



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: October 20, 2015

Title: P21-15-014 - Cornwell Truck Repair LLC - S. Burcham Av. - Type III Conditional Use Permit

Introduction/Background:

Proposal is to add a new communication tower. The tower is proposed at 65 feet in height and is located in an area that is generally industrial in nature.

Discussion:

The new tower is proposed to replace an existing pole that is to be removed. The tower to be removed is approximately 1.2 miles to the north.

Conclusion:

The new tower will provide service in the area.

Recommendation:

The Pima County Hearing Administrator recommends approval of the conditional use permit. On motion, the Planning and Zoning Commission voted 8-0 to approve the conditional use permit for the communication tower.

Fiscal Impact:

None

Board of Supervisor District:

- 1
- 2
- 3
- 4
- 5
- All

Department: Pima County Development Services - Planning Telephone: 724-6675

Department Director Signature/Date: *[Signature]* 9/25/2015

Deputy County Administrator Signature/Date: *[Signature]* 10/1/15

County Administrator Signature/Date: *[Signature]* 10/1/15



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Ramon Valadez, Supervisor, District #2
FROM: Arlan M. Colton, Planning Director
DATE: September 28, 2015
SUBJECT: P21-15-014 CORNWELL TRUCK REPAIR LLC. – S. BURCHAM AV.
(Conditional Use – Type III – Communication Tower)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY, OCTOBER 20, 2015** hearing.

REQUEST: Conditional Use – Communication Tower

OWNER: Cornwell Truck Repair LLC
4885 W. Calle Don Antonio
Tucson, AZ 85757

AGENT: Coal Creek Consulting (Declan Murphy)
1525 N. Hayden Rd. Suite 100
Scottsdale, AZ 85257

DISTRICT: 2

STAFF CONTACT: Tom Drzazgowski

PUBLIC COMMENT TO DATE Staff has received no public comment on this case.

HEARING ADMINISTRATOR RECOMMENDATION: APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.

PLANNING AND ZONING COMMISSION RECOMMENDATION: APPROVAL WITH STANDARD AND SPECIAL CONDITIONS. (8-0, Commissioners Neeley and Gavin were absent)

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The subject property is located outside the Maeveen Marie Behan Conservation Land System.

CP/TD/ar
Attachments



PIMA COUNTY

DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: P21-15-014

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FOR OCTOBER 20, 2015 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan M. Colton, Planning Director *AMC*
Public Works-Development Services Department-Planning Division

DATE: September 28, 2015

ADVERTISED ITEM FOR PUBLIC HEARING

CONDITIONAL USE PERMIT
COMMUNICATION TOWER

P21-15-014 CORNWELL TRUCKING REPAIR LLC – S. BURCHAM AV.
Request of Coal Creek Consulting (on behalf of T-Mobile), on property located at 7002 S. Burcham Av., in the CR-3 Zone, for a conditional use permit for a communication tower, in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. On motion, the Planning and Zoning Commission vote 8-0 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITION.** (Commissioners Neeley and Gavin were absent.) The Hearing Administrator recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITION.**
(District 2)

Planning and Zoning Commission Hearing (August 26, 2015)

The Planning & Zoning Commission hearing on this case took place on August 26, 2015. At same, the Commission heard the applicant's presentation and queried both the applicant and staff on numerous particular details of the application. No (0) members of the public appeared to speak on the matter.

Issues explored at length by the Commission included: 1) whether or not there were multiple wireless carriers overlapping their coverage in the same area; 2) the meaning of the word "decommissioned" as it pertained to the existing tower that is being replaced by the proposed one; 3) if the applicant's search for tower sites including seeking co-location opportunities; and 4) the cost of constructing a new tower compared to co-locating on an existing tower.



Board of Supervisors Memorandum

P21-15-014

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FOR BOARD OF SUPERVISORS OCTOBER 20, 2015 PUBLIC HEARING

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Jim Portner, Hearing Administrator

DATE: August 31, 2015

DOCUMENT: P21-15-014

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING

Request of Coal Creek Consulting (on behalf of T-Mobile), on property located at 7002 S. Burcham, in the **CR-3 Zone**, for a conditional use permit for a communication tower, in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. (District 2)

CASE PARTICULARS

This is a Type III Conditional Use Permit request for a new sixty-five foot (65') tall monopole **communications tower** and attendant on-the-ground equipment cabinets with security fence. The tower will have an approximately 8' tall panel antennae array near its top. The tower is also designed with the structural capacity for co-location by other wireless carriers. Camouflage is proposed by simply painting the tower to be a flat gray color. There is an absence of any tall trees or palms within the surrounding context. The on-the-ground equipment will be contained within a compound that is surrounded by a 6' tall cyclone security fence.

