



MEMORANDUM

PUBLIC HEARING – May 24, 2017

DATE: May 15, 2017
TO: Jim Portner, AICP, Hearing Administrator
FROM: Janet Emel, Senior Planner
SUBJECT: **P17CU00002 – PIMA COUNTY (RIGHT-OF-WAY) – W. VALENCIA RD**
Type I Conditional Use – Cellular Tower (Monopole)

LOCATION:

The subject site is located within the right-of-way (north side) of Valencia Road. The property is zoned GR-1 (Rural Residential).

SURROUNDING LAND USE OR CONTEXT:

The site is immediately surrounded on all sides by GR-1-zoned right-of-way for Valencia Road. The properties to the north, south and east are also zoned GR-1, and further west is zoned CB-1 (Local Business Zone). To the north is federally owned, undeveloped property. To the south across Valencia Road is the parking area for the Casino del Sol Resort and Casino.

PUBLIC COMMENT:

To date staff has received no calls on the case. No written protests have been received to date.

BACKGROUND INFORMATION

The request is for a Type I Conditional Use Permit to locate a 39½ foot in height small cell wireless communication facility (monopole) with an antenna and remote radio in the Valencia Road right-of-way. The applicant states, "this site is being proposed to fill a gap in coverage and offload capacity at overused and heavily trafficked sites nearby. Every Wireless Communication Facility has a maximum capacity data it can transmit or number of callers it can handle at a single moment in time. Due to the demand in this area, this site is being proposed." The pole was chosen to match, in height and material, the existing utility poles along Valencia Road. The applicant states alternative sites and colocation were pursued, with this proposal deemed best.

DEPARTMENT OF TRANSPORTATION AND REGIONAL FLOOD CONTROL DISTRICT

The Department of Transportation and Regional 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 Cultural Resources and Historic

Preservation Division of the Office of Sustainability and Conservation 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 will match existing utility poles along the right-of-way of Valencia Road. No negative effects are expected. The applicant will be required to obtain approval of a right-of-way use permit and lease agreement prior to construction.

c: Carla Blackwell, Development Services Director



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DATE: May 15, 2017
TO: Jim Portner, AICP, Hearing Administrator
FROM: Janet Emel, Senior Planner
SUBJECT: **P17CU00003 – THALMA LLC – W. INA ROAD**
Type I Conditional Use – Adaptive Reuse

LOCATION:

The subject property is located on the north side of W. Ina Road, one lot east from Leonardo Da Vinci Way, and approximately 1/3 mile east of La Canada Drive. The property is zoned CR-1 (Single Residence).

SURROUNDING LAND USE OR CONTEXT:

The site is surrounded on all sides by CR-1 zoning. To the north, east, and west are residences. To the south directly across Ina Road are two churches with a third church on the southwest corner of Ina Road and Leonardo Da Vinci Way. Further east (two lots over) on the north side of Ina Road are TR-zoned offices.

PUBLIC COMMENT:

To date staff has received no calls on the case. No written protests have been received to date.

BACKGROUND INFORMATION

The request is for a Type I Conditional Use Permit to allow a “rejuvenation center” or spa (massage, facials, hair services) as an “Adaptive Reuse” of an existing residence.

“Adaptive Reuse” is a provision of the Pima County Zoning Code that allows the reuse of a single-family residence along a designated “Major” street for a use other than residential while maintaining the residential appearance. Ina Road is a designated “Major” street. Adaptive Reuse is intended to provide transitional uses that acknowledge the difficulty of retaining residential uses along heavily trafficked routes, the desire to buffer abutting residences and to avoid strip commercial development. Adaptive Reuse is intended to protect existing neighborhoods and preserve the residential aesthetic along major streets. All Adaptive Reuse submittals require approval of a Type I Conditional Use Permit.

The development standards for an Adaptive Reuse are a minimum lot size of 36,000 sq. ft., no more than six residential-looking parking spaces located on the lot are allowed, and no more than one commercial vehicle. One non-illuminated monument sign not to exceed four square feet in area and four feet in height is allowed. The conditions of an Adaptive Reuse include: reuse shall not cause any sustained, unpleasant or unusual noises or vibrations or noxious fumes or odors, or cause any traffic congestion in immediate neighborhood; the residential character of the structure and the overall property must be maintained; any remodeling has to be consistent with

the residential character; removal of vegetation is not allowed unless for safety or maintenance; and equipment or storage must be done in a way consistent with residential use. Additionally, the hearing administrator may impose limitations on business and delivery hours of operation and may require submittal of a development plan. If approved, every three years the terms of the conditional use permit will be evaluated.

The applicant proposes operating hours of 8 am - 6 pm. The residential layout of the existing property will be maintained. Four parking spaces are shown in the front and two spaces in the rear with access onto Ina Road.

The subject property has been permitted before for home occupations such as jewelry appraisal-design-repair (2002) and a hair studio (2013).

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STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the conditional use request. The request meets the intent of the Adaptive Reuse provision. The proposed layout of the reuse matches the existing residential use of the property.