



MEMORANDUM

EXTRA 284
539
172
478

DATE: April 11, 2006

TO: Zoning Administration Division
DSD Zoning Review Section

FROM: Walter Tellez
Zoning Administrator

SUBJECT: LUC 3.5.4.20.C.4, Cell Towers in the SCZ, Gateway Route, HPZ, ERZ, and HDZ
Land Use Code: Zoning Administrator Determination

LUC 3.5.4.20.C.4 restricting new towers within 400 feet of a designated Scenic Route or Gateway Route, within a designated Historic Preservation Zone, Environmental Resource Zone, or on a protected peak or ridge as identified in a Hillside Development Zone applies to private property, public property and any right-of-ways. This determination applies to private commercial uses on public property, which is subject to and not exempt from the LUC, and which we regularly apply to other governmental entities. The lease agreement with the wireless provider makes it clear that it is a lease, and not a franchise or license. This is not subject to the City Manager waiver approach.

s:zoning administration/za determination/LUC 3.5.4.20.doc



MEMORANDUM

539
419

DATE: November 29, 2004

TO: Zoning Administration Division
DSD Zoning Review Section

FROM: Walter Tellez
Zoning Administrator

SUBJECT: LUC 2.5.5, C-3; LUC 5.3.9 Special Exception; Tohono Tadaí Transit Center
Monopole
Land Use Code: Zoning Administrator Determination

The City of Tucson proposed 50 foot high monopole at the Tohono Tadaí Transit Center is to be used to transmit City of Tucson data (dispatching) and video public safety information. It is not a "Distribution System" and not subject to LUC regulations applicable to new telecommunication cell towers.

s:zoning administration/za determination/LUC 2.5.5.doc



MEMORANDUM

539
480

DATE: July 16, 2004

TO: Zoning Administration Division
DSD Zoning Review Section

FROM: Walter Tellez
Zoning Administrator

SUBJECT: LUC 5.4.3 Special Exception, Full Notice Procedure
Land Use Code: Zoning Administrator Determination

The Zoning Examiner Legislative Procedure allows for the withdrawal of a case at “any time”. However, once the Mayor and Council have opened deliberations on the matter, any withdrawal must be with their consent.

s:zoning administration/za determination/LUC 5.4.3.doc



The Sunshine City

CITY OF TUCSON

CITY HALL
P.O. BOX 27210
TUCSON, ARIZONA 85726-7210

DEPARTMENT OF PLANNING
791-4505 • 791-4571 • 791-4541
FAX (520) 791-4130 OR 791-2663

539
481

August 22, 2001

Linda S. Morales, AICP
The Planning Center
110 South Church, Suite 1260
Tucson, AZ 85701

Subject: 840 Block East Broadway Boulevard, I-1/C-1 - Proposed Blood Plasma Center
Land Use Code (LUC) Information

Dear Ms Morales:

Thank you for your letter dated August 2, 2001. The subject site is located at the southeast corner of Euclid and Broadway (approximately addressed 840 E. Broadway) and split zoned C-1 and I-1. The project proposes to locate on that portion of the site zoned I-1 a new plasma collection center. You are requesting confirmation that LUC Section 3.5.4.8.C.2 (Special Exception Land Use in the I-1 zone) is applicable to the project as stated. Additionally, you request clarification as to whether or not the current site could be newly split so as to allow the project its own property.

The Planning Department, and the City Attorney's Office, has reviewed your letter and zoning regulation in question. This particular regulation requires a minimum setback of 300' be provided between the project's property lines and all nearby residentially zoned boundaries or from the property lines of any nearby elementary or secondary school. Staff considers this regulation to be quite clear in that the reference to "property lines" is to be taken and applied literally (i.e. from the property lines of the project and not to the project buildings, etc.). Additionally, if the current site is split so as to provide the project its own property, the new property must be of sufficient size to contain all the elements of the project (e.g. the building, parking, loading, landscaping, and ingress/egress areas, etc.) Otherwise, this particular setback may still be required by staff to be measured from the property lines of the original site. Please note that a copy of this letter must be attached to the project's site plan when submitted to the Development Services Department (DSD), 201 North Stone Avenue for the zoning compliance review process. If you have any further questions concerning this zoning matter, please contact Wayne Bogdan or myself at 791-4541.

Sincerely,

Walter Tellez
Zoning Administrator

s:zoning/2001/840broad.doc
cc: Michael McCrory, City Attorney's Office

E-Mail: comments_planning@ci.tucson.az.us • Website: <http://www.ci.tucson.az.us/planning>

red. out P
6.5.3.1'

I-1 zone - 2.7.2
C-1 . 2.2.3
Spec Excep = 3.5.4.8.C.2

q