The proposed tower is located approximately 350' east of S. Craycroft Road and approximately 200' south of the Interstate 10 frontage Road. The tower site lies within privately held property that contains an established semi-truck repair and maintenance business (Cornwell Truck Repair). The tower structure would be constructed near the southeast corner of the property. To the adjacent east is vacant desert land. To the south is a small number of mobile home residences. Across S. Craycroft Road, to the west, is the existing Manheim Tucson facility. Approximately ½ mile to the southwest is the Los Reales Landfill.

SUMMARY OF THE PLANNING & ZONING COMMISSION PUBLIC HEARING

The Planning & Zoning Commission hearing on this case took place on August 26, 2015. At same, the Commission heard the applicant's presentation and queried both the applicant and staff on numerous particular details of the application. No (0) members of the public appeared to speak on the matter.

Issues explored at length by the Commission included: 1) whether or not there were multiple wireless carriers overlapping their coverage in the same area; 2) the meaning of the word "decommissioned" as it pertained to the existing tower that is being replaced by the proposed one; 3) if the applicant's search for tower sites including seeking co-location opportunities; and 4) the cost of constructing a new tower compared to co-locating on an existing tower.

After discussing all of the above and closing the public hearing, the Commission voted 8-0 (motion by Matter, seconded by Membrilla; Commissioners Neeley and Gavin being absent) to recommend APPROVAL of this CUP request to the Board of Supervisors, subject to the Hearing Administrator's suggested conditions as follows:

Standard Conditions (per the Pima County Zoning Code)

1. Adherence to all requirements of Section 18.07.030.H and Section 18.07.040.A.4 (General Regulations and Exceptions) of the Pima County Zoning Code.

Special Conditions

1. The new top height of the tower shall not be more than sixty-five feet (65') to the highest point of the structure.
2. The proposed monopole tower and all antennae mounted on it shall be a flat gray, non-reflective color.
3. All associated cabling, etc. necessary to serve the antennae shall be painted the same non-reflective gray color as the tower and antennae.
4. The monopole tower shall be located on the property as shown on the submitted Development Plan (DP); the on-the-ground equipment area compound shall be located and secured as shown on the same DP.

HEARING ADMINISTRATOR'S CONSIDERATIONS

This request proposes a new sixty-five foot (65') monopole tower and attendant fenced on-the-ground equipment compound. The petitioner is not proposing any special camouflage such as a palm tree, pine tree, or saguaro cactus and is intending that the tower simply be a non-reflective gray color. The Hearing Administrator finds this approach to be acceptable given the largely industrial character of the surroundings. Furthermore, there are no palm trees (or other tall trees) in the vicinity.

Wireless Service Coverage and “Gap” Considerations

The Federal Telecommunications Act of 1996 encourages all new wireless installations that introduce or enhance reliable wireless coverage in those areas where a “gap” in coverage or service-quality presently exists.

The applicant’s submitted propagation plots indicate that the proposed site will essentially duplicate/replace the coverage formerly provided by a prior T-Mobile tower that has been decommissioned. In this regard, the new tower fills the gap in coverage that has resulted from the prior decommissioned site.

Comprehensive Plan Considerations

The Pima County Comprehensive Plan places the subject property and all surrounding parcels in the *Urban Industrial (UI)* category, the purpose of which is “to designate adequate area for industrial uses that, if properly located and regulated, are compatible with certain types of commercial activities, but generally incompatible with residential uses.”

The subject property is an established semi-truck repair and maintenance facility, and other commercial uses generally characterize the surrounding area (Manheim Tucson, the Triple-T Restaurant and Truck Stop, etc.). The proposed tower use is not found to be inconsistent with the above *Urban Industrial* comprehensive plan designation.

Zoning and Land Use Considerations

The subject parcel is zoned CR-3. The surrounding properties are a mix of CI-1, CB-2, CMH-1, and CR-3. There are some existing mobile home residences the south, but the area is generally commercial/industrial in nature, featuring services and business that benefit from and/or support the Interstate 10 corridor.

