



APPLICATION

Case Number DRB-18-04 (T18SA00179)

Date Accepted: 4/30/218

PROPERTY LOCATION INFORMATION

Property Development (Project) Name (IF APPLICABLE): MIRAMONTE MIXED USE DEVELOPMENT

Property Address: 3250 E SPEEDWAY BLVD, 3260 E SPEEDWAY BLVD, 3250 E 2ND ST

Applicable Area/Neighborhood/Overlay: MIRAMONTE NEIGHBORHOOD ASSOCIATION, MS&R

Zoning: C-2, C-3, R-3 Historic Status: N/A

Legal Description: A PORTION OF LOTS 1, 2, 3 & BLOCK 1 OF SPEEDWAY PLACE, BOOK 4, PAGE 47 AND LOTS 1, 2, 3, A & BLOCK 1 OF ENCANTO PARK, BOOK 8, PAGE 27.

Pima County Tax Parcel Number/s: 12513002E, 12512079B, 12512075A

Site and Building Area (sq ft): 112,603 SQ FT (PROPOSED SITE AREA), 55,870 SQ FT (PROPOSED BUILDING AREA)

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT NAME: A. PHELAN, ENVELOPE A+D

EMAIL: LEXIE@ENVELOPEAD.COM

PHONE: (510) 447-2041 FAX: ()

ADDRESS: 2212 6TH ST, BERKELEY, CA 94710

PROPERTY OWNER NAME (If ownership in escrow, please note): SMDSK PI LLC

PHONE: (858) 459-3900 FAX: ()

PROJECT TYPE (check all that apply):
 New building on vacant land
 New addition to existing building
 Change of use to existing building
 New building on developed land
 Other EXISTING BLDG. NEEDS PERMITS

Related Permitted Activity Number(s): DP17-0169

DESCRIPTION OF USE: MIXED USE DEVELOPMENT WITH 37 APARTMENT UNITS

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

[Signature] [Signature] 4/19/18
SIGNATURE OF OWNER/APPLICANT Date



SUBMITTAL REQUIREMENTS

PLEASE PROVIDE THE FOLLOWING MATERIALS IN THIS ORDER:

✓	1. Application form (signed by the Property Owner or Authorized Agent – include letter of authorization).
	2. Written summary of neighborhood meeting with sign in sheet and agenda (if applicable).
✓	3. Project statement outlining scope of work.
✓	4. UDC compliance review comments (obtained at the 1 st floor).
✓	5. Pima county assessor’s record parcel detail and record map.
✓	6. Color aerial photograph of subject property (if applicable).
✓	7. Color, labeled photographs of project site existing conditions (north, south, east and west elevations of all structures on the property) and surrounding area (if applicable).
	8. Color photographs of precedent examples in surrounding area, labeled with property addresses and keyed on the aerial photograph (if applicable).
✓	9. Site Plan (and landscape plan and floor plans if applicable) drawn to scale at 11”x17”, folded*, prepared in accordance to Section 2-06.0.0, in the Administrative Manual.
	10. Elevations (and contextual elevations if applicable) drawn to scale at 11”x17”, folded*, dimensions, proposed materials (if applicable) prepared in accordance to Section 2-06.0.0.
✓	11. Samples , cut sheets and/or photographs of the type, color and texture of the proposed materials (if applicable).
✓	12. PDF of all above listed items (number of hard copies may be required).
✓	13. Applicable fees (payable to City of Tucson).
	14. (Other)

*For 11” X 17” format “z” fold as follows: With plan face up bring right side to left side (text to text), align edges and crease right edge. Bring top corner of open edge (top panel only) down to center of right folded edge (creates a diagonal edge on left), align and crease.

Additional application materials may be required at the time of your meeting with staff.

Refer to Supplemental Information per review process for material instructions, etc.

For Zoning and Subdivision review, the Unified Development Code (UDC) applies to this application. If you feel the Land Use Code (LUC) should apply, please consult with Zoning review staff. Applicable timeframes can be provided at your request or found in Administrative Manual Sec. 3-02 or found on our website at <http://cms3.tucsonaz.gov/pdsd>. For information about applications or applicable policies and ordinance, please contact us at (520) 791-5550.

By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.



CASE INFORMATION

(To be completed by PDSD staff at pre-application meeting)

CASE INFORMATION

Case Number (E.g. HPZ-14-11, IID-15-01): DRB-18-04/DDO-18-42

Related Permitted Activity Number(s): DP17-0169

Review Process (E.g. HPZ, DDO, IID – Major/Minor): DRB- Landscape Modification request

Applicable Fees:

Pre-Application Accepted by: Kelly Lee and Mark Castro

Pre-Application Meeting scheduled for:

Additional Notes:

Next Steps (E.g neighborhood meeting, recommendation from T-PCHC PRS, Design Professional, etc.):

Case Number Issued: DRB - 18 - 42

Related Case No. - -

Design Review Board (DRB) APPLICATION

Submit application by appointment, to 201 N. Stone, 2nd Floor North side.

PROPERTY INFORMATION:

PROJECT NAME: MIRAMONTE MIXED USE DEVELOPMENT

(For example: Al's Bar & Grill, Jones Residence Carport Addition, or Palo Verde Shopping Center, etc.)

PROJECT ADDRESS: 3250 E SPEEDWAY BLVD, 3260 E SPEEDWAY BLVD, 3250 E 2ND ST

(NOTE: If the site is vacant ask Pima Co. Addressing, 201 N. Stone, for an Administrative Address)

ZONING OF PROPERTY: C-2, C-3, R-3 (For example: R-1, C-2, I-1 or R-1/C1 Authorized, etc.)

PROJECT TYPE (check all that apply):

- | | |
|---|--|
| <input checked="" type="checkbox"/> New building on vacant land | <input type="checkbox"/> New building on developed land |
| <input type="checkbox"/> New addition to existing building | <input type="checkbox"/> Change of Use to existing building |
| <input checked="" type="checkbox"/> Existing building needs permits | <input type="checkbox"/> Modification to façade of existing building |

Other (Explain) _____

APPLICANT INFORMATION:

AGENT (The person processing the application and who staff will send mailings to):

NAME: A. PHELAN, ENVELOPE A+D

ADDRESS: 2212 6TH ST, BERKELEY, CA

ZIP: 94710

PHONE: (510) 447 - 2041 **FAX:** () _____ - _____

[PROPERTY OWNER/S (If ownership in escrow, please note):

NAME: SMDSK PI LLC

ADDRESS: 1228 PARK ROW, LA JOLLA, CA

ZIP: 92037

PHONE: (858) 459 - 3900 **FAX:** () _____ - _____

[SIGNATURE OF PROPERTY OWNER]:





Planning & Development Services Department
 201 N. Stone Avenue
 PO Box 27210
 Tucson, AZ 85726
 (520) 791-5550

Letter of Agency/Authorization

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: 04.17.2018

To:
 City of Tucson
 Planning & Development Services Department
 Zoning Administration Division
 PO Box 27210
 Tucson, AZ 85726

Planning & Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: A. PHELAN, ENVELOPE A+D Phone: 510.447.2041

Applicant's Address: 2212 6TH ST, BERKELEY, CA 94710

To submit a Design Development Option (DDO) application on my behalf.

The subject property located at:	3250 E SPEEDWAY BLVD, 3260 E SPEEDWAY BLVD, 3250 E 2ND ST
Assessor's Parcel Number:	12513002E, 12512079B, 12512075A
Printed Name of Owner of Record:	SMSDK PI LLC
Address of Owner of Record:	1228 PARK ROW, LA JOLLA, CA 92037
Phone Number of Owner of Record:	858.459.3900
Signature of Owner of Record: (must be original signature)	

Activity Number: _____ DDO Case Number: **DDO** - _____ - _____

Permit Review Details

Permit Detail

Permit: DP17-0169

Parcel: 12512079B

Addresses:

3256 E SPEEDWAY BL

Review Status: **Completed**

Review Details

Show **100** entries

Search:

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
3/29/2018	JPEELDA1	COT NON-DSD	FIRE	Reqs Change	D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15' (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.
3/29/2018	ZELIN CANCHOLA	COT NON-DSD	TDOT	Approved	None

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
3/29/2018	GARY WITTWER	COT NON-DSD	TDOT	Reqs Change	<p>1. Please provide better notes on the irrigation plan to preserve the City's irrigation lines and wires along Speedway</p> <p>2. Please add the attached notes for planting in the ROW.</p> <p>Gary Gary.Wittwer@tucsonaz.gov</p> <p>City of Tucson Department of Transportation Standard Notes for Planting in ROW</p> <ol style="list-style-type: none"> 1. It is the owner's responsibility to keep the Sight Visibility Triangles (SVT), and the pedestrian access area clear of vegetation at all times, per Land Use Code (LUC) section. 2. It is the owner responsibility to keep a 5' wide by 7' tall clear pedestrian access open across the entire property. 3. It is the owner responsible to keep vegetation from growing past the curb line clear, and keep a 15' high clear zone over the travel lane. 4. Final plant locations must be in compliance with all utility setback requirements. 5. The owner understands that if the City of Tucson Transportation Department or any utility company needs to work within the ROW in the landscaped area, plants and irrigation may be destroyed without replacement or repair. 6. The owner takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities. 7. The only private irrigation equipment that is allowed within the ROW are lateral lines, tubing and emitters that are not under constant pressure. All other equipment must be on private property. (excluding water meter) 8. Contractor to obtain a Right Of Way permit prior to construction within the right-of-way.

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
3/29/2018	GARY WITTWER	COT NON-DSD	TDOT	Reqs Change	<p>***See attachment for Standard Notes for Planting in ROW.***</p> <ol style="list-style-type: none"> 1. Please take a close look at the SVT at Speedway for east bound traffic. You have tree mesquite trees very close together - this may be a SVT issue. 2. Ironwoods adjacent to the sidewalk along Speedway. (would be ok if they were standard trees) You have called them out to be low branching. This may be an issue with peds. 3. Please add notes to landscape and irrigation plans to preserve and protect the existing City irrigation lines. We also need a note for them to be sleeved at the driveway. (there may also be control wires at this location to be sleeved) 4. If you have not already added the COT standard notes for planting in ROW - Please add them. See attached. <p>Let me know if you have questions,</p> <p>Gary</p>
3/29/2018	LOREN MAKUS	ENGINEERING	REVIEW	Reqs Change	<ol style="list-style-type: none"> 1. Provide the correct contact information for the IVR and online inspection request systems. 2. Clearly dimension existing sidewalk. Sidewalk in the right of way that is less than 4 feet wide must be replaced with 5- or 6-foot wide sidewalk. 3. Provide recordation for right-of-way acquired from the city. 4. Correct the matchline reference on sheet 33. 5. The proposed grading adjacent to the existing building as shown in detail 3 on sheet 13 doesn't clearly demonstrate positive drainage away from the building. Provide slope information and spot grades to demonstrate ADA compliance and positive drainage. 6. Show roof drainage directions and locations. Primary roof drains cannot be directed onto sidewalks. 7. Provide cut and fill quantities on the plan.
3/29/2018	DAVID RIVERA	HC SITE	REVIEW	Approved	None

