



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

PUBLIC HEARING – October 11, 2017

DATE: October 10, 2017

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Chief Zoning Inspector

SUBJECT: **P17CU00009 – WONG FAMILY LP – N. THORNYDALE RD.**
(Shirley Crowder for Verizon Wireless – Applicant)
Type I Conditional Use – Communication Tower

LOCATION:

The subject property is located at 9602 N. Thornydale Rd. The property is a large vacant site that is in the early stages of a rezoning. The rezoning is to allow single family residences to be constructed on the site. The property is located at the northeast corner of Thornydale Rd. and Linda Vista. The site consists of two properties that are approximately 77 acres. The property is zoned SR (Suburban Ranch).

SURROUNDING LAND USE OR CONTEXT:

The surrounding properties to the north also zoned SR. Properties to the south are zoned CB-1 (Local Business). Properties to the south are zoned numerous different zones ranging from higher density residential to low density.

PUBLIC COMMENT:

Staff has received one call on the project. The caller wanted to ensure that the tower was located far enough back from Thornydale so that it would not interfere with any future road widening improvements. The tower location will not interfere with future projects. It should be noted that hundreds of notices have been sent on this conditional use permit.

PREVIOUS CASES ON PROPERTY:

There is an existing comprehensive plan amendment on the property and a rezoning that is in process for the entire site.

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 apartment complex properties that are located to the west of the site.

The applicant did hold a neighborhood meeting and sent information to neighboring property owners. Staff provided the notice list that the applicant used for the mailing.

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 has reviewed the project. The condition below is proposed to ensure that the applicant is aware that there may be additional requirements as a result of the site being in or near FEMA mapped area and riparian area. While it should not prevent the issuance of building permits, additional requirements may apply during building permitting.

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 WITH CONDITIONS** of the conditional use request. The tower appears to be in an area that minimizes impact to neighbors. In addition, this area of the county is experiencing new residential subdivisions. There are many new projects under construction and more proposed that will increase the number of residents in the area. With many new households not having a landline, optimal cell service is critical. Below is the one condition that staff proposes.

“The proposed site is in or near FEMA mapped area and Riparian Habitat. The tower may be subject to additional requirements during the permit process.”

- c: Carla Blackwell, Development Services Director
Shirley Crowder, Applicant