HEARING ADMINISTRATOR’S RECOMMENDATION

After visiting the subject property and after considering all of the above and reviewing the applicant’s submitted materials, the Hearing Administrator found the proposed **new sixty-five foot (65’) communications tower**, with attendant on-the-ground equipment compound, to be an acceptable use on the subject property and within the surrounding context. It is clear that the proposed tower fills a gap in wireless coverage.

It was therefore the recommendation of the Hearing Administrator that the Planning & Zoning Commission recommend **APPROVAL** of this Type III conditional use permit, subject to the following Standard and Special Conditions:

Standard Conditions (per the Pima County Zoning Code)

1. Adherence to all requirements of Section 18.07.030.H and Section 18.07.040.A.4 (General Regulations and Exceptions) of the Pima County Zoning Code.

Special Conditions

1. The new top height of the tower shall not be more than sixty-five feet (65') to the highest point of the structure.
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4. The monopole tower shall be located on the property as shown on the submitted Development Plan (DP); the on-the-ground equipment area compound shall be located and secured as shown on the same DP.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDPC Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

- Important Riparian Areas — 95% undisturbed natural open space
- Biological Core Management Areas — 80% undisturbed natural open space
- Special Species Management Areas — 80% undisturbed natural open space
- Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The subject site is located **OUTSIDE OF** the Maeveen Marie Behan Conservation Lands System.

Biological Impacts Report

On July 17, 2001, the Board of Supervisors adopted Ordinance No. 2001-103, which requires the applicant's notice to the US Fish and Wildlife Service (USFWS) staff regarding the pending matter, and staff commentary on biological resources and development impacts of the subject site and proposal.

Staff Commentary on Biological Impacts

Staff has reviewed this application and finds that: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) that it would not be in conflict with the Regional Environmental Policies of the 2015 Pima Prosper Comprehensive Plan Update. The site in question has already been disturbed by past commercial/industrial activity through its existing operation as a truck repair and maintenance business. The proposed tower would be located amongst this existing business's complex of metal buildings. Vegetation on this site is non-existent.

Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The subject property is not located within an area that is designated as Proposed Critical Habitat nor Draft Recovery Area. This site is not within the Priority Conservation Area (PCA) for this species.

Western Burrowing Owl. The subject property is not within the Priority Conservation Area (PCA) for the Western Burrowing Owl.

Pima Pineapple Cactus. The subject property is located within an area that is low quality habitat for the Pima Pineapple cactus. The property is on the eastern edge of the Priority Conservation Area (PCA) for this species. The tower is located on the eastern portion of the property that is outside of the PCA.

Needle-Spined Pineapple Cactus. The subject property is located within an area that is outside the known range of the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

STAFF REPORT TO THE BOARD OF SUPERVISORS

P21-15-014 --- CORNWELL TRUCK REPAIR, LLC - S. SONOITA HIGHWAY

August 31, 2015

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DEPT. OF TRANSPORTATION RECOMMENDATION

The Department of Transportation will review this project as need be during the permitting process.

attachments

cc: Carmine DeBonis, Director, Development Services
Yves Khawam, Chief Building Official
Arlan Colton, Planning Official
Carmine DeBonis, Chief Zoning Inspector
Cornwell Truck Repair, LLC, Property Owner
Coal Creek Consulting (for T-Mobile), c/o Declan Murphy, Applicant

**PIMA COUNTY DEVELOPMENT SERVICES REPORT TO THE
PIMA COUNTY PLANNING & ZONING COMMISSION**

CASE: **P21-15-014**
CORNWELL TRUCK REPAIR, LLC – S. BURCHAM AVENUE

OWNERSHIP: Cornwell Truck Repair, LLC
7002 S. Burcham Avenue
Tucson, AZ 85756

APPLICANT: Coal Creek Consulting (on behalf of T-Mobile)
c/o Declan Murphy
1525 N. Hayden Road – Suite 100
Scottsdale, AZ 85257

LOCATION: The proposed tower is located approximately 350' east of S. Craycroft Road and approximately 200' south of the Interstate 10 frontage Road. The tower site lies within privately held property that contains an established semi-truck repair and maintenance business (Cornwell Truck Repair). The tower structure would be constructed near the southeast corner of the property. To the adjacent east is vacant desert land. To the south is a small number of mobile home residences. Across S. Craycroft Road, to the west, is the existing Manheim Tucson facility. Approximately ½ mile to the southwest is the Los Reales Landfill..