3/29/2018 Task End Date	ANDREW CONNOR Reviewer's Name	LANDSCAPE Type of Review	REVIEW Description	Reqs Change Status	Comment
					<p>UNIFIED DEVELOPMENT CODE</p> <p>4.1 Identification and Descriptive Data</p> <p>A. All improvements and site information, such as adjacent rights-of-way and property lines, shown on the landscape plan will be identical in size and location to those shown on the base plan (site plan or tentative plat). Should amendments be required to the base plan through the review process, the same amendments will be made to the landscape plan which will then be resubmitted along with the base plan.</p> <p>Include DDO or Board of Adjustment case numbers on the lower right hand corner of each sheet.</p> <p>This entire project will need to meet current code requirements.</p> <p>a) DDO will be necessary for any replacements of landscape requirements.</p> <p>b) A BOA variance will be necessary for removal of any elements.</p> <p>Street Landscape Borders</p> <p>To enhance the visual appearance of the streetscape, a street landscape border is required in accordance with Table 7.6.4-1 along the street frontage of a site as follows, except as provided in Section 7.6.4.C.4, Exceptions to the Landscape Border Standards:</p> <p>7.6.4. LANDSCAPE STANDARDS:</p> <p>Street landscape borders are required along all street frontages.</p> <p>Street Landscape Borders</p> <p>a. Minimum Width</p> <p>Street landscape borders must be a minimum of ten feet wide as measured from the street property line. On streets designated as Major Streets and Routes (MS&R), the street landscape border must be measured from the future MS&R right-of-way line as determined by Section 5.4.4, Establishment of MS&R Right-of-Way Lines and Gateway Routes.</p> <p>c) Portions of Landscape border along Speedway and 2nd Street are not 10' measured from street property line.</p> <p>d) Large portion of the street landscape buffer along Camino Miramonte is not measure according to above criteria.</p> <p>e) Parking spaces are located within required buffer area along Camino Miramonte</p> <p>f) No landscape buffer or screening is proposed along 1st St.</p> <p>Located on Site</p> <p>Street landscape borders must be located entirely on site, except that, if approved by the City Engineer or designee, up to five feet of the required ten foot width may be placed within the adjacent right-of-way area or</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>within the Major Streets and Routes (MS&R) right-of-way area on MS&R streets.</p> <p>Portions of the required landscape buffer along Speedway are located entirely within the Public ROW.</p> <p>Use of the Public Right-of-Way</p> <ol style="list-style-type: none"> 1. The landscaping is approved by the City Engineer or designee and complies with the City Engineer's standards on construction, irrigation, location, and plant type; 2. All vegetation complies with the standards of Section 7.6.4, Landscaping Standards; and, 3. The landscaping does not interfere with the use of the sidewalk. <p>Provide written approval for use of ROW for required landscaping to be placed within public right-of-way.</p> <p>7.6.5. SCREENING STANDARDS</p> <p>The purpose of screening is to provide visual barriers, noise reduction, and to provide privacy.</p> <p>A. When Required</p> <p>Screening for individual land uses and zones must be provided as determined in Table 7.6.4-1 and in addition to the required landscape borders. Screening is not required between similar uses in accordance with Table 7.6.4-1.</p> <p>A 30" screen is required to screen vehicle use area from adjacent streets. No screening is indicated along Camino Miramonte for proposed parking.</p> <p>Ensure that all Zoning and Engineering comments and concerns are addressed prior to landscape approval.</p> <p>Additional comments may apply.</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
3/29/2018	JENNIFER STEPHENS	PIMA COUNTY	ADDRESSING	Approved	<p>Good Afternoon,</p> <p>DP17-0169/ Camino Miramonte / 2nd Submittal is Approved by Pima County Addressing.</p> <p>Thank you,</p> <p>Robin Freiman</p> <p>Addressing Official</p> <p>Pima County Development Services Department</p> <p>201 N Stone AV - 1st Floor Tucson, AZ 85701</p> <p>(520) 724-7570</p> <p>Description: Description: cid:image001.png@01CE70DF.60625CC0</p>
3/29/2018	ROBERT SHERRY	PLUMBING-COMMERCIAL	REVIEW	Completed	None
3/29/2018	KROBLES1	START	PLANS SUBMITTED	Completed	None
3/29/2018	DAVID RIVERA	ZONING	REVIEW	Reqs Change	<p>CDRC TRANSMITTAL</p> <p>TO: Development Services Department Plans Coordination Office</p> <p>FROM: David Rivera PDSZ Zoning Review Section</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>PROJECT: Miramonte Development Package (2nd Review) DP17-0169</p> <p>TRANSMITTAL DATE: March 20, 2018 DUE DATE: March 23, 2018</p> <p>COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.</p> <p>Section 3.3.3.G.5.c UDC, An applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A site plan application that has been in review for a period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be submitted that complies with regulations in effect at the time of re-submittal. The new submittal initiates a new one-year review period. One year Expiration date is July 12, 2018.</p> <p>SECTION 2-06.0.0: DEVELOPMENT PACKAGE (TENTATIVE PLATS AND SITE PLANS) Section</p> <p>A comprehensive review was made by Zoning due to changes from the first submittal. Please address the following remaining zoning comments.</p> <p>2-06.4.7.A.4 - Identify the existing and proposed use of the property as classified per the UDC. List all UDC sections applicable to the proposed uses.</p> <p>1. COMMENT: Revise General Note 4 to include the use specific standards applicable to each specific use in the proposed land use class within the specific zone; In the R-3 zone, Multifamily - Subject to 4.9.7.B.6. In the C-2 zone, for Food Service (excluding food kitchens) Subject to 4.9.4.M.1 and 4.9.13.O, for General Merchandise - Subject to 4.9.9.B.1,</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>for Food and Beverage Sales (excluding large retail establishments) No applicable Use Specific Standards, In the C-3 Zone, for Office and Professional Office No applicable Use Specific Standards, for Food Service - No applicable Use Specific Standards, for Multi-family Residential - No applicable Use Specific Standards, for General Merchandise - Subject to 4.9.9.B.1, for Food and Beverage Sales (excluding large retail establishments) No applicable Use Specific Standards. List the applicable use specific standards for each specific use. Refer to the permitted use and zoning tables to verify the use specific standard(s) applicable to each use.</p> <p>2-06.4.7.A.5 - On residential projects, list the total number of units/lots proposed.</p> <p>2. COMMENT: Under general note 4 list the number of units proposed in the R-3 zone along with the actual density calculation.</p> <p>2-06.4.7.A.8 - For development package documents provide:</p> <p>2-06.4.7.A.8.a - Floor area for each building;</p> <p>3. COMMENT: List building 2 in the site data table on sheet 1. (Clarify if the building square footages listed on the site data table on sheet 1 are based on the outside perimeters of the building and if the building square footages listed on the tenant and residential units tables on sheet 2 are based on the interior square footage?)</p> <p>2-06.4.8.B - All easements shall be drawn on the plan. The recordation information, location, width, and purpose of all easements on site will be stated. Blanket easements should be listed in the notes, together with recordation data and their proposed status. Should an easement not be in use and be proposed for vacation or have been abandoned, so indicate. However, should the easement be in conflict with any proposed building location, vacation of the easement shall occur prior to approval of plan unless written permission from easement holder(s) is provided.</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>4. COMMENT: The recordation information for the abandonment of any easement or for new easements must be listed on the DP prior to final approval. (It may be possible to defer the submittal of the easement documentation until building plan review.)</p> <p>2-06.4.8.C - The following information regarding existing private or public right-of-way adjacent to or within the site shall be provided: the name, right-of-way width, recordation data, type and dimensioned width of paving, curbs, curb cuts, and sidewalks.</p> <p>5. COMMENT: It is acknowledged that a process to purchase street right of way was underway. The additional right of way is required in order to provide the necessary vehicle use area in order to maneuver into and out of parking spaces adjacent to Miramonte Avenue without backing up directly onto Miramonte or the bicycle lane. Prior to approval of the DP the right of way acquisition must be completed and the recordation information annotated on the DP and the recorded documents included with the DP.</p> <p>2-06.4.9.H.5 - If utilizing parking area access lanes (PAALs), they shall be designed in accordance with Section 7.4.6, Motor Vehicle Use Area Design Criteria, of the UDC.</p> <p>6. COMMENT: Include a keynote on sheet 6 that states the minimum clearance of the overhang is 15 feet above the vehicle use travel lane. (Label the actual clearance proposed if greater than 15 feet.)</p> <p>2-06.4.9.H.5.a - Show all motor vehicle off-street parking spaces provided, fully dimensioned. As a note, provide calculations on the number of spaces required (include the ratio used) and the number provided, including the number of spaces required and provided for the physically disabled. The drawing should indicate parking space locations for the physically disabled. A typical parking space detail shall be provided for both standard parking spaces and those for the physically disabled. For information on parking requirements for the physically disabled, refer to adopted building and accessibility codes of the City of</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>Tucson. Design criteria for parking spaces and access are located in Section 7.4.6, Motor Vehicle Use Area Design Criteria, of the UDC.</p> <p>7. COMMENT: If the Shared Parking Adjustment reduction is related to an IPP, add "IPP" in parenthesis behind the tile Shared Parking Adjustment title. If an IPP application is processed for the vehicle parking reduction, list as a general note the case number date of approval and the number of spaces reduced per the IPP. Also list as reference the IPP case number next to the title block of all plan sheets. Also, please clarify where the location of the shared parking is located.</p> <p>2-06.4.9.H.5.b - If any of the required parking is located off-site as permitted by the UDC, a drawing of that parking area is to be provided, together with the city's required parking agreement (include a copy of the lease agreement if applicable) must be provided. Please remember that in these situations, if the off-site parking location is a new parking area, it must comply with all parking area requirements and must be allowed as a principal use by the zoning classification of that property. If the off-site parking area location is an existing parking lot, the parking spaces utilized for the proposed land use must be non-required parking for the existing use for which the parking area was established.</p> <p>8. COMMENT: See the last sentence in the comment 8 above.</p> <p>2-06.4.9.H.5.c - Show all loading zones, vehicle maneuverability fully dimensioned, and access route. Provide as a note the number of loading spaces required, the number provided, whether the loading space is a Type A or B as provided in UDC Section 7.5.4.</p> <p>9. COMMENT: A minimum of one 12'x35' loading area is required for the Food Service Use with 5,000 SF or greater based on the GFA of the use. Per UDC section 7.5.4.A.3 - a loading area may be collocated within the approach area for the dumpster containers. (The approach area in front of the dumpster can be striped as the approach area for the Refuse Truck and a key note added that the area is also the collocation for the loading area.) Add a calculation on Sheet 2, for the loading area required and provided.</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>2-06.4.9.H.5.d - Show bicycle parking facilities fully dimensioned. For specifics, refer to Section 7.4.9, Bicycle Parking Design Criteria, of the UDC. Provide, as a note, calculations for short and long term bicycle spaces required and provided.</p> <p>10. COMMENT: Demonstrate that the short term bicycle parking facilities have been evenly distributed throughout the development and meet the minimum 50 feet distance from a main public entrance to each use. Include dimensioned detail drawings that demonstrate how the long term facilities meet the requirements in UDC section 7.4.9.D</p> <p>Clarify why only 30 Long term spaces have been provided when 37 are required?</p> <p>It is acknowledged that the long term facilities are depicted on the building plans. The detail drawings specific to the locations within the building shall also be provided on the details sheet of the DP.</p> <p>2-06.4.9.O - All applicable building setback lines, such as erosion hazard, floodplain detention/retention basins, and zoning, including sight visibility triangles, will be shown.</p> <p>11. COMMENT: Revise in the Zoning table the building setback requirement for the west side yard related to the R-3 Zone. The residential use in the R-3 zone is residential use but for applying the dimensional standards, A multi-family residential use is considered Nonres Use adjacent to a residential zone. The required setback should be listed as 10' or $\frac{3}{4}$ hgt.</p> <p>It is acknowledged that DDO application for the non-compliant building setbacks will be processed after this review. The following are comments related specifically to the building setbacks and where building setbacks are non-compliant.</p> <p>Building 3: Label the building setbacks from Speedway Blvd. and Miramonte. The setback from Speedway shall be measured from the back of curb and the setback from Miramonte shall be measured from the east side edge of the bike lane.</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>Building 1: Label the building setback from Speedway back of curb to the closest edge of the overhang.</p> <p>DDO Comments-</p> <p>Building 2: The required building setback from the west property line (R-3 zone) to Building 2 is based on the greatest of 10' or $\frac{3}{4}$ the Hgt of the wall from design Grade. Based on a 40 foot tall building, assuming that is the measurement from design grade times $\frac{3}{4}$ the hgt, the required building setback must be 30 feet. The plan indicates a 26.67' as an average which does not meet the minimum requirement. A DDO approval will be required unless the building can be located to the east to provide the 30 foot setback. Keep in mind that for the purposes of determining the applicable dimensional standards, a multifamily development is considered a nonresidential use. (See table 6.3-2.A Non-residential use to residential zone. Section 11.3.7.A.3 for the definition of multifamily development.)</p> <p>Building 1: The required building setback along the Miramonte frontage is based on the greatest of 21' or the hgt of the building, measured from design grade to the top of the wall(s). The setback is measured from the nearest edge of travel lane and in this case from the east side edge of the bike lane to the face of the wall(s). Because of the design of the building the top three floors extend into the required building setbacks as follows.</p> <p>The top (6th) floor is approximately 75 feet in height from design grade. The required setback should be 75 feet from the nearest edge of travel lane. The architectural plan depicts a proposed setback of $\pm 56'-1"$ feet.</p> <p>The 5th floor is approximately 60.42' feet in height from design grade. The required setback should be 62.42 feet from the nearest edge of travel lane. The architectural plan depicts a proposed setback of $\pm 53'-1"$ feet.</p> <p>If you have any questions about this transmittal, Contact David Rivera on Tuesday or Wednesday at (520) 837-4957 or by email David.Rivera@tucsonaz.gov or contact Steve Shields any time during the</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					week at (520) 837-4956 or email Steve.Shields@tucsonaz.gov
					RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package
3/29/2018	JIM ROSSI	COT NON-DSD	REAL ESTATE	Needs Review	None
3/29/2018	KELLY LEE	ZONING-DECISION LETTER	REVIEW	Reqs Change	This review has been completed and resubmittal is required. Please resubmit the following items: 1) Two rolled sets of the plans 2) All approved documents submitted previously 3) A disk containing all items submitted 4) All items requested by review staff 5) All items needed to approve these plans

