




MEMORANDUM

PUBLIC HEARING – July 20, 2022

DATE: July 13, 2022

TO: Jim Portner, AICP, Hearing Administrator

FROM: Anita McNamara, AICP, Senior Planner 

SUBJECT: **P22CU00004 PERRY – W. ARIVACA ROAD**
(Commnet - Applicant)
(Michael A. Perry and Ruth E. Perry - Owners)
Type I Conditional Use – Replacement Communication Tower

LOCATION:

The subject property is located approximately one mile north of Arivaca on the west side of W. Arivaca Road, approximately 300 feet north of the intersection of W. Ranger Road and W. Arivaca Road and addressed as 16798 W. Arivaca Road. The subject property consists of 2.49 acres and is zoned RH (Rural Homestead).

SURROUNDING LAND USE OR CONTEXT:

The surrounding area is very rural containing sparsely developed properties and is zoned (RH) Rural Homestead. The adjacent parcel to the south, under the same ownership as the subject property, has a small restaurant. Beyond the restaurant to the south is County owned conservation land. Uses further south on the east side of W. Arivaca Road, are a church and a building used formerly used a bar/restaurant. W. Arivaca Road is designated as a scenic major route in the Major Streets and Routes Plan.

PUBLIC COMMENT:

As of the writing of this report staff has received no comments.

PREVIOUS CASES ON PROPERTY:

Case number P21-03-003 for the Arivaca Communications Tower was recommended for approval by the Planning and Zoning Commission after the March 25, 2003 hearing and approved by the Board of Supervisors on July 1, 2003.

BACKGROUND INFORMATION

Section 18.07.030.H.2.e.13 of the Pima County Zoning Code allows the replacement of an existing communication tower with an approved Type I Conditional Use Permit when the proposed height of the new tower is less than five feet taller than the existing tower.

This request for a Type I Conditional Use is to replace the existing 96-foot tall wood pole communication tower constructed in 2003 with a new 100-foot tall monopole. The new tower itself is proposed to contain the existing Commnet antennas from the existing tower, in

addition to new AT&T antennas to provide service for first-responders. Associated activities include replacing fencing, gates, overhead lines, and transformers, relocating existing equipment within the fenced area, and increasing the leased area from 12 feet by 25 feet to 25 by 30 feet.

Section 18.07.030.H.2.d requires that towers in rural and residential zones and within 200 feet of a designated scenic route be of stealth design. Stealth elements of the proposed tower include a desert tan finish for the monopole and dark brown privacy slats in the fencing.

FLOOD CONTROL DISTRICT

The District has reviewed the site conditions and has no objection.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of this conditional use subject to standard conditions of Section 18.07.030.H.

c: Tom Drzazgowski – Chief Zoning Inspector
Commnet – Applicant