REQUEST: This is a Type III Conditional Use Permit request for a new sixty-five foot (65') tall monopole **communications tower** and attendant on-the-ground equipment cabinets with security fence. The tower will have an approximately 8' tall panel antennae array near its top. The tower is also designed with the structural capacity for co-location by other wireless carriers. Camouflage is proposed by simply painting the tower to be a flat gray color. There is an absence of any tall trees or palms within the surrounding context. The on-the-ground equipment will be contained within a compound that is surrounded by a 6' tall cyclone security fence.

PETITIONER'S STATEMENT REGARDING THE TYPE OF USE PROPOSED

“Proposed new Wireless Communication Facility (WCF) designed to accommodate multiple carriers.”

PETITIONER'S STATEMENT REGARDING NEED AND COMPATIBILITY

“The proposed WCF is necessary to address a Deficiency/GAP in service in the T-Mobile network. The proposed WCF location will be far removed from any residences. The homes immediate to the south have been purchased by Pima County and will soon be vacated.”

The petitioner has provided a complete submittal package, including the required “Supplemental Information” sheet, together with various supporting materials, coverage/propagation plots, before & after photo simulations and a development/site plan.

HEARING ADMINISTRATOR’S CONSIDERATIONS

This request proposes a new sixty-five foot (65’) monopole tower and attendant fenced on-the-ground equipment compound. The petitioner is not proposing any special camouflage such as a palm tree, pine tree or saguaro cactus and is intending that the tower simply be a non-reflective gray color. The Hearing Administrator finds this approach to be acceptable given the largely industrial character of the surroundings. Furthermore, there are no palm trees (or other tall trees) in the vicinity.

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The subject property is an established semi-truck repair and maintenance facility, and other commercial uses generally characterize the surrounding area (Manheim Tucson, the Triple-T Restaurant and Truck Stop, etc.). The proposed tower use is not found to be inconsistent with the above *Urban Industrial* comprehensive plan designation.

Zoning and Land Use Considerations

The subject parcel is zoned CR-3. The surrounding properties are a mix of CI-1, CB-2, CMH-1, and CR-3. There are some existing mobile home residences the south, but the area is generally commercial/industrial in nature, featuring services and business that benefit from and/or support the Interstate 10 corridor.

HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property and after considering all of the above and reviewing the applicant's submitted materials, the Hearing Administrator finds the proposed **new sixty-five foot (65') communications tower**, with attendant on-the-ground equipment compound, is an acceptable use on the subject property and within the surrounding context. It is clear that the proposed tower fills a gap in wireless coverage.

It is therefore the recommendation of the Hearing Administrator that the Planning & Zoning Commission recommend **APPROVAL** of this Type III conditional use permit, subject to the following Standard and Special Conditions:

Standard Conditions (per the Pima County Zoning Code)

1. Adherence to all requirements of Section 18.07.030.H and Section 18.07.040.A.4 (General Regulations and Exceptions) of the Pima County Zoning Code.

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conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

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Staff Commentary on Biological Impacts

Staff has reviewed this application and finds that: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) that it would not be in conflict with the Regional Environmental Policies of the 2015 Pima Prosper Comprehensive Plan Update. The site in question has already been disturbed by past commercial/industrial activity through its existing operation as a truck repair and maintenance business. The proposed tower would be located amongst this existing business's complex of metal buildings. Vegetation on this site is non-existent.

Facts Confirmed by the Pima County Geographic Information System (GIS)

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Western Burrowing Owl. The site is not within the Priority Conservation Area (PCA) for the Western Burrowing Owl.