Showing 1 to 13 of 13 entries

Previous 1 Next

Final Status

Show 10 entries

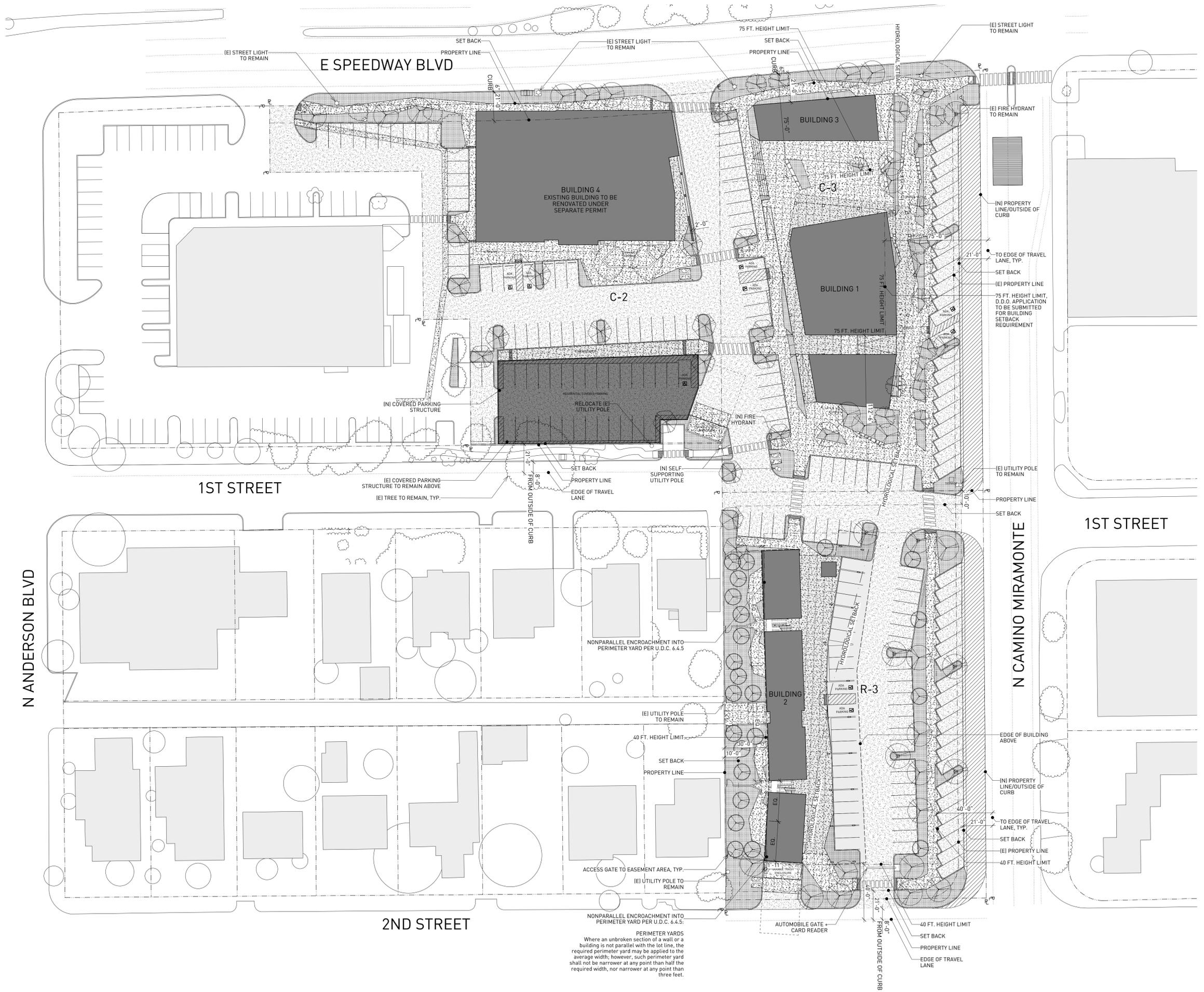
Search:

Task End Date	Reviewer's Name	Type of Review	Description
4/3/2018	BLARSON1	OUT TO CUSTOMER	Completed
4/3/2018	BLARSON1	OUT TO CUSTOMER	Completed

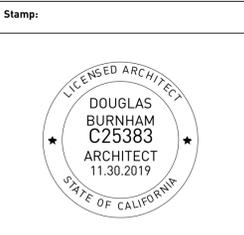
Showing 1 to 2 of 2 entries

Previous 1 Next

TOTAL PARKING SPACES: 205



envelope
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 Licensed Architect No. c25383



Stamp:

Issue - Date:	Description:
02.22.18	D.P. SUBMITTAL
03.21.18	UPDATE SETBACKS
04.18.18	DDO SUBMITTALS

Project Name:
MIRAMONTE MIXED USE DEVELOPMENT
 TUCSON, AZ

Sheet Information:

DATE	04.17.18
DRAWN BY	BL
NORTH	SCALE
AS NOTED, WHEN PRINTED 24" x 36"	

Sheet Name:
 SITE PLAN

Sheet Number:

a1.00

04.17.2018

Mark Castro & Kelly Lee
City of Tucson - Planning & Development Services Department
201 N. Stone, 3rd Floor
Tucson, AZ 85701

Re: DDO Application for Landscaping & Screening Substitutions
Miramonte Development Package, DP17-0169
3250 E. Speedway Boulevard | Tucson, AZ 85716

Dear Kelly and Mark,

Please find the following attached for your review and approval:

Design Development Option Application for Landscaping & Screening Substitutions

Please note that a pre-application meeting for this DDO took place on 03.29.2018.

- One (1) completed & signed DDO Application Form
- One (1) completed & signed Letter of Agency/Authorization Form
- One (1) Project Description and Applicant's DDO Request
- One (1) copy of Responses to DP Landscape Review Comments
- One (1) copy of Final UDC Zoning Compliance Comments
- One (1) copy of Supplementary Diagrams + Site Photographs at 11"x17"
- One (1) copy of Appendix A - Approval of use of ROW by TDOT
- One (1) copy of Pima County Assessor's Property Printout with Lot and Block Map of Property
- Two (2) folded copies of project Site Plan at 24"x36"
- Two (2) folded copies of Landscape Plan Set at 24"x36"
- One (1) copy of project Site Plan at 11"x17"
- One (1) copy of Landscape Plan Set at 11"x17"
- One (1) check for DDO Review Fee in the amount of \$726.50

Please find the following attached for review and approval by the Design Review Board:

Design Review Board Application with Submittal Requirements

- One (1) completed & signed Zoning Administration Application Form
- One (1) completed & signed Design Review Board Application Form
- One (1) completed & signed Letter of Agency/Authorization Form
- One (1) Project Description and Applicant's DDO Request
- One (1) copy of Responses to DP Landscape Review Comments
- One (1) copy of Final UDC Zoning Compliance Comments
- One (1) copy of Supplementary Diagrams + Site & Species Photographs at 11"x17"
- One (1) copy of Pima County Assessor's Property Printout with Lot and Block Map of Property
- One (1) copy of project Site Plan at 11"x17"
- One (1) copy of Landscape Plan Set at 11"x17"

Additionally we're enclosing an external drive containing PDFs of all submitted materials listed above.

If you have any questions, please contact me at 510.447.2041 or via email at lexie@envelopeAD.com

Sincerely,

Alexandra Phelan



CITY OF
TUCSON

Case Number _____

Date Accepted _____

DESIGN DEVELOPMENT OPTION (DDO) APPLICATION For Landscaping/Screening Substitutions

This application must be filed at Planning and Development Services Department, Public Works Building, 3rd Floor, 201 North Stone Avenue, Tucson, Arizona. To be accepted for processing, the application must be complete, accurate, and legible and must be accompanied by the appropriate plans, documentation, and fees. Incomplete applications will not be accepted. Please make your check payable to the "City of Tucson."

PROPERTY INFORMATION

Project Address 3250 E SPEEDWAY BLVD, 3260 E SPEEDWAY BLVD, 3250 E 2ND ST

Zone C-2, C-3, Proposed Use (Please be specific.) MIXED USE DEVELOPMENT WITH 37 APARTMENT UNITS.
R-3

PROPOSED USES ALSO INCLUDE RETAIL, OFFICE,
AND RESTAURANT

Number of Existing Buildings 1 Number of Stories 1 Height of Structure(s) 15 FT

Size of Property 112,603 SQ FT (PROPOSED SITE AREA)

Property Tax Code(s) 12513002E, 12512079B, 12512075A

Property Legal Description A PORTION OF LOTS 1, 2, 3 & BLOCK 1 OF SPEEDWAY PLACE, BOOK 4,
PAGE 47 AND LOTS 1, 2, 3, A & BLOCK 1 OF ENCANTO PARK, BOOK 8, PAGE 27.

Mailing Address: Planning & Development Services Department
P. O. Box 27210
Tucson, AZ 85726-7210

Location: Public Works Building
201 N. Stone Ave

Phone: (520) 791-5550

Fax: (520) 791-4340

APPLICANT INFORMATION

APPLICANT/AGENT Name A. PHELAN, ENVELOPE A+D

Address 2212 6TH ST, BERKELEY, CA 94710

Phone 510.447.2041 FAX _____

OWNER Name SMDSK PI LLC

Address 1228 PARK ROW, LA JOLLA, CA 92037

Phone 858.459.3900 FAX _____

DESIGNER Name A. PHELAN, ENVELOPE A+D

Address 2212 6TH ST, BERKELEY, CA 94710

Phone 510.447.2041 FAX _____

SIGNATURE OF OWNER



Owner

4/19/18

Date

SIGNATURE OF APPLICANT (if not owner)



Applicant

4.18.18

Date

If you have already applied for any related processes, please list the case numbers (CDRC, variance, PDS Log #, etc.) _____

DP17-0169

MODIFICATION REQUESTED

Check the items that apply and indicate what is proposed instead, explaining why each request is being made. (Use additional sheets if necessary.)

Street Landscape Border SEE ATTACHED DOCUMENT AND SUPPLEMENTAL MATERIALS.

Interior Landscape Border (tree requirement) _____

Street Frontage Screening SEE ATTACHED DOCUMENT AND SUPPLEMENTAL MATERIALS.

Interior Perimeter Screening _____

Vehicular Use Area Trees _____

Other Landscaping or Screening Requirements _____

Explain how these DDOs will improve the design of the project. (Use additional sheets if necessary.)

SEE ATTACHED DOCUMENT AND SUPPLEMENTAL MATERIALS.

project description and applicant's DDO request

**Re: DDO Application for Landscaping & Screening Substitutions
Miramonte Development Package, DP17-0169
3250 E. Speedway Boulevard | Tucson, AZ 85716**

Street Landscape Border

Code Requirements

- 7.6.4.2. Street Landscape Borders
 - To enhance the visual appearance of the streetscape, a street landscape border is required in accordance with Table 7.6.4-1 along the street frontage of a site as follows, except as provided in Section 7.6.4.C.4, Exceptions to the Landscape Border Standards:
 - a. Minimum Width
 - Street landscape borders must be a minimum of ten feet wide as measured from the street property line. On streets designated as Major Streets and Routes (MS&R), the street landscape border must be measured from the future MS&R right-of-way line as determined by Section 5.4.4, Establishment of MS&R Right-of-Way Lines and Gateway Routes.
 - c. Located on Site
 - Street landscape borders must be located entirely on site, except that, if approved by the City Engineer or designee, up to five feet of the required ten foot width may be placed within the adjacent right-of-way area or within the Major Streets and Routes (MS&R) right-of-way area on MS&R streets.

Proposed

The stated goal of this code section is “to enhance the visual appearance of the streetscape.” With this project we are motivated to create a beautiful and enjoyable experience for public enjoyment. By code, we are required to provide a simple 10 ft. wide landscaped strip at the property line, with the remaining area between the property line and the street determined to be a public right-of-way sidewalk. In our proposed design, we have provided these amenities for the public, though we are seeking to propose a streetscape design that is more integrated between the landscaping and sidewalk, with the sidewalk meandering through the landscaped areas. Moving the sidewalk away from automobile traffic is intentional, as we believe it is more safe, comfortable, and enjoyable to locate pedestrians away from automobile traffic, especially along a swift-moving avenue like E. Speedway Boulevard. We have designed the landscape border to exceed the required landscaping area at each street border, but have broken it up and have integrated it into the sidewalk area. The purpose is to create a unique and pleasurable experience while moving through the site, including seating areas, large landscaped areas which act to harvest and retain rainwater, and trees for shade. Since we are creating a path that meanders through the landscaped areas, breaking up and distributing the border, we would also like to count the landscaped area 5 ft. over the property line and into the public right-of-way toward our required area. Gary Wittwer at TDOT has already approved this additional inclusion of 5 ft. landscape within the Speedway right-of-way. See the attached site diagrams for how we are meeting the landscape border requirements.

Looking at specific segments of the landscape border, we see that there is already a precedent on site for switching the order of the landscape border and sidewalk at Encanto Place (the existing building on our C-2 zoned lot). This arrangement helps to remove pedestrians from the busy street traffic and also brings the sidewalk closer to the north entrances to the building. We are keeping this general arrangement and replicating it on the adjacent segment of E. Speedway Boulevard on our C-3 lot.

The two segments of land along Camino Miramonte are a different story. In order to attain the required amount of parking on site, we are integrating diagonal parking along Camino Miramonte. This layout required that the property owner purchase a portion of the Camino Miramonte right-of-way for this parking area, so the property line has been relocated at the edge of the travel lane along Camino Miramonte. It would be impossible for us to literally implement the code for street landscape border requirements, as that area is occupied by parking and a maneuvering zone. Instead, we have located a sidewalk directly adjacent to the parking for access to vehicles. Beyond that sidewalk, we have a substantial amount of area that is unbuildable due to a hydrological setback for building volumes along Camino Miramonte. At the C-3 lot, this zone has been given over to the landscaped streetscape, including shade trees, benches, pedestrian pathways, and large landscaped areas. At the R-3 site, significantly more area is in this flood zone. We have located the parking area for residents in this unbuildable area and the required landscape border area is located in between the sidewalk and parking lot.

At the segment of 2nd St to the south end of the R-3 lot, it is necessary to raise the existing grade significantly in order to get our building area up above the flood plane. As a result, the south edge has to rise somewhat steeply. We are integrating a pathway that continues around the south side of the parking lot to access the building. However, in order to achieve an ADA-compliant route, it is necessary to pull this sidewalk in from the property line up to higher ground. The remaining area not used by driveways is landscaped.

At the south side of the C-2 site, at the border of 1st St, we are locating our parking lot in the same place as the existing parking lot. As such, there is already a masonry screening wall in place, so we are planning to maintain it to satisfy the screening requirements at that location.

Through our site work on this development, our intention is to improve the neighborhood, not only for new residents and users but certainly for existing residents as well. We are also enacting some traffic calming measures to slow down traffic flows, particularly on Camino Miramonte. At the intersection of Miramonte and Speedway, we have integrated a bulb-out and reduced the radius of the curb in order to get drivers to slow down while making that turn. See our attached plan at that location. We are also integrating parking along Camino Miramonte that includes a 16 ft. wide maneuvering zone for the safety of drivers and cyclists. The property owner has also committed to helping fund future traffic calming measures that are being proposed by the Miramonte Neighborhood along Camino Miramonte. These neighborhood initiated calming measures will also further reduce the speed of vehicular travel, improving safety and enjoyment for all in the neighborhood.

