to the dwelling unit.

The current application request is to locate on site a new 50 foot multi-carrier wireless communication tower, with associated ground equipment compound. The proposed tower can be color matched to blend in with the surrounding terrain. Applicant indicates the site location at the base of the rock outcrop will mitigate the existence and minimize the visual impact of the cell tower.

DEVELOPMENT SERVICES COMMENTS:

This is a Type I conditional use permit for communication towers under 50 feet in height. Communication towers under 50 feet in height in the RH zone are permitted as a Type I Conditional Use permit. Applicant indicates the site location at the base of the rock outcrop will mitigate the existence and minimize the visual impact of the cell tower. Staff conducted a site inspection to evaluate conditions and determined the characteristics of the site are consistent with the applicant's assessment.

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 with the following conditions:

- 1. The proposed tower be located on the flat pad of the base of the rock outcrop section of the property in order to minimize the visual impact of this unit.*
- 2. The proposed tower is 50 feet can be color matched to blend in with the surrounding terrain to minimize visual impact.*

c: Carmine DeBonis, Development Services Director
APC Towers, Colton Noble and T-Mobile, Applicant