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Needle-Spined Pineapple Cactus. The subject property is located within an area that is outside the known range of the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

DEPT. OF TRANSPORTATION RECOMMENDATION

The Department of Transportation will review this project as need be during the permitting process.

attachments

cc: Carmine DeBonis, Director, Development Services
Yves Khawam, Chief Building Official
Arlan Colton, Planning Official
Carmine DeBonis, Chief Zoning Inspector
Cornwell Truck Repair, LLC, Property Owner
Coal Creek Consulting (for T-Mobile), c/o Declan Murphy, Applicant



**PIMA COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

201 N. Stone Avenue, 1st Floor
Tucson, Arizona 85701-1207

CARMINE DeBONIS
Director

Phone: (520) 740-6520
FAX: (520) 798-1843

MEMORANDUM

TO: Members of the Pima County Planning & Zoning Commission

FROM: Jim Portner, Pima County Hearing Administrator

SUBJECT: **P21-15-014 – CORNWELL TRUCK REPAIR, LLC – S. BURCHAM AVE.
Type III Conditional Use Permit Request for a Sixty-five Foot (65') Tall
Communications Tower**

DATE: August 11, 2015

This memorandum is intended to assist the members of the Planning & Zoning Commission in its evaluation of the above-referenced Type III request for a new communications tower. Per the Federal Telecommunications Act of 1996, twenty-one (21) criteria were established which can be considered by the local zoning authority in its decision to approve or deny such requests.

These twenty-one criteria are listed below (in *italics*), with a brief commentary on each for the Commission's consideration:

1. *Amount of compliance with permit requirements.* A Type III CUP is required because this is a request for a new, free-standing communications tower that exceeds fifty feet (50') in height.
2. *Staff approval or disapproval.* Not applicable; the Type III CUP process calls for a recommendation by the Hearing Administrator to the P&Z, then a recommendation by the P&Z to the Board of Supervisors, and then a final decision by the Board. The Hearing Administrator's recommendation has been provided via a separate staff report.

3. *Zoning approval or disapproval.* Not applicable; same comment as Item 2 above. This site is zoned CR-3 (Residential).
4. *Other towers in the same zoning classification.* Several other towers have previously been approved in Pima County within residential zoning districts, including SR, CR-1, and CR-4. This would be the first tower approved in CR-3. The existing use on the property is not residential. It is a legal non-conforming use as a semi-truck repair and maintenance business.
5. *Other towers in other zoning classifications.* Pima County has previously approved towers in the SH, GR-1, RH, SR, CR-1, and CR-4 residential zones, in the CB-1 and CB-2 business zones, and in the PI industrial zone.
6. *Amount of neighborhood opposition and whether it is substantial and supported by factual evidence.* There has been no neighborhood opposition, either written or verbal, received by staff on this request at the time this Memorandum's preparation.
7. *Type of neighborhood opposition.* None received to date.
8. *Nature of neighborhood opposition, whether aesthetic, etc.* Not applicable, per above.
9. *Amount, type, and nature of evidence offered by wireless provider.* Contained within application packet; additional information may be sought by the Commission at hearing.
10. *Expert testimony.* None to date.
11. *Height of tower.* The height of the proposed monopole tower is sixty-five feet (65') to its highest point.
12. *Color of tower.* The tower is proposed as a non-reflective flat gray color.
13. *Possibilities of camouflage.* It is the Hearing Administrator's position that camouflaging of the tower through the use of a faux palm, pine tree, or saguaro cactus is unnecessary given the surrounding context. The project is in the vicinity of S. Craycroft Road and Interstate 10 and has an established industrial character, along with a small number of mobile home residences in the vicinity. There are no tall trees, palms, etc. in the area.
14. *Service coverage issues; such as whether a gap would be created that would impede emergency service.* See applicant "Supplemental Information" materials Items #4, the applicant's existing/proposed coverage maps, and the Hearing Administrator's staff report, wherein the existing and proposed coverage characteristics are discussed. In short, there is a gap in T-Mobile coverage due to the fact that a former T-Mobile tower

(approximately one mile north, near the Pima Air Museum) has been decommissioned. The proposed tower is a replacement facility to fill the resultant gap and to provide the coverage formerly provided by the prior tower.