With the landscaping and site design, we are seeking to create a beautiful public amenity. While balancing the demands of parking on site, we intend to exceed the requirements of the code by expanding and integrating the public right-of-way and landscape border requirements. Public passage along these sidewalks located on the development property will be granted in perpetuity with a public access easement that will run with the land. With the above, we believe we are creating a safer and more beautiful site for pedestrians and all to move through and an overall benefit to the neighborhood.

Street Frontage Screening

Code Requirements

Table 7.6.4-1: Landscape Border (Section 7.6.4.C) And Screening Standards (Section 7.6.5)
Screening requirements for parking

- **C-2**
 - **Speedway Blvd.**
 - Parking <—> MS&R
 - **Required:** 30" screen
 - **Provided:** 30" vegetative screen
 - **1st Street**
 - Parking <—> Residential
 - **Required:** 5' wall
 - **Provided:** 5' wall (existing)
- **C-3**
 - **Speedway Blvd.**
 - Parking <—> MS&R
 - **Required:** 30" screen
 - **Provided:** 30" vegetative screen
 - **Camino Miramonte**
 - Parking <—> Commercial
 - **Required:** no screen required
 - **Provided:** 30" vegetative screen at row of parking along south edge of property
- **R-3**
 - **Camino Miramonte**
 - Parking <—> Residential
 - **Required:** 5' wall
 - **Provided:** 5' vegetative screen and 5' wall at one location
 - **2nd Street**
 - Parking <—> Residential
 - **Required:** 5' wall
 - **Provided:** 5' vegetative screen

Proposed

As a general condition, we are proposing to fulfill the screening requirements for parking zones by utilizing vegetative screening in all locations. We are interested in creating a beautiful, highly landscaped site for the public to enjoy. We greatly prefer to achieve visual privacy through vegetated screening both because we believe it is more in line with the aesthetic of the project, creating a beautiful streetscape for the enjoyment of the neighborhood, but also because it is much less imposing than building masonry walls at the perimeter of the development.

At the boundary between the R-3 site's parking lot and the residential zones across Camino Miramonte and 2nd Street, the code requires a 5 ft. tall masonry wall for screening. We would prefer to stay consistent with the rest of the project and screen with the same species as at other locations. Our landscape architect intentionally selected Desert Cassia (*Senna nemophila*) in these zones in question with the exact physical characteristics of the plant in mind. Desert cassia is a silver evergreen shrub with silver foliage to 4'-5' tall and wide which, when planted at proper intervals, can quickly create a dense hedge, acting as a visually impermeable screen. See attached images of this species.

responses to development permit landscape review comments

**DDO Application for Landscaping & Screening Substitutions
Miramonte Development Package, DP17-0169
3250 E. Speedway Boulevard | Tucson, AZ 85716**

KEY: *code citation & reviewer comment in italics; envelope a+d response in bold*

UNIFIED DEVELOPMENT CODE

4.1 Identification and Descriptive Data

A. All improvements and site information, such as adjacent rights-of-way and property lines, shown on the landscape plan will be identical in size and location to those shown on the base plan (site plan or tentative plat). Should amendments be required to the base plan through the review process, the same amendments will be made to the landscape plan which will then be resubmitted along with the base plan.

Include DDO or Board of Adjustment case numbers on the lower right hand corner of each sheet.

This entire project will need to meet current code requirements.

a) DDO will be necessary for any replacements of landscape requirements.

b) A BOA variance will be necessary for removal of any elements.

This DDO application is intended to meet this requirement. We do not intend to remove any elements.

Street Landscape Borders

To enhance the visual appearance of the streetscape, a street landscape border is required in accordance with Table 7.6.4-1 along the street frontage of a site as follows, except as provided in Section 7.6.4.C.4, Exceptions to the Landscape Border Standards:

7.6.4. LANDSCAPE STANDARDS:

Street landscape borders are required along all street frontages.

Street Landscape Borders

a. Minimum Width

Street landscape borders must be a minimum of ten feet wide as measured from the street property line. On streets designated as Major Streets and Routes (MS&R), the street landscape border must be measured from the future MS&R right-of-way line as determined by Section 5.4.4, Establishment of MS&R Right-of-Way Lines and Gateway Routes.

c) Portions of Landscape border along Speedway and 2nd Street are not 10' measured from street property line.

Our design exceeds the street landscape border area requirement based on the equivalent area of this 10 ft. wide strip. However, since we are bringing the public right-of-way further into our site, we are redistributing the landscape border area in certain locations that go deeper than the 10 ft. strip, while allowing for the sidewalk to inhabit some of the area typically dedicated to the landscape border. See attached project description and supplemental diagrams for further justification.

d) Large portion of the street landscape buffer along Camino Miramonte is not measured according to above criteria.

e) Parking spaces are located within required buffer area along Camino Miramonte

Our project involves the purchase of a portion of the right-of-way along Camino Miramonte and parking at this street frontage. This land exchange results in a

relocation of the property line, resulting in the impossibility of locating the landscape border where the parking and maneuvering zone is located. We have calculated the area requirement based on the new property line, but propose to redistribute this area further into the site. See attached project description and supplemental diagrams for further justification.

f) *No landscape buffer or screening is proposed along 1st St.*

The existing condition is a dead end street with a tree lined sidewalk along the north side (adjacent to our C-2 zoned site). See attached site photos along 1st Street. The portion adjacent to our site is an existing parking lot with a masonry wall screening the parking. We are planning to maintain this existing condition.

Located on Site

Street landscape borders must be located entirely on site, except that, if approved by the City Engineer or designee, up to five feet of the required ten foot width may be placed within the adjacent right-of-way area or within the Major Streets and Routes (MS&R) right-of-way area on MS&R streets.

Portions of the required landscape buffer along Speedway are located entirely within the Public ROW.

Use of the Public Right-of-Way

- 1. The landscaping is approved by the City Engineer or designee and complies with the City Engineer's standards on construction, irrigation, location, and plant type;*
- 2. All vegetation complies with the standards of Section 7.6.4, Landscaping Standards; and*
- 3. The landscaping does not interfere with the use of the sidewalk.*

Provide written approval for use of ROW for required landscaping to be placed within public right-of-way.

We are only counting the portions that are within the 5 ft. wide strip over the property line for required landscaping along E. Speedway Blvd., where an existing building conflicts with the required depth of landscaping. Gary Wittwer at TDOT has already approved the inclusion of the 5 ft. wide strip within the public right-of-way. See attached correspondence. Please note that the MS&R current and future right of way lines are equal for the parcels in question.

7.6.5. SCREENING STANDARDS

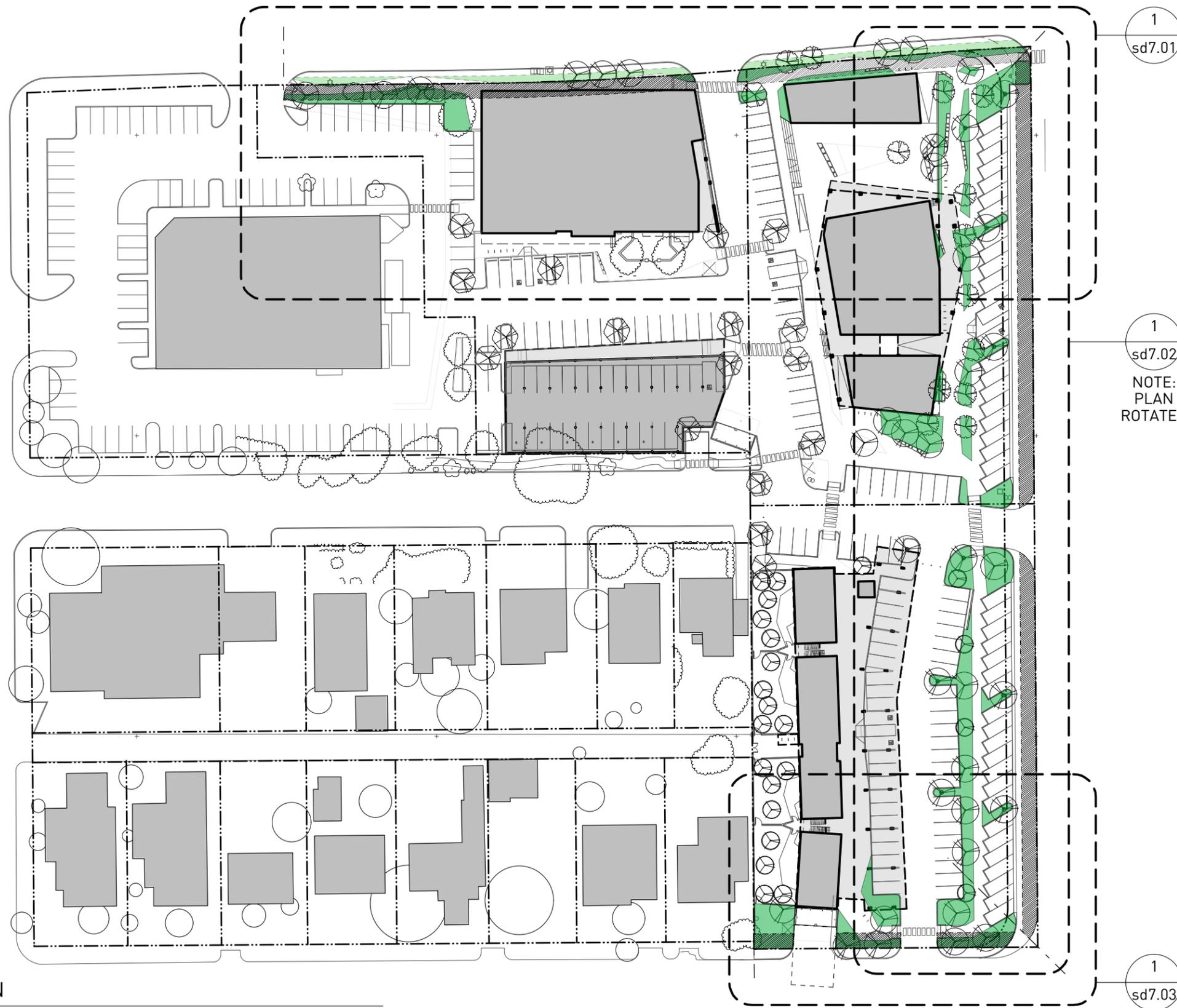
The purpose of screening is to provide visual barriers, noise reduction, and to provide privacy.

A. When Required

Screening for individual land uses and zones must be provided as determined in Table 7.6.4-1 and in addition to the required landscape borders. Screening is not required between similar uses in accordance with Table 7.6.4-1.

A 30" screen is required to screen vehicle use area from adjacent streets. No screening is indicated along Camino Miramonte for proposed parking.

Screening parking along Camino Miramonte that is directly accessed from that street would be impossible, so we request an exception for the parking at these locations.



**UDC 7.6.4.
LANDSCAPE STANDARDS
C.2.a. Minimum Width**

Street landscape borders must be a minimum of ten feet wide as measured from the street property line. On streets designated as Major Streets and Routes (MS&R), the street landscape border must be measured from the future MS&R right-of-way line as determined by Section 5.4.4, Establishment of MS&R Right-of-Way Lines and Gateway Routes.

C.2.c. Located on Site

Street landscape borders must be located entirely on site, except that, if approved by the City Engineer or designee, up to five feet of the required ten foot width may be placed within the adjacent right-of-way area or within the Major Streets and Routes (MS&R) right-of-way area on MS&R streets.

1
sd7.02
NOTE:
PLAN
ROTATED

1

SITE PLAN
1 : 900

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510.644.2400 envelopead.com
Licensed Architect No. c25383

Project Name:
MIRAMONTE MIXED USE DEVELOPMENT
TUCSON, AZ

Drawing Title:
DDO LANDSCAPE + SCREENING

North:



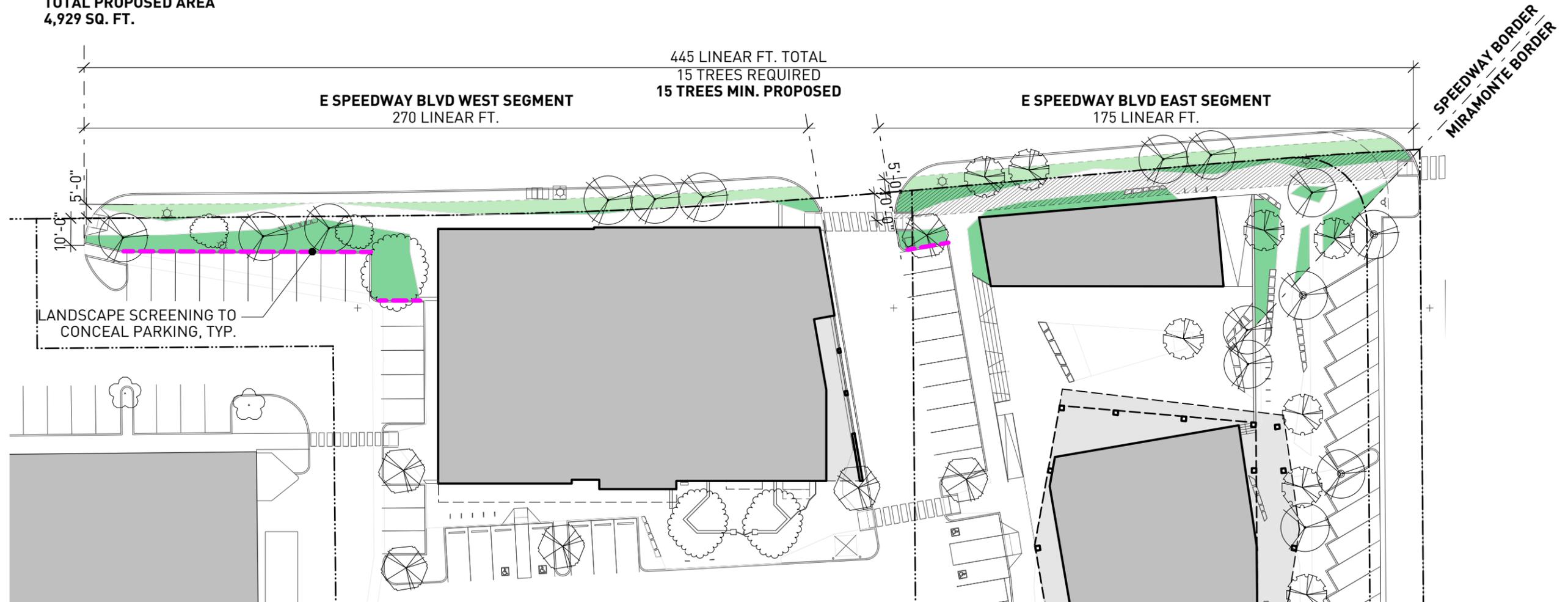
Date: 04.17.2018

Sheet Number:

sd7.00

E. SPEEDWAY BLVD.

-  REQUIRED AREA FOR LANDSCAPE BORDER
4,646 SQ. FT.
 -  PROPOSED STREET LANDSCAPE BORDER AREA
3,077 SQ. FT.
 -  PROPOSED STREET LANDSCAPE BORDER AREA WITHIN PUBLIC R.O.W.
1,852 SQ. FT.
- TOTAL PROPOSED AREA**
4,929 SQ. FT.



