



---

# MEMORANDUM

## PUBLIC WORKS - DEVELOPMENT SERVICES

---

**PUBLIC HEARING – September 26, 2017**

DATE: September 25, 2017

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Chief Zoning Inspector

SUBJECT: **P17CU00006 – CHURCH OF ST FRANCIS IN FOOTHILLS  
METHODIST – E. RIVER RD.**  
(Nancy Smith for Crown Castle– Applicant)  
Type I Conditional Use – Communication Tower

---

**LOCATION:**

The subject property is located at 4625 E. River Rd. The property is a church that is located on the northwest corner of Swan Rd. and River Rd. The site consists of two properties that are approximately 6.75 acres. The property is zoned CR-1 (Single Residence).

**SURROUNDING LAND USE OR CONTEXT:**

The subject parcel is an 6.75 acre unsubdivided site located in the Foothills north of Tucson. The proposed location is a flat area on the northern property where there are other existing communication towers. The surrounding properties to the north and east are also zoned CR-1. Properties to the south and west are zoned SR (Suburban Ranch).

**PUBLIC COMMENT:**

Staff has received one email voicing their objection to the tower. In addition the applicant did hold a neighborhood meeting.

**PREVIOUS CASES ON PROPERTY:**

Other towers have been permitted on this site. Most of the existing towers are 34 feet in height and appear to have existed for many years.

**BACKGROUND INFORMATION**

The proposed site is communication tower that is designed as a palm tree. There are existing palm trees in the area which are located on properties to the east and west. The proposed site, while new, will result in an existing tower in the compound to be removed. This new tower will assist in providing better communication coverage since the older tower is no obsolete.

The applicant did hold a neighborhood meeting and it appears that there were five signatures on the sign in sheet. Four of the five signatures voiced support for the tower with one attendee in opposition.

**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 SR 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 tower appears to be proposed in an area that minimizes impact to neighbors. In addition, this tower is replacing an existing tower that currently exists on site.

- c: Carla Blackwell, Development Services Director
- Nancy Smith, Applicant



---

# MEMORANDUM

## PUBLIC WORKS - DEVELOPMENT SERVICES

---

**PUBLIC HEARING – September 26, 2017**

DATE: September 25, 2017

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Chief Zoning Inspector

SUBJECT: **P17CU00008 FRYAR COLBY & DUNHAM-FRYAR RACHEL –  
S. THREE WELLS CT.**  
(Colby Fryar – Applicant)  
Type II Conditional Use – Retail Shop

---

**LOCATION:**

The subject property is located at 16115 S. Three Wells Ct. the property is located on the Southwest corner of Sahuarita Rd. and Three Wells Ct. The property is zoned RH (Rural Homestead).

**SURROUNDING LAND USE OR CONTEXT:**

The property is located with frontage along Sahuarita Rd. The area can be classified as rural with low density residential surrounding the site. Homes in the area are located on 4.13 acres and most streets are dirt. All of the surrounding properties are also zoned RH and are all unsubdivided lots.

**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 selling storage sheds from an existing graded arena on the property. The access to the property is on a dirt road. The driveway and all area associated with the project is proposed to be on a dirt surface.

**DEVELOPMENT SERVICES COMMENTS:**

This is a Type II conditional use permit for a retail shop. Staff is generally supportive of the

use by has concerns that should be addressed. One of the major reasons that staff is supportive of the request is that it fronts on Sahuarita Rd. This is a major east/west street that is paved. The applicant site is on the Southwest corner where Sahuarita Rd and Three Well Ct. intersect. With that being said, when staff visited the site, it was noticed that the road is dirt and not ideally maintained. In addition, the driveway access the property is more primitive than the road. In addition, there is a concern about dust generation occurring with cars accessing the property to purchase or view sheds that will be located in the existing area.

### **DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL**

The Department of Transportation will not review this project as needed during the development plan process. The Flood Control District will review this project as needed during the development plan 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**

While staff is supportive of this type of use, there are concerns that staff must raise. Normally, commercial projects are required to go through the development plan process which requires review and installation of onsite and offsite improvements such as parking, paving, access issues, landscaping and drainage. As part of the conditional use process the Hearing Administrator and the Board of Supervisors can waive or limit this requirement. Normally this is in circumstances where substantial improvements exist and the Development Plan would be an unnecessary burden and not needed. In this case, there is limited to no infrastructure that exists on site and no plan is in place to meet or generally meet the requirements. While staff recommends **APPROVAL** of the conditional use permit, staff is proposing a condition:

- **Requirement that a development plan is submitted.**

c: Carla Blackwell, Development Services Director  
Colby Fryar, Applicant