15. *Alternative sites explored.* See applicant “Supplemental Information” materials Item #5. Alternative sites within the desired coverage area were considered and all were rejected for various reasons.
 16. *Possibilities for co-location on an existing tower.* See applicant “Supplemental Information” materials Item #6. There is limited existing verticality in the area and no opportunities for co-location. There is an existing nearby communications tower, approximately 45’ to 50’ tall, but its height is insufficient to satisfy the coverage needs of the applicant and appears to not possess the structural requirements to accommodate a second antennae array.
 17. *Possibilities for more, shorter towers.* See applicant “Supplemental Information” materials Item #7, where it is indicated that the requested tower is already shorter than most towers within the I-10 corridor.
 18. *Provision for tower removal.* See applicant “Supplemental Information” materials Item #8, wherein it is stated that T-Mobile is responsible for removing the tower once it is no longer operative.
 19. *Possibilities for this tower serving as a co-location site for other providers.* See applicant “Supplemental Information” materials Item #9. The tower has been designed to provide co-location capacity for other wireless carriers, subject to satisfying their antennae height requirements.
 20. *Time taken to make the decision (by the local zoning authority).* This item is before the Commission for the first time at its August 26, 2015 public hearing. Federal law encourages a timely response by the local zoning authority. It is recommended that the Commission vote on their formal recommendation to the Board of Supervisors at the August 26, 2015 meeting.
 21. *Government contracts with the wireless provider.* The applicant that T-Mobile has contracts with governmental agencies.
-

PLANNING AND ZONING COMMISSION

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a hearing on Wednesday, August 26, 2015, at 9:00 a.m. in the Board of Supervisors' Hearing Room, first floor, 130 W. Congress Street, Tucson, Arizona on the following:

P21-15-014 CORNWELL TRUCKING REPAIR LLC – S. BURCHAM AV.

Request of Coal Creek Consulting (on behalf of T-Mobile), on property located at 7002 S. Burcham Av., in the CR-3 Zone, for a conditional use permit for a communication tower, in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. (District 2)

There will be additional cases heard at this hearing.

Individuals with disabilities who require accommodations, including auxiliary aids or services, for effective participation and communication in the meeting may call the Planning Division at (520) 724-9000 at least one week prior to the meeting. Our meeting site is wheelchair accessible.

If you have any questions regarding this hearing, you may come to the Zoning Enforcement Division, Public Works Building, 201 N. Stone Avenue, First Floor, Tucson, Arizona, or telephone 724-6675.

Tom Drzazgowski, Deputy Chief Zoning Inspector

Pima County Development Services Department

PH40830 – Cornwell's Truck Repair



ZONING ENFORCEMENT DIVISION
201 N. Stone Avenue, 1st Floor
Tucson, Arizona 85701-1207
(520) 740-6675

APPLICATION FOR COMMUNICATION TOWER CONDITIONAL USE PERMIT

OWNER: CORNWELL TRUCK REPAIR LLC PHONE: 520 790 7990

ADDRESS: 4885 W CALLE DON ANTONIO CITY: TUCSON ZIP: 85757

APPLICANT (if not owner) Declan Murphy (Coal Creek Consulting for T-Mobile) PHONE: 602 326 0111

ADDRESS: 1525 N Hayden Road, Suite 100 CITY: Scottsdale AZ ZIP: 85257

PROPERTY ADDRESS: 7002 S Burcham Ave, Tucson AZ 85756 ZONE: CR-3

TAX CODE(S): 140-37-1280

LEGAL DESCRIPTION: See attached

TOWNSHIP, RANGE SEC.: 15S, 14E, 13

BASE MAP: 2726' LOT DIMENSIONS: 115' x 50' Approx LOT AREA: 0.13 acres

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC): Proposed new Wireless Communication Facility
(WCF) designed to accomodate multiple carriers

STATE THE REASONS WHY THE USE IS PROPOSED AND WHY YOU THINK IT WOULD BE COMPATIBLE WITH THE SURROUNDING AREA:

The proposed WCF is necessary to address a Deficiency/GAP in Service in the T-Mobile Network. The proposed WCF
location will be far removed from any residences. The homes immediate to the South are been purchased by Pima
County, and will soon be vacated

ESTIMATED STARTING DATE: September 2015 ESTIMATED COMPLETION DATE: October 2015

THE FOLLOWING DOCUMENTS ARE REQUIRED:

1. Preliminary Development Plan
 - a. 5 copies are needed for Type I (In accordance with Pima County Fee Schedule)
 - b. 25 copies are needed for Type II (In accordance with Pima County Fee Schedule)
 - c. 40 copies are needed for Type III (In accordance with Pima County Fee Schedule)(*Make check payable to Pima County Treasurer*)
2. Assessor's Map showing location and boundaries of the property.
3. Assessor's Property Information showing ownership of the property.
4. Letter of Authorization if applicant is not the owner
5. Floor Plan that pertains to interior access or use if required
6. Biological Impact Report ** - For Type 2 or 3 permit requests

I, the undersigned, represent that all the facts in this application are true to the best of my knowledge.