1

PARTIAL SITE PLAN

1 : 500

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Licensed Architect No. c25383

Project Name:
MIRAMONTE MIXED USE DEVELOPMENT
TUCSON, AZ

Drawing Title:
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North:



Date: 04.17.2018

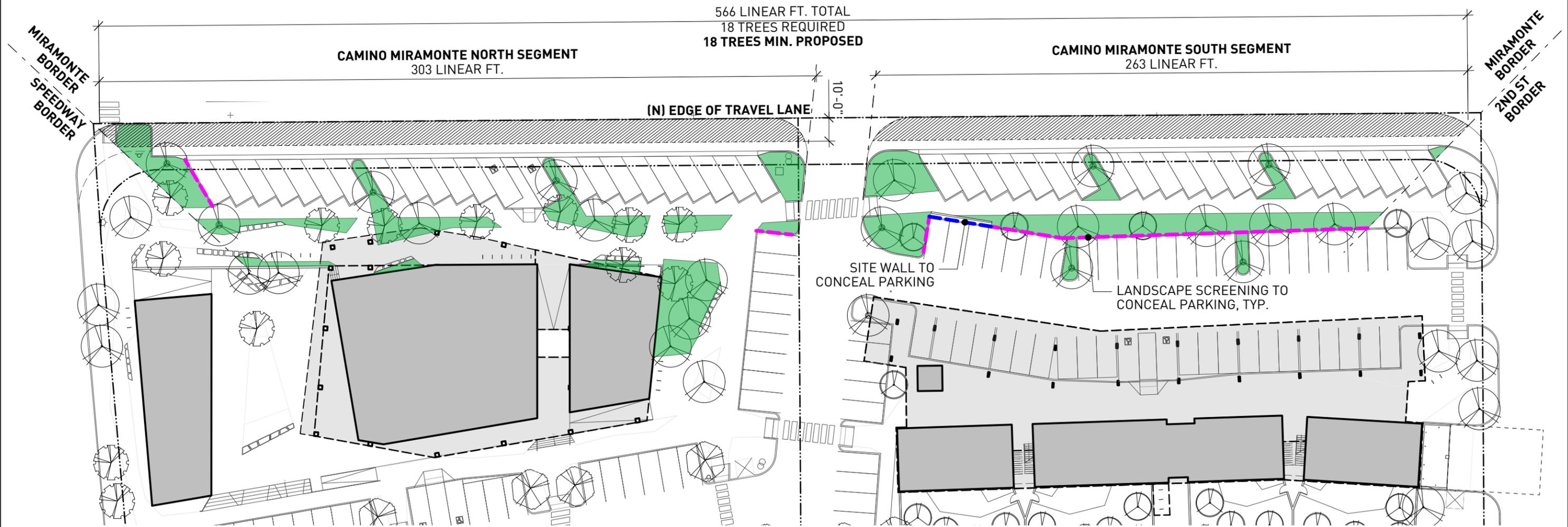
Sheet Number:

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CAMINO MIRAMONTE

-  REQUIRED AREA FOR LANDSCAPE BORDER
5,445 SQ. FT.
-  PROPOSED STREET LANDSCAPE BORDER AREA
6,247 SQ. FT.
- PROPOSED AREA**
6,247 SQ. FT.

NOTE: PLAN HAS BEEN ROTATED



1

PARTIAL SITE PLAN

1 : 500

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Licensed Architect No. c25383

Project Name:
MIRAMONTE MIXED USE DEVELOPMENT
TUCSON, AZ

Drawing Title:
DDO LANDSCAPE + SCREENING

North: 
Date: 04.17.2018

Sheet Number:
sd7.02



- 2ND STREET**
-  REQUIRED AREA FOR LANDSCAPE BORDER
1,192 SQ. FT.
 -  PROPOSED STREET LANDSCAPE BORDER AREA
2,692 SQ. FT.
- TOTAL PROPOSED AREA**
2,692 SQ. FT.

1

PARTIAL SITE PLAN

1 : 500

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510.644.2400 envelopead.com
Licensed Architect No. c25383

Project Name:
MIRAMONTE MIXED USE DEVELOPMENT
TUCSON, AZ

Drawing Title:
DDO LANDSCAPE + SCREENING

North:



Date: 04.17.2018

Sheet Number:

sd7.03



1

LANDSCAPE SCREENING SPECIES - DESERT CASSIA (SENNA NEMOPHILA)

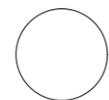
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Drawing Title:
DDO LANDSCAPE + SCREENING

North:



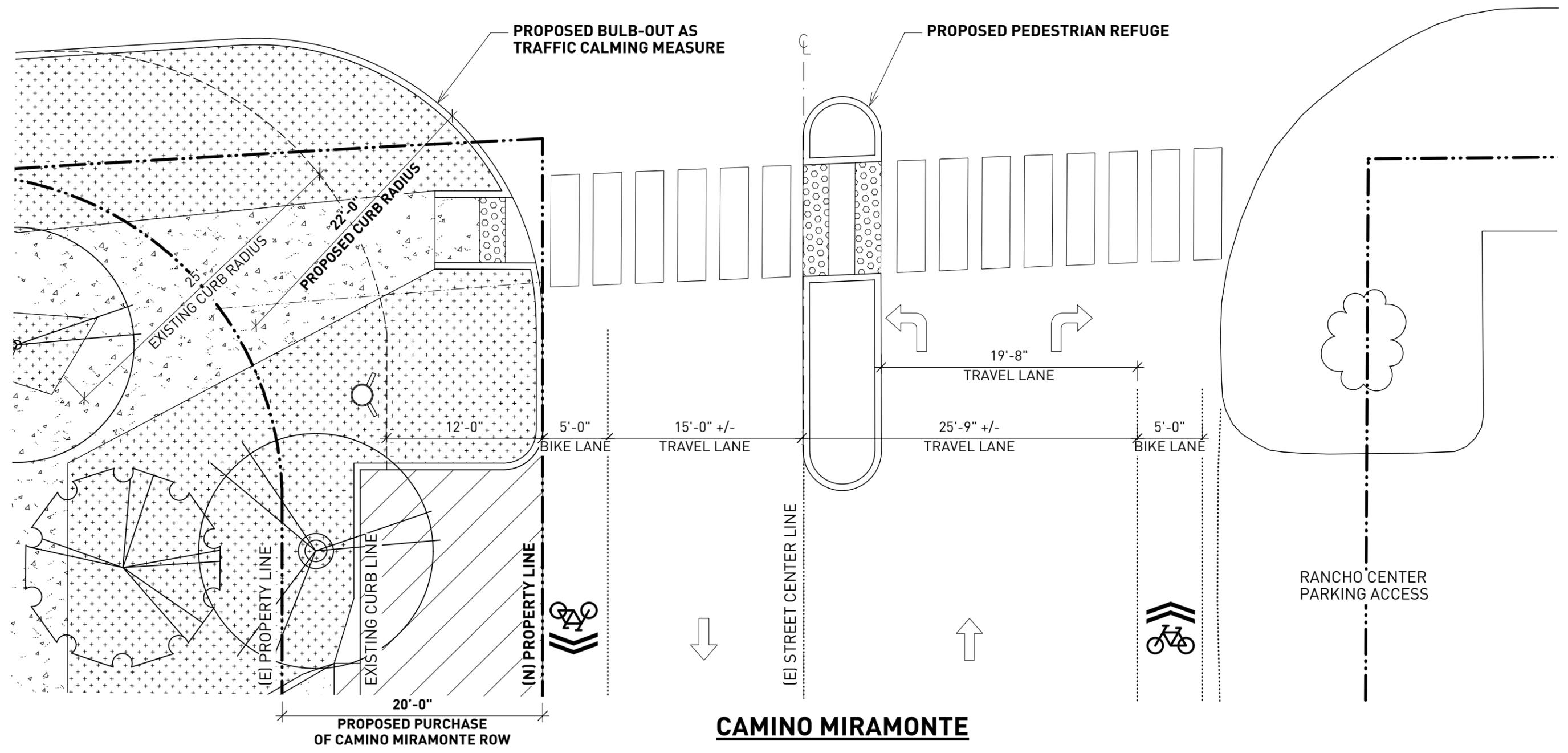
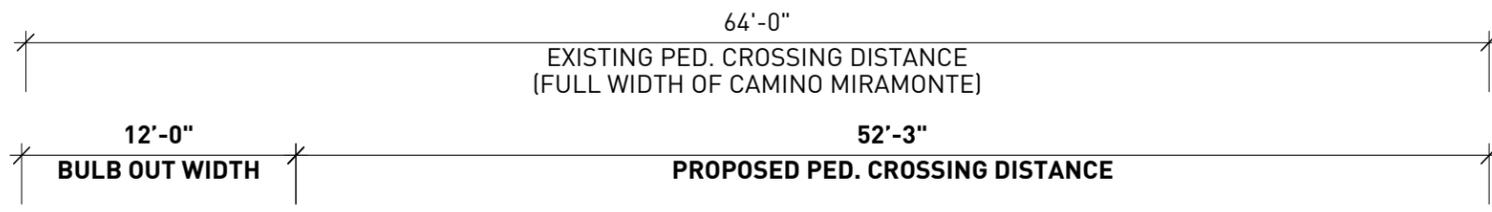
Date:

04.17.2018

Sheet Number:

sd7.04

E SPEEDWAY BLVD



CAMINO MIRAMONTE

1 ENLARGED SITE PLAN AT INTERSECTION OF SPEEDWAY + MIRAMONTE
1/8" = 1'-0"

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510.644.2400 envelopead.com
Licensed Architect No. c25383

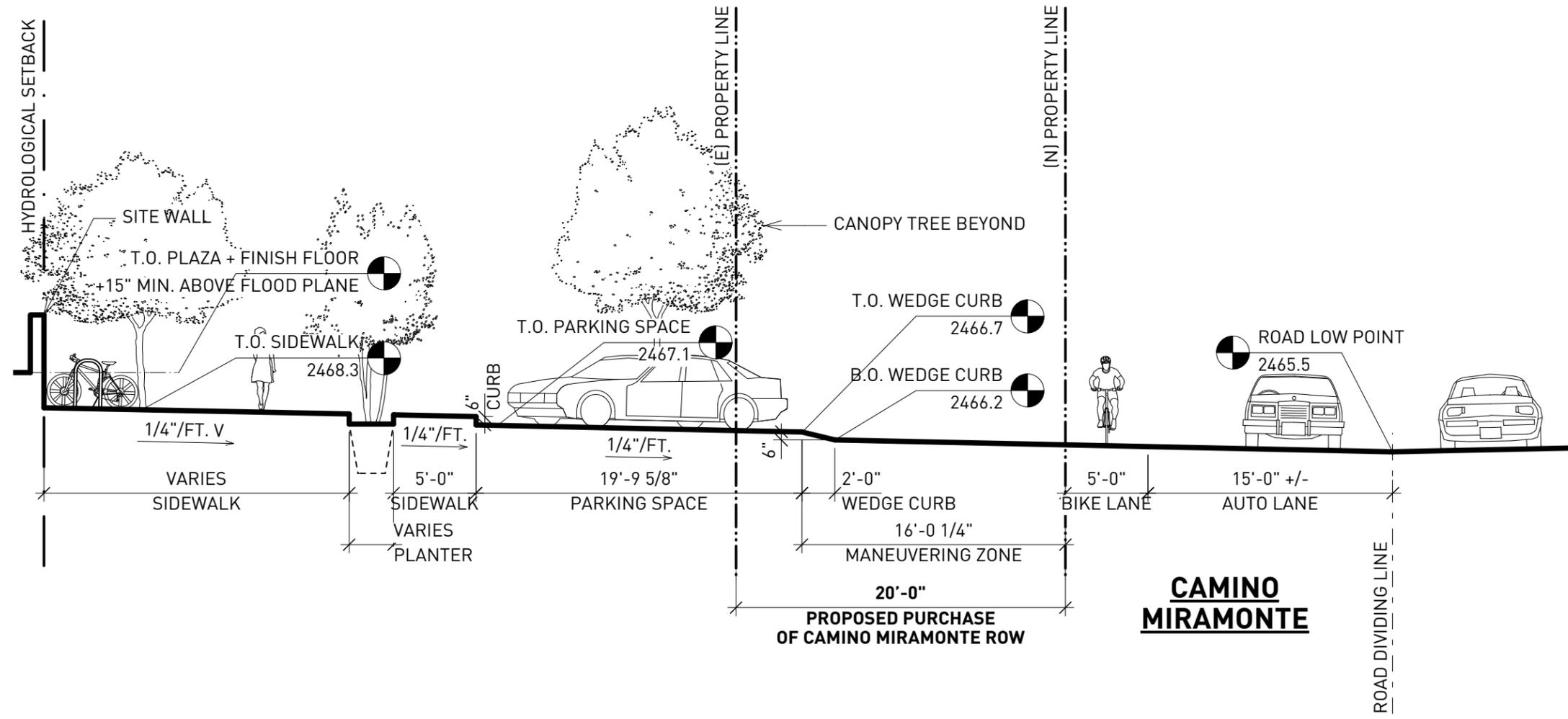
Project Name:
MIRAMONTE MIXED USE DEVELOPMENT
TUCSON, AZ

