



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

PUBLIC HEARING – November 8, 2017

DATE: November 7, 2017

TO: Jim Portner, AICP, Hearing Administrator

FROM: Artemio Hoyos, Senior Planner

SUBJECT: **P17CU00012 PARKER – W. DOGTOWN ROAD**
(Richard C. Parker – Applicant)
Type I Conditional Use – Ultralight Airstrip

LOCATION:

The subject property is located at 6500 W. Dogtown Road, approximately one (1) mile southwest of the Mission Road/Dogtown Road intersection. The property is zoned RH (Rural Homestead).

SURROUNDING LAND USE OR CONTEXT

The area is all zoned RH and can be classified as rural with very low density residential surrounding the site. Adjacent properties are undeveloped, vacant, and are approximately 4 to 20-acre unsubdivided lots. Asarco mines are located northeast and east of the subject property and are adjacent (and parallel) to S. Mission Road, with the nearest mine being a little over a mile away.

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 proposed use is an ultralight airstrip for a relatively undisturbed, vacant 5.96-acre lot. The access to the property is on W. Dogtown Road, a dirt road. The driveway and all areas associated with the project are proposed to be on a dirt surface. There are no close neighbors and proposed hours of operation will be day and twilight only. Limitations of Light Sport Aircrafts (LSA) and additional performance specifications (attached) provide the support for applicable zoning requirements for the private ultralight facility.

DEVELOPMENT SERVICES COMMENTS

This is a Type I conditional use permit for an ultralight airstrip. The property meets the minimum site area of five (5) acres. Approximately 30% of the parcel is in the Hillside Development Zone (HDZ) and portions of the proposed landing strip is located within the HDZ. At the time of grading and construction, the applicant will need to consult with the Site Development staff to discuss HDZ and grading requirements. Additionally, the entire site is within the Conservation Lands System (CLS) Multiple Use Management Area (MUMU). Conservation Guidelines require at least 66 2/3 percent of the total acreage of lands within the MUMA designation shall be conserved as undisturbed natural open space.

A site plan will be required at the time of permitting and development. Key features required include runway and approach-departure corridors (as defined by the FAA); aircraft parking, maintenance and fueling areas; fencing, screening and safety barriers; and accessory structures and equipment, including fire-fighting equipment.

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 any development or grading 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 (520) 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 condition:

- **A site plan be completed at the time of permitting and development as required for ultralight airstrips in accordance with section 18.57.040(B)(3)(c) of the Pima County Zoning Code.**

cc: Carla Blackwell, Development Services Director
Richard C. Parker, Applicant