

# TMWA Lemmon Valley Water Tank

## Replacement SUP (WSUP23-0030)



WC Board of Adjustment  
Meeting  
November 2, 2023



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME



# Location

Southeast of the  
Intersection of  
Lemmon Valley  
Drive & Deodar Way

APN 080-730-08

1.0± Acre

Existing TMWA  
Water Tank

Surrounded by  
Private Property  
(1200 Estates Road)





Lemmon Drive & Deodar Way



Lemmon Drive Heading South



Lemmon Drive & Palace Drive

# Proposed Request

## Special Use Permit (SUP) with Modifications to Standards

### Existing Tank:

- Constructed ~1970
- 440,000 Gallon Tank
- 56' diameter, 25'-11" high
- Accessed via dirt road

### Proposed Tank:

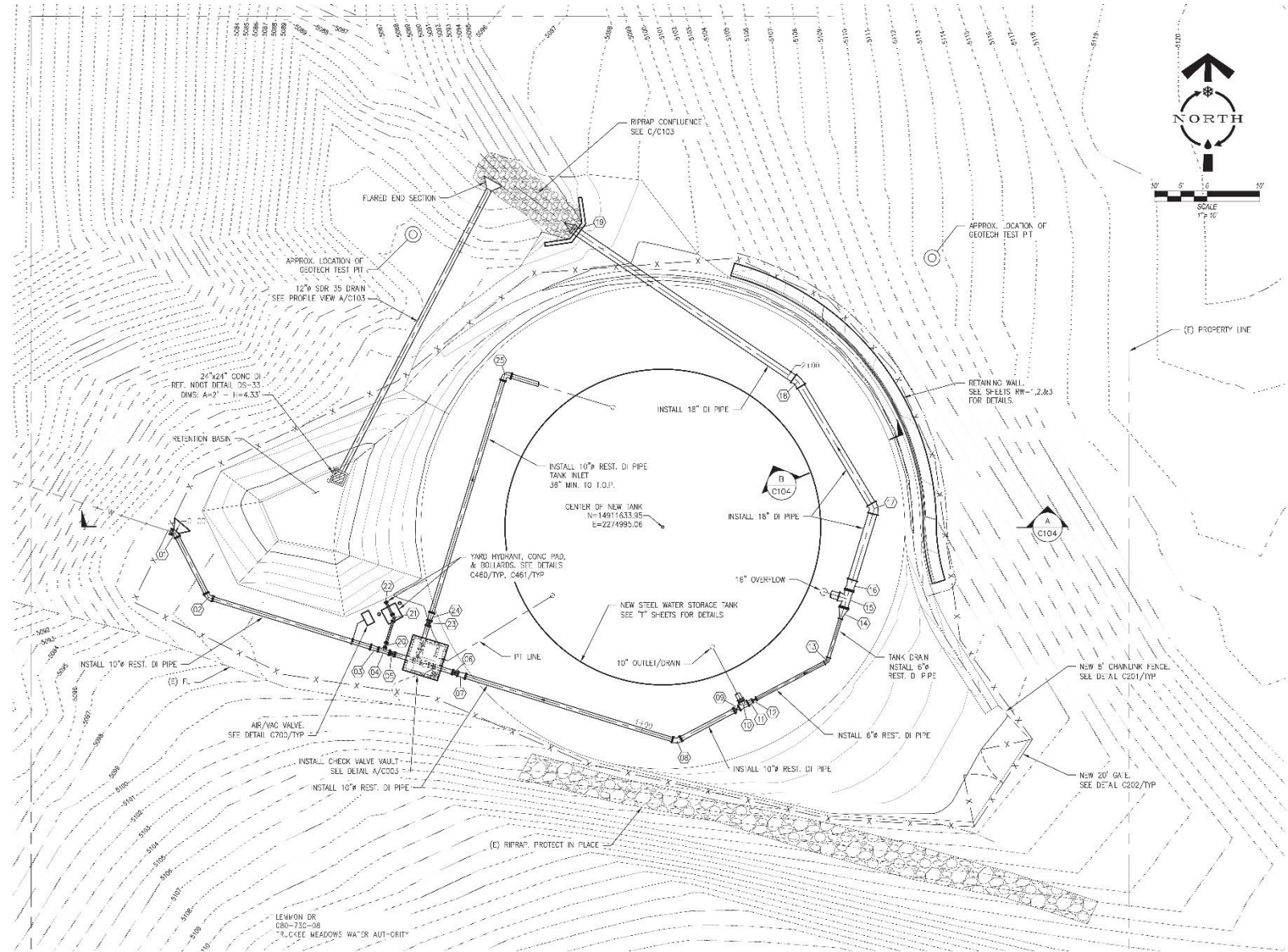
- 500,000 Gallon Tank
- 60' diameter, 28'-8" feet high
- Maintain same access road
- Minor site improvements
- Restore native veg. to undeveloped land