Drawing Title:
DDO LANDSCAPE + SCREENING

North:

Date: 04.17.2018

Sheet Number:
sd7.05



1 SECTION AT TYPICAL PORTION OF CAMINO MIRAMONTE STREETSCAPE
 1/8" = 1'-0"

envelopead+o|a|u|a

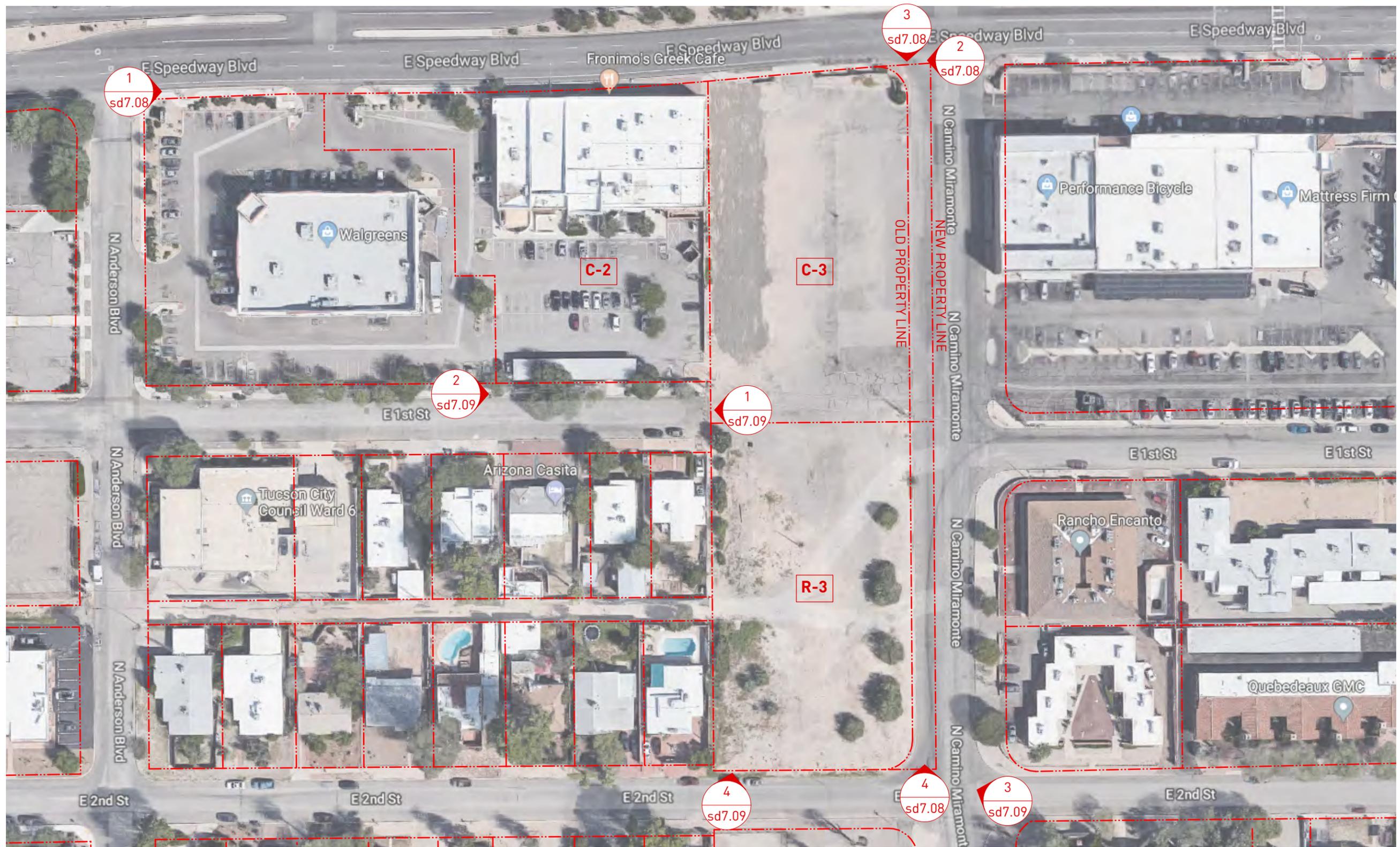
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 TUCSON, AZ

Drawing Title:
 DDO LANDSCAPE + SCREENING

North: 
Date: 04.17.2018

Sheet Number:
sd7.06



1

EXISTING AERIAL IMAGE

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Project Name:
MIRAMONTE MIXED USE DEVELOPMENT
TUCSON, AZ

Drawing Title:
DDO LANDSCAPE + SCREENING

North: 
 Date: **04.17.2018**

Sheet Number:
sd7.07



1

SITE PHOTOGRAPH - E. SPEEDWAY BLVD. - FACING EAST



3

SITE PHOTOGRAPH - CAMINO MIRAMONTE - FACING SOUTH



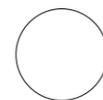
2

SITE PHOTOGRAPH - E. SPEEDWAY BLVD. - FACING WEST



4

SITE PHOTOGRAPH - CAMINO MIRAMONTE - FACING NORTH





1

SITE PHOTOGRAPH - 1ST STREET - FACING WEST



3

SITE PHOTOGRAPH - 2ND STREET - FACING NORTHWEST



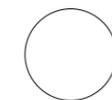
2

SITE PHOTOGRAPH - 1ST STREET - FACING EAST



4

SITE PHOTOGRAPH - 2ND STREET - FACING NORTHEAST



appendix A: approval of use of ROW by TDOT

Re: DDO Application for Landscaping & Screening Substitutions
Miramonte Development Package, DP17-0169
3250 E. Speedway Boulevard | Tucson, AZ 85716

The attached email exchange is included as proof of approval to count areas 5 ft. beyond the property line into the right-of-way along Speedway Blvd. toward landscape border requirements.

From: Kelly Lee Kelly.Lee@tucsonaz.gov
 Subject: Fwd: SW Corner of Speedway and Miramonte
 Date: January 2, 2018 at 8:05 AM
 To: David Little dlittle@wbggroup.com, Jim Williams jwilliams@wbggroup.com
 Cc: douglas@envelopead.com, lexie@envelopead.com, Gary Wittwer Gary.Wittwer@tucsonaz.gov, Steve Shields Steve.Shields@tucsonaz.gov



Hi David,

I received feedback from Gary Wittwer regarding the use of the 5-foot landscape easement use of ROW along Speedway. See email below and drawing attached and let us know if you have questions.

thank you,

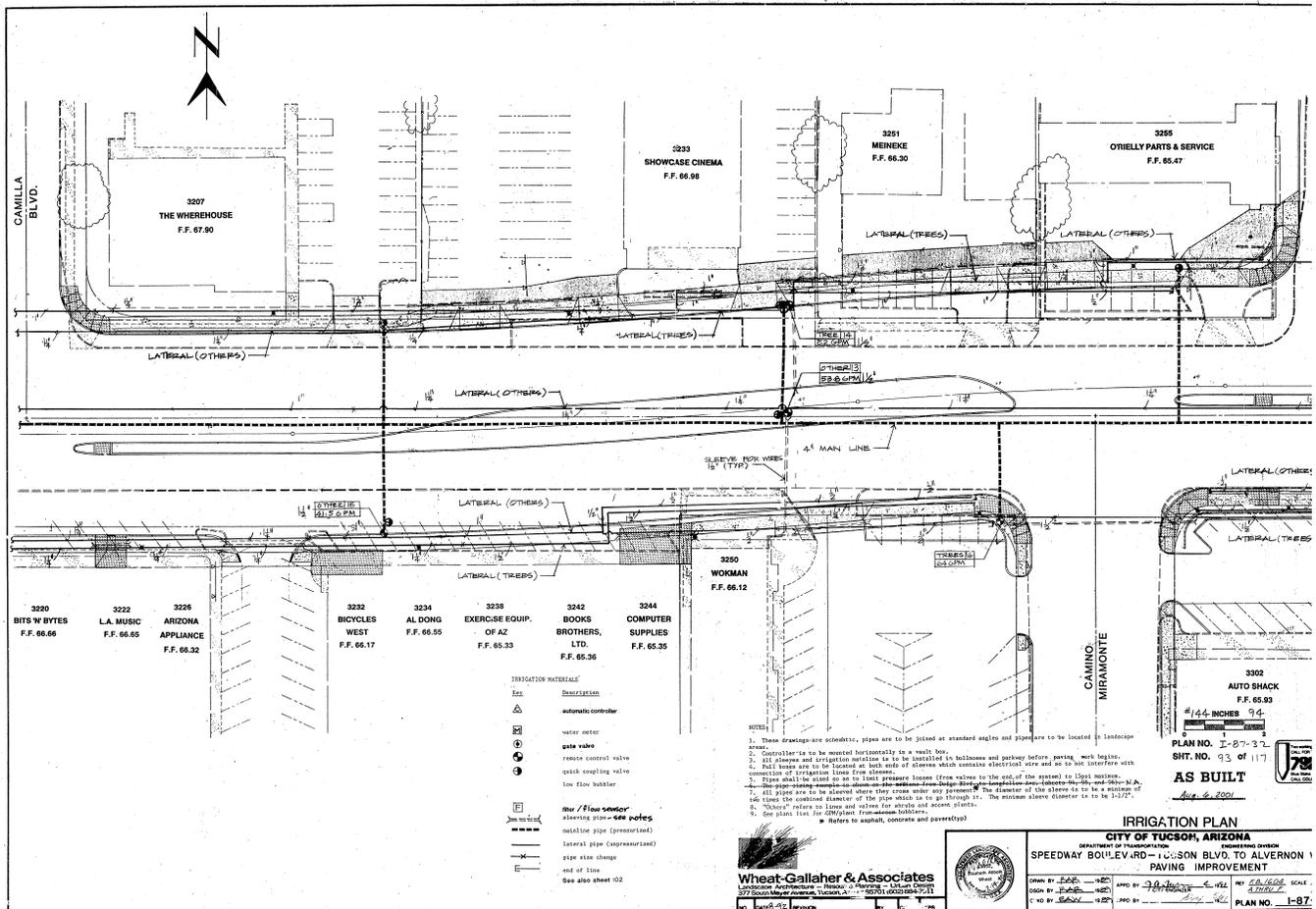
Kelly Lee
 Lead Planner
 Planning & Development Services
 (520) 837-6999

>>> Gary Wittwer 12/28/2017 12:57 PM >>>

Hi Kelly,

We have had some discussion about the 5' Landscape easement and the use of ROW along Speedway. TDOT is O.K. with the use of both for the development. We do have existing irrigation lines that must be preserved and protected. I have attached a drawing from our records showing what is existing in the area. Please pass this on to them. Let me know if you or they have any question.