<u>Declan Murphy</u>	6-5-15
Signature of Applicant	Date
Declan Murphy	602 326 0111
Print Name	Applicant Phone Number

Applicant agrees to provide staff with written proof of notice to the United States Fish and Wildlife Service of this conditional use request at least 15 days prior to the date of the public hearing. Failure to do so may result in cancellation of the public hearing. In addition, the applicant or authorized representative must appear in person at the public hearing to present the request, otherwise the case may be dismissed.

Please initial here: _____

OFFICE USE ONLY

Case #: P21-15-014 Case Title: Cornwell Truck Repair LLC - S. Burcham Av.
Type: III Fee: _____ Receipt Number: _____ Hearing Date: 8/20/15
Notification Area: 300 Sections: _____
Zoning Approval: _____
Special Conditions: _____

A request for continuance of an advertised application or a change in original request by applicant, must be accompanied by an additional fee.

**** Applicant should consult with Pima County Planning staff to determine the extent to which this requirement applies to the subject property. The Biological Impact Report pertains to expected impacts on endangered and threatened species as identified in the Sonoran Desert Conservation Plan.**

APPLICATION FOR CONDITIONAL USE PERMIT

PH40830 – Cornwell's Truck Repair
7002 S Burcham Ave, Tucson AZ 85756
APN: 140-37-1280

**SUPPLEMENTAL INFORMATION REQUIRED FOR COMMUNICATION TOWER
REQUESTS**

The Federal Telecommunications Act of 1996 requires local governments to address certain issues relating to the placement, construction and modification of wireless communication facilities, including cell towers, when reviewing conditional use permit requests. Hence, applicants must provide information on each of the following items as a part of their conditional use permit application.

1. Height & color of tower.

The height of the proposed monopole structure will be 65' A.G.L. The color of the structure and antennas will be flat gray.

2. Certification that tower will comply with all FAA, FCC and other applicable regulations.

Please see attached FAA/FCC documents.

3. Possibilities of camouflage

T-Mobile's RF Engineers have established that a structure height of 65' is required to address the Gap in coverage in this area, particularly the immediate stretch of I-10. Monopole Structures similar to what's been proposed are common along I-10, and are necessary to provide adequate freeway coverage. The proposed structure is setback sufficiently from I-10.

4. Service coverage. (Is there an existing gap in coverage that presently impedes regular or emergency telephone service? If so, how will that gap be improved by the proposed tower or utility pole replacement? Provide propagation maps showing coverage gap before and after tower placement.)

T-Mobile does currently have a GAP in coverage in the immediate area, as a result of the recent removal of the T-Mobile wireless site on the ANG property, and as evidenced in the attached before and after coverage maps.

5. Alternative sites explored. (Describe the alternate sites considered, including utility pole replacements, and explain in detail the reasons for their rejection. Be specific and thorough.)

T-Mobile has pursued a number of other possible locations along I-10 to place a Wireless Facility, but none are as ideal as the subject property from an environmental/neighborhood impact standpoint. The subject property is far removed from residential. There are no existing utility poles available for co-location within the service GAP area.

6. Possibilities for co-location on an existing tower. (Provide information on the existing towers in the coverage area and list the reasons why each co-location is not feasible.)

There are no existing towers in the service GAP area available for co-location. Existing utility poles do not provide sufficient height to address the Gap in Coverage.

7. Possibilities for more, shorter towers.

The proposed height is necessary for T-Mobile to address the current Gap in service. The structure being proposed is lower in height than many existing currently servicing I-10 in Pima County, and throughout the State. The proposed structure can accommodate additional carriers in the future, and eliminate the need for additional structures along this region of I-10.

8. Provisions for tower removal.

T-Mobile will be responsible for the removal of the structure if the site becomes unused or no longer needed.

9. Possibilities of tower serving as a co-location site for other wireless providers.

The height/design of the proposed structure will allow future carriers to collocate.

10. Government contracts with the wireless provider.

T-Mobile has contracts to provide service to Government Entities

Sincerely,



Declan Murphy

Coal Creek Consulting LLC for T-Mobile

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Scottsdale, AZ 85257

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Email: dmurphy@coal-creek.com