# Proposed Request to Modify Standards

- **Parking Surface –**  
Section 110.410.25 (E)
- **Screening –**  
Section 110.412.40 (d)
- **Landscape –**  
Section 110.412.40



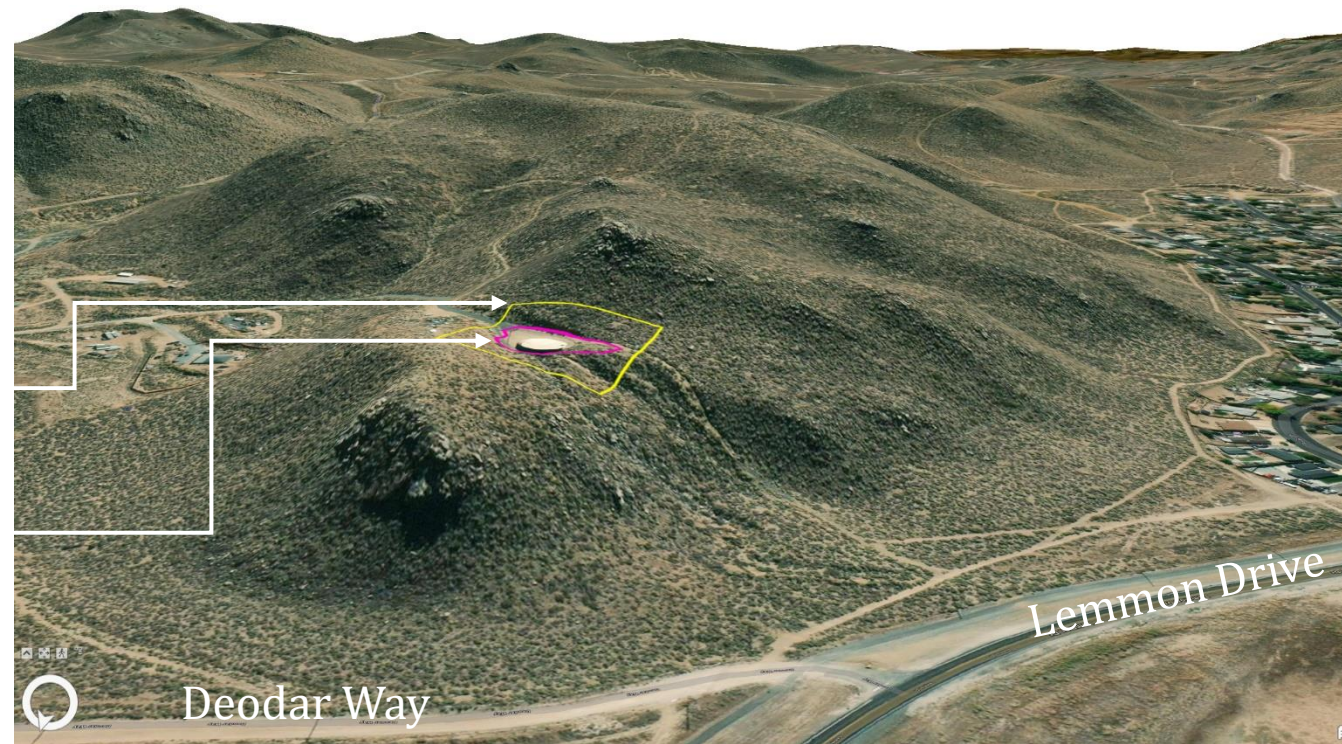
# Request to Modify Standards – Parking/Screening

## Parking

- **Requires:** Solid/Asphalt surface
- **Proposed:** Compacted gravel
  - Less impervious surface
  - Only temp. parking (maintenance)
  - 16' road allows parking on side

## Screening

- **Requires:** Fence to be along property boundary (Yellow)
- **Proposed:** Fence around disturbed area (Pink)
  - Less visible from surrounding properties
  - Less disturbed area



# Request to Modify Standards – Screening



**Required:**  
Solid 6ft Fence

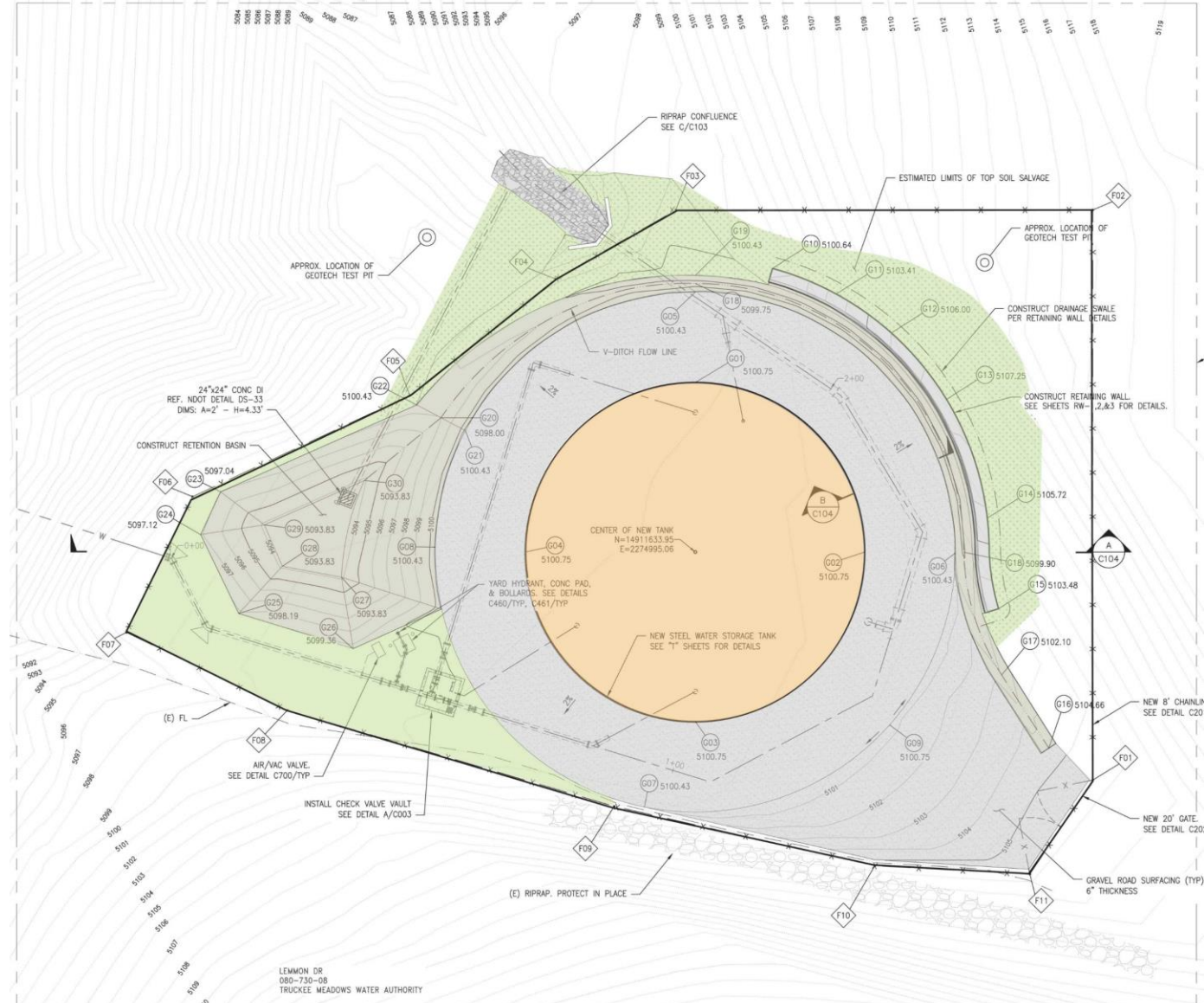


**Proposed:**  
Chain link 8ft fence with barbed wire



# Request to Modify Standards - Landscape

- Additional area of disturbance: **±3,700 sq. ft**
- **Required** formal landscape: **±740 sq. ft. (20% disturbed area)**
- **Proposed** area of revegetation: **±1,500 sq. ft.**
  - Less visible from surrounding properties
  - Adjacent resident not visible from site
  - Help blend the tank with natural landscape



# Proposed Request Review

## **Special Use Permit:**

Use allowed through approval of SUP

## **Modification to Standards:**

Minimize visual impact to surrounding neighborhood

## **WC Staff:**

In agreement with the proposed request and can make all of the required findings