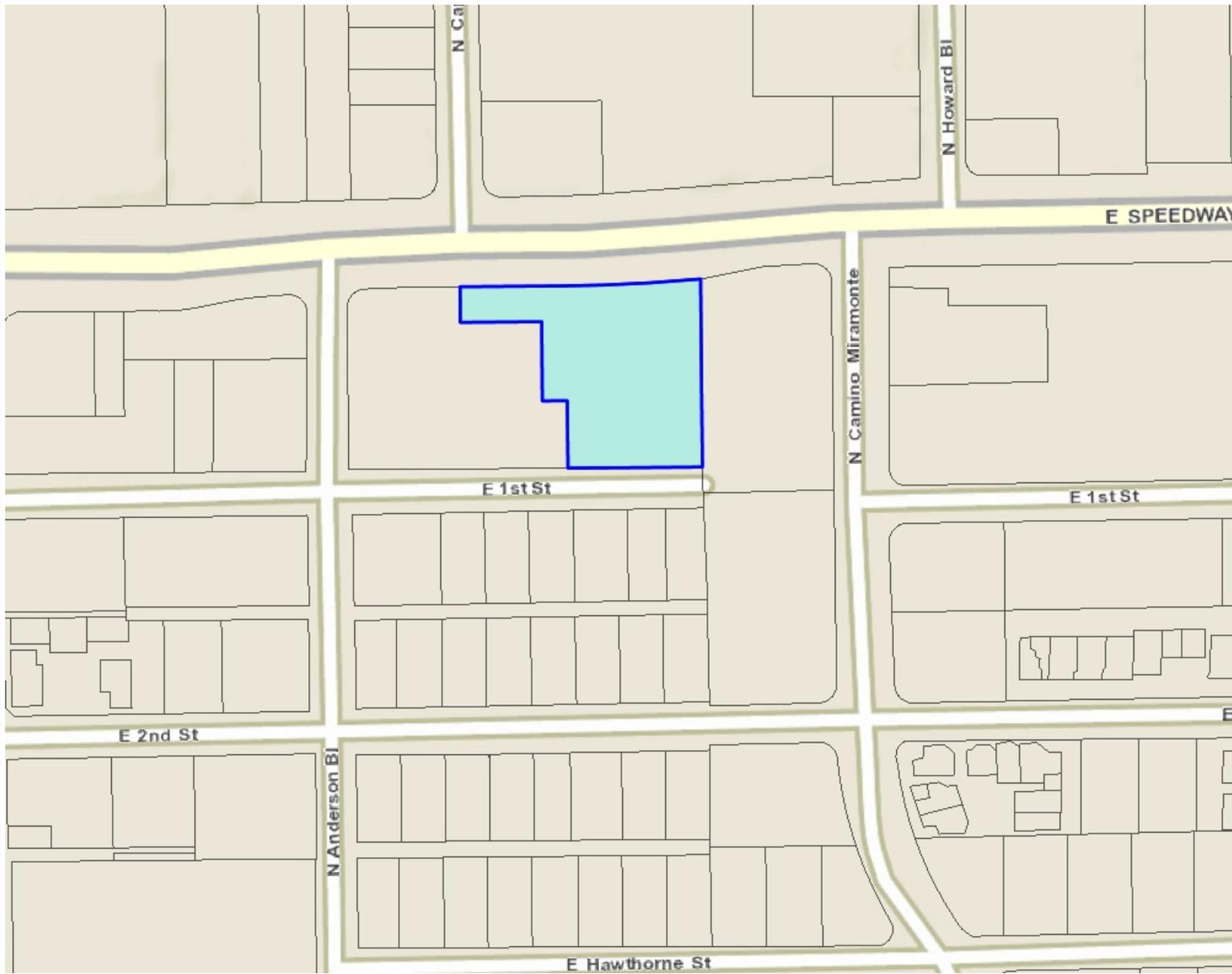
Tary



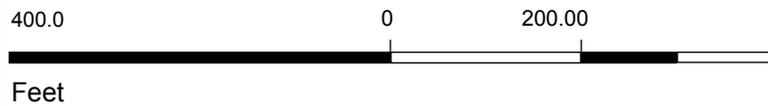
PimaMaps Print

Legend

Parcels



Parcel 12513002E



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Parcel Number: 125-13-002E

Property Address			
Street Number	Street Direction	Street Name	Location
3232	E	SPEEDWAY BL	Tucson
3234	E	SPEEDWAY BL	Tucson
3238	E	SPEEDWAY BL	Tucson
3242	E	SPEEDWAY BL	Tucson
3244	E	SPEEDWAY BL	Tucson

Contact Information	
Property Owner Information:	Property Description:
SMDSK ENCANTO LLC ATTN: VENTURE WEST REAL ESTATE SRVCS 6007 E GRANT RD TUCSON AZ 85712-2316	SPEEDWAY PLACE PTN LOTS 1 2 & 3 BLK 1

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	COMMERCIAL (1)	18.0	\$735,065	\$735,065	\$132,312
2019	COMMERCIAL (1)	18.0	\$735,065	\$735,065	\$132,312

Property Information					
Township:	14.0	Section:	9	Range:	14.0E
Map & Plat:	4/47	Block:	001	Tract:	
Rule B District:	3	Land Measure:	56,131.00F	Lot:	00001
Census Tract:	1800	File Id:	1	Group Code:	000
Use Code:	1130 (RETAIL STRIP CENTER)			Date of Last Change:	12/5/2013

Sales Information (1)

Affidavit of Fee No.	Sale Date	Property Type	Sale	Validation
20123460086	12/2012	Commercial/Industrial	\$760,000	W1 RJM

Valuation Area

District Supervisor: RICHARD ELIAS District No: 5

Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
40	4	NC_DOOLEN_PALO_VERDE	05003601	14

Recording Information (7)

Sequence No.	Docket	Page	Date Recorded	Type
20123460086	0	0	12/10/2012	WTDEED
20081050233	13317	965	5/30/2008	
20071990399	13160	1272	10/15/2007	
20062130684	12924	2739	11/2/2006	
94069409	9765	1008	4/6/1994	
92103244	9334	1079	7/16/1992	
0	7025	1067	5/5/1983	

Commercial Characteristics

Property Appraiser: Jimmy Jimenez Phone: (520) 724-7423

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	16,067	\$491,672	\$0	\$0

Commercial Detail					
SEQ-SECT	Const Year	Model / Grade	RCN	RCNLD	Model Description
002-001	1947	114/3	\$1,169,152	\$434,925	STRIP STORE
003-001	1963	101/3	\$54,507	\$19,404	COMMERCIAL YARD IMPROVEMENTS
004-001	1963	290/3	\$104,895	\$37,343	PARKING LOT

Petition Information (5)					
	Notice of Value			Notice of Change	
Tax Year	Owner's Estimate	Petition	Work Up	Owner's Estimate	Work up
2018	\$320,967	pdf	pdf		
2016	\$680,000	pdf			
2014	\$600,000				
2012	\$400,000				
2009				\$642,680	

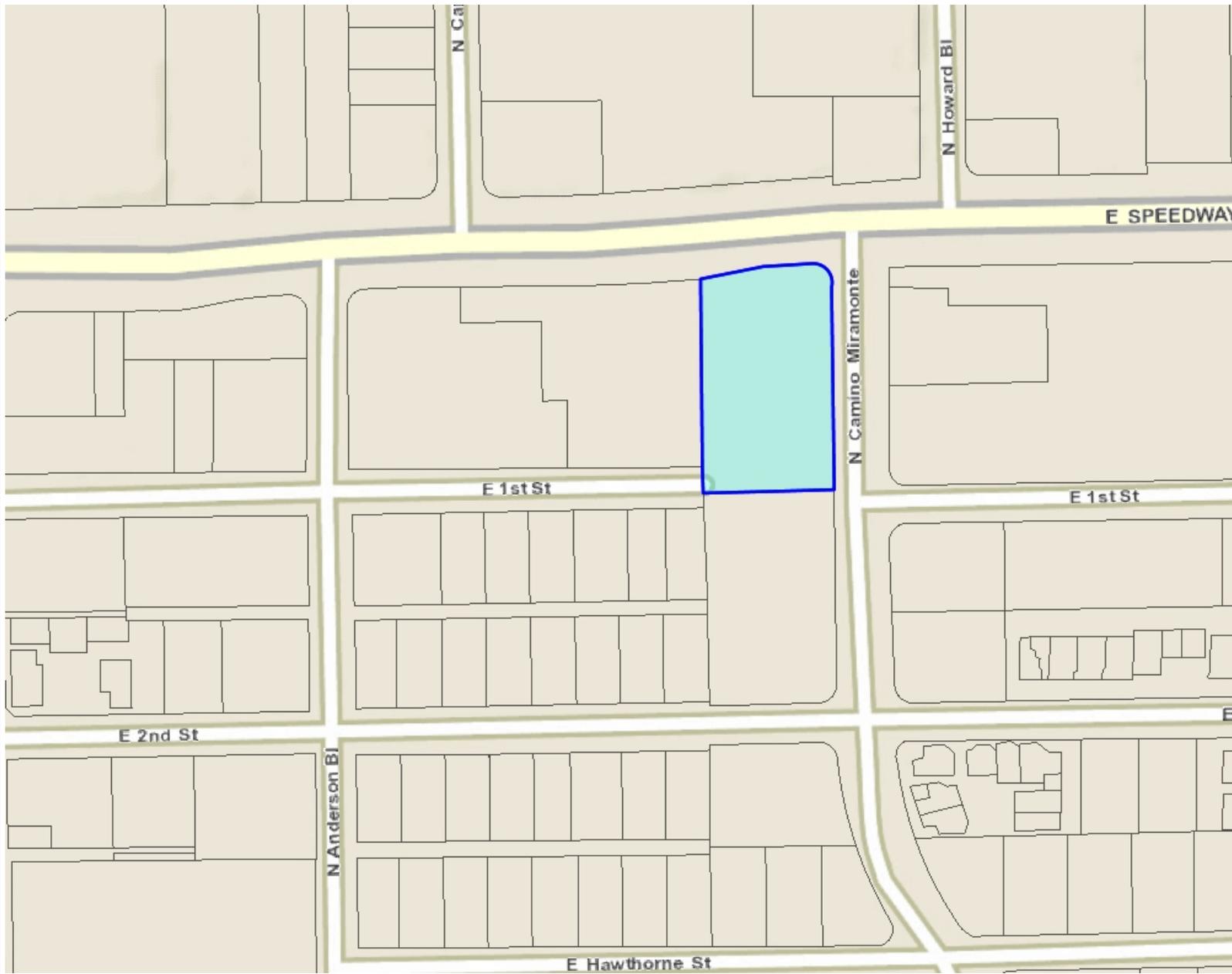
Permits (11)											
Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T00EL02611	COTH ~ FINAL	11/06/2000	12/17/2000	TUC	\$0	0				10/22/2013	0
Description: ELECTRIC:SIGN 1666											
T00CM00013	CALT ~ FINAL	01/10/2000	02/08/2000	TUC	\$70,000	3,070				10/22/2013	0
Description: TI:RETAIL											
T98CM04052	CALT ~ FINAL	09/30/1998	11/16/1998	TUC	\$90,000	0		08/01/2007		08/01/2007	0
Description: TI:RETAIL											
T97CM03995	CADD ~ FINAL	01/20/1998	04/22/1998	TUC	\$10,000	0		08/01/2007		08/01/2007	0
Description: TI:RETAIL											
T13CM06628	CALT ~ ISSUED	11/13/2013		TUC	\$5,000	4,502	4/*			12/12/2013	0
Description: TI: THEATRE											
T13OT01166	COTH ~ C OF O	10/01/2013	10/31/2013	TUC	\$0	4,502	4/*			10/22/2013	0
Description: C OF O: THEATRE											
T04PL00201	COTH ~ FINAL	02/01/2004	02/04/2004	TUC	\$0	0				10/22/2013	0
Description: GAS:PRESSURE TEST (APA)											
T03CM05733	CALT ~ FINAL	01/13/2004	04/26/2004	TUC	\$95,000	2,267				10/22/2013	0
Description: REPLACE ROOF STRUCTURE											
T03CM03764	CALT ~ FINAL	09/04/2003	02/23/2004	TUC	\$54,000	4,502				10/22/2013	0
Description: TI:OFFICE											
T03CM00985	CALT ~ FINAL	04/16/2003	07/22/2003	TUC	\$50,000	3,346				10/22/2013	0
Description: TI:RESTAURANT											
T01CM04460	CALT ~ FINAL	09/11/2001	01/01/2002	TUC	\$20,000	2,391				10/22/2013	0
Description: TI:RETAIL											

Notes (5)	
Created: 8/7/2015 Modified: 8/7/2015	PETITION 2016 A LEVEL RULE A
Created: 5/31/2013 Modified: 5/31/2013	PETITION 2014 A LEVEL RULE A
Created: 7/13/2011 Modified: 7/13/2011	PETITION 2012 A LEVEL IMPROVEMENT VALUE SHOULD BE 273,967 NOTIFIED APPRAISER.
Created: 8/25/2008 Modified: 8/25/2008	2009 SPLIT: PTN OF IMPS TO THIS PCL FROM PARENT
Created: 6/26/2008 Modified: 6/26/2008	2009 SPLIT OF 125-13-002C FROM OWNER TO SAME OWNER BY 13317/965 5/30/08. AREA CALC PER W:\TRAV\33170965.125 (56,131 SF). NO AFFIDAVIT. SPLIT OF IMPS PER AERIAL. FIELD CHECK.

PimaMaps Print

Legend

Parcels



Parcel 12512079B



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3/7/2018

Parcel Number: 125-12-079B

Property Address			
Street Number	Street Direction	Street Name	Location
3250	E	SPEEDWAY BL	Tucson
3254	E	SPEEDWAY BL	Tucson
3256	E	SPEEDWAY BL	Tucson
3260	E	SPEEDWAY BL	Tucson
3264	E	SPEEDWAY BL	Tucson
3266	E	SPEEDWAY BL	Tucson

Contact Information	
Property Owner Information:	Property Description:
SMDSK PI LLC 6007 E GRANT RD TUCSON AZ 85712-2316	ENCANTO PARK LOT A EXC RD BLK 1

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$394,630	\$394,630	\$59,194
2019	VACANT/AG/GOLF (2)	15.0	\$394,630	\$394,630	\$59,194

Property Information					
Township:	14.0	Section:	9	Range:	14.0E
Map & Plat:	8/27	Block:	001	Tract:	
Rule B District:	3	Land Measure:	49,260.00F	Lot:	0000A
Census Tract:	1800	File Id:	1	Group Code:	
Use Code:	2811 (PART COMP CONV/STRIP STORES SUPERMARKETS)			Date of Last Change:	6/9/2015

Valuation Area

District Supervisor: RICHARD ELIAS District No: 5

Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
40	4	NC_DOOLEN_PALO_VERDE	05003601	14

Recording Information (12)

Sequence No.	Docket	Page	Date Recorded	Type
20141670490	0	0	12/31/1752	
20141670488	0	0	6/16/2014	WTDEED
20133540933	0	0	12/19/2013	WTDEED
20061270724	12838	4279	7/3/2006	
20061270723	12838	4274	7/3/2006	
20050200983	12479	4608	1/30/2005	
97214953	10703	1447	12/30/1997	
95197659	10197	1574	12/25/1995	
0	7942	2220	12/30/1986	
0	5431	1070	12/29/1976	
0	324	370	12/31/1752	
0	5435	642	1/4/1977	

Commercial Characteristics

Property Appraiser: Jimmy Jimenez Phone: (520) 724-7423

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	0	\$30,736	\$0	\$0

Commercial Detail					
SEQ-SECT	Const Year	Model / Grade	RCN	RCNLD	Model Description
002-001	1961	290/3	\$8,993	\$3,202	PARKING LOT
003-001	1950	290/3	\$77,343	\$27,534	PARKING LOT

Petition Information (4)			
Tax Year	Owner's Estimate	Petition	Work Up
2016	\$185,000	pdf	pdf
2016	\$185,000	pdf	pdf
2014	\$351,800		
2010	\$439,750		

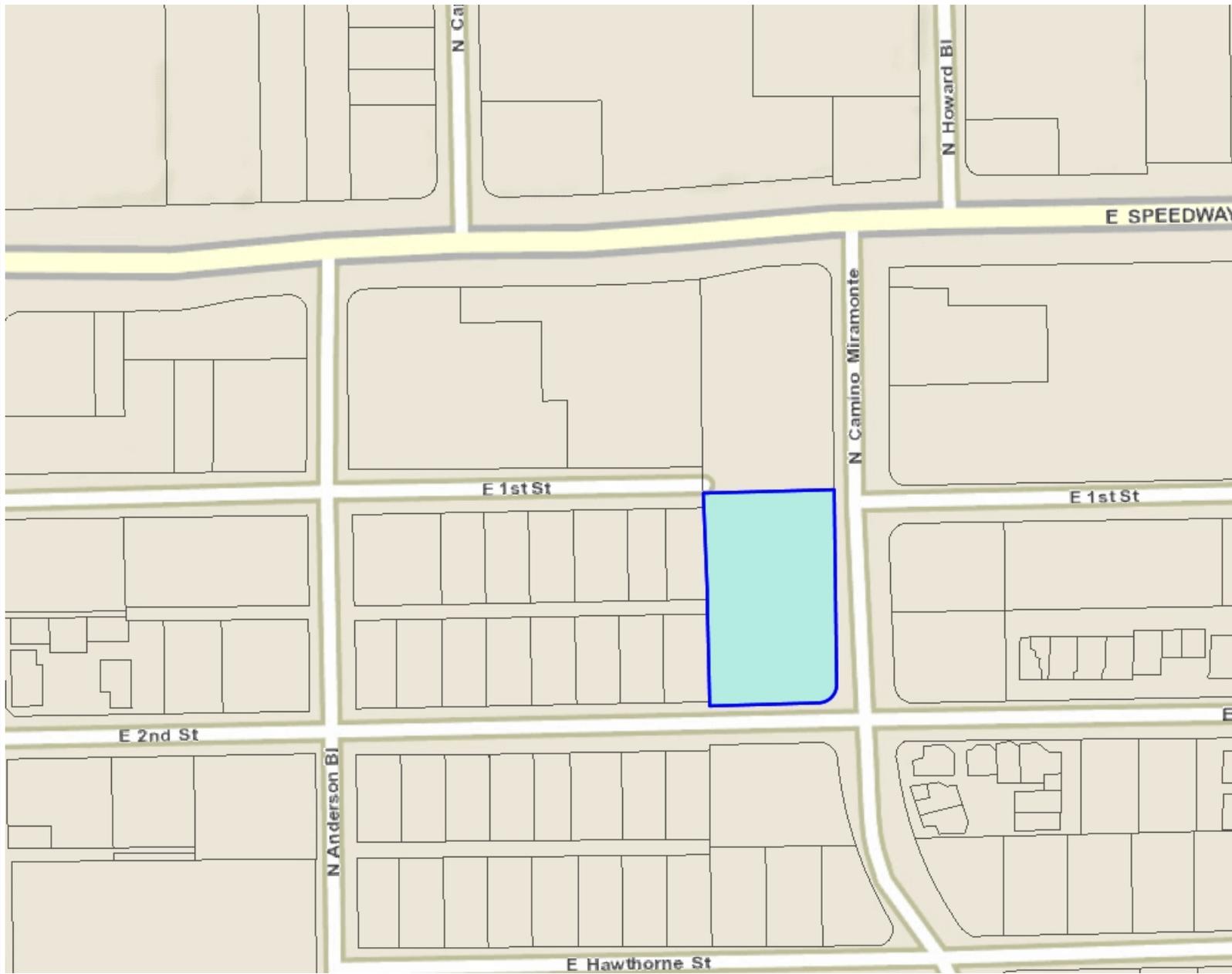
Permits (22)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T99EL03032	COTH ~ FINAL	11/18/1999	11/21/1999	TUC	\$0	0		08/01/2007		08/01/2007	0
	Description: RECONNECT:ELECTRIC TREE LOT										
T98EL01964	COTH ~ FINAL	10/29/1998	11/01/1998	TUC	\$0	0		08/01/2007		08/01/2007	0
	Description: RECONNECT:ELECTRIC:BEAUTY SALON										
T98OT00271	COTH ~ FINAL	10/29/1998	10/29/1998	TUC	\$0	0		08/01/2007		08/01/2007	0
	Description: C OF O INSPECTION:										
CSPEC15695	SPEC ~	08/12/2015	09/01/2015	ASR						08/14/2015	0
	Description: THIS PARCEL IS SET TO GO SUPP FOR 2016. PLEASE FIELD CHECK RIGHT BEFORE SUPP CUT-OFF FOR PERCENT COMPLETE. TAKE UPDATED PHOTOS. CHECK CCS FOR CORRECT LISTING.										
CSPEC15505	SPEC ~	06/08/2015	06/28/2015	ASR						06/08/2015	0
	Description: Check on Demo of strip center										
T150T00662	COTH ~ ISSUED	05/21/2015		TUC	\$0	0	8/*			01/13/2016	0
	Description: DEMOLITION / FLOODPLAIN PERMIT										
T100T00154	COTH ~ C OF O	01/21/2010		TUC	\$0	1,000	8/*			05/01/2014	0
	Description: C OF O:LAW OFFICE										
T10EL00118	COTH ~ FINAL	01/20/2010	01/26/2010	TUC	\$0	0	8/*			01/13/2016	0
	Description: NEW ELECTRIC METER										
T100T00153	COTH ~ C OF O	01/20/2010		TUC	\$0	1,400	8/*			05/01/2014	0
	Description: C OF O:DRACO AUDIO										
T08OT02435	SIGN ~ FINAL	11/30/2008	02/18/2010	TUC	\$0	0	8/*				
	Description: 15735										
T07OT02753	SIGN ~ FINAL	12/09/2007	04/02/2008	TUC	\$0	0	8/*				
	Description: 14137										
T07EL02049	COTH ~ FINAL	11/26/2007	01/28/2008	TUC	\$0	0	8/*			01/13/2016	0
	Description: RELOCATE:RECEPTACLES										
T07OT01557	SIGN ~ FINAL	08/08/2007	10/02/2007	TUC	\$0	0	8/*				
	Description: 13370										
T07OT01543	COTH ~ FINAL	07/05/2007	07/05/2007	TUC	\$0	0	8/*			01/13/2016	0

Permits (22)											
Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
	Description: FLOODPLAIN USE PERMIT:TI										
T070T01328	COth ~ FINAL	06/18/2007	07/06/2007	TUC	\$0	1,276				05/01/2014	0
	Description: C OF O:OFFICE										
T060T00253	SIGN ~ FINAL	02/07/2006	07/26/2006	TUC	\$0	0					
	Description: 10520										
T050T02992	SIGN ~ FINAL	12/14/2005	06/30/2006	TUC	\$0	0					
	Description: 10174										
T050T00770	SIGN ~ FINAL	04/06/2005	06/12/2006	TUC	\$0	0					
	Description: SIGN:#8766 ENCANTO PLAZA										
T040T00939	SIGN ~ FINAL	05/13/2004	06/29/2004	TUC	\$0	0					
	Description: SIGN:7149										
T020T01122	SIGN ~ FINAL	07/24/2002	09/17/2002	TUC	\$0	0					
	Description: SIGN:ELECTRIC:4250										
T02CM01295	CALT ~ FINAL	03/31/2002	05/10/2002	TUC	\$6,000	1,350				05/01/2014	0
	Description: TI:OFFICE										
T01EL02850	COth ~ FINAL	11/28/2001	12/04/2001	TUC	\$0	0				05/01/2014	0
	Description: TEMP SERVICE:TREE LOT										

Notes (16)	
Created: 12/13/2017 Modified: 1/16/2018	2019N - No change to use code at 2811. No change to land/Imp class at 2/0. Updated photos in BookMap to show no new construction.
Created: 5/26/2017 Modified: 7/17/2017	2018Supp - No change to Use Code at 2811. No change to Land/Imp class at 2/0. Update BookMap photos to show no new construction.
Created: 11/2/2016 Modified: 12/19/2016	2018N - No change to Use Code at 2811. No change to Land/Imp class at 2/0. Updated BookMap photos to show still vacant.
Created: 7/28/2016 Modified: 7/28/2016	2017Supp - No change to Use Code at 2811. No change to Land/Imp class at 2/0. Updated BookMap photos to show no new construction.
Created: 2/23/2016 Modified: 2/23/2016	TRCNo 1509006: 2015 NOC IMPS DEMOED
Created: 1/14/2016 Modified: 1/14/2016	2017N - No change to Use Code at 2811. No change to Land/Imp class at 2/0. Updated BookMap photos to show no new construction.
Created: 11/25/2015 Modified: 11/25/2015	SUPP 2016 RULE B
Created: 8/14/2015 Modified: 8/28/2015	2016Supp - No change to Use Code at 2811. No change to Land/Imp class at 1/0. Updated BookMap photos to show removal of building and concrete paving. Rule B applied to 2015 via NOC. 2016 limited is a rule A.
Created: 6/22/2015 Modified: 6/25/2015	PER FIELD CHECK BY D.SHRYOCK DATED 6/8/2015: PRORATE FCV. 2016 PETITION FILED AND WILL REVIEW AT THAT TIME. NO RULE B FOR 2016 UNLESS CLASS CHANGES.
Created: 6/8/2015 Modified: 6/8/2015	2016Supp - Change Use Code from 1130 to 2811. No change to Land/Imp class at 1/0. CCS to delete Imp 1 (strip store)due to demolition. Updated APEX and BookMap photos.
Created: 7/7/2014 Modified: 7/7/2014	^20133540933 CORRECTED BY ^20141670488:
Created: 5/31/2013 Modified: 5/31/2013	PETITION 2014 A LEVEL RULE A
Created: 10/14/2009 Modified: 10/14/2009	2010 B-LEVEL: REVIEWED & ADJUSTED.
Created: 6/26/2007 Modified: 6/26/2007	2007 COMBO: NO CHANGE
Created: 6/25/2007 Modified: 6/25/2007	2007 Combo transfer imps 078A and 079A to 079B. NC 4DUC at 1130. NC Land/Imp Class at 3/0(100% Comm.).
Created: 6/6/2007 Modified: 6/6/2007	2007 COMBO OF 125-12-078A & 079A PER RQST BY ALVIN KIVEL W/PROPERTY INVESTMENTS LLC. AREA CALC PER APIQ LAND MEASURES. TAXES CURRENT PER RECEIPTS PROVIDED.

PimaMaps Print

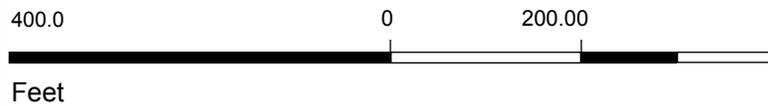


Legend

Parcels



Parcel 12512075A



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3/7/2018

Parcel Number: 125-12-075A

Property Address			
Street Number	Street Direction	Street Name	Location
1003	N	CAMINO MIRAMONTE	Tucson

Contact Information	
Property Owner Information:	Property Description:
SMDSK PI LLC 6007 E GRANT RD TUCSON AZ 85712-2316	ENCANTO PARK LOTS 1 - 3 BLK 1

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2019	VACANT/AG/GOLF (2)	15.0	\$198,652	\$180,972	\$27,146

Property Information					
Township:	14.0	Section:	9	Range:	14.0E
Map & Plat:	8/27	Block:	001	Tract:	
Rule B District:	3	Land Measure:	49,663.00F	Lot:	00001
Census Tract:	1800	File Id:	1	Group Code:	
Use Code:	0011 (VACANT RESIDENTIAL URBAN SUBDIVIDED)			Date of Last Change:	11/19/2017

Valuation Area				
District Supervisor:		District No:		
Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
40	4	NC_DOOLEN_PALO_VERDE	05003601	14

Recording Information (13)				
Sequence No.	Docket	Page	Date Recorded	Type
20141670490	0	0	6/16/2014	WTDEED
20141670488	0	0	6/16/2014	WTDEED
20133540933	0	0	12/19/2013	WTDEED
20061270724	12838	4279	7/3/2006	WTDEED
20061270723	12838	4274	7/3/2006	
20050200983	12479	4608	1/30/2005	WTDEED
97214953	10703	1447	12/30/1997	WTDEED
95140718	10129	2494	9/15/1995	
0	5431	1070	12/29/1976	
0	598	543	12/31/1752	
0	1218	47	12/31/1752	
0	5435	642	1/4/1977	
0	650	480	12/31/1752	

Notes (3)	
Created: 12/11/2017 Modified: 12/11/2017	2019 reparcel batch 24549 back from section
Created: 11/16/2017 Modified: 11/16/2017	COMBO 2019 reparcel combined with 125-12-075A batch 24549 area calc w:\travcad\24549.dwg 49,663sf per req from taxpayer SMDSK PI LLC per Scott N Kivel representative.
Created: 7/7/2014 Modified: 7/7/2014	^20133540933 CORRECTED BY ^20141670488:

