



MEMORANDUM

DATE: November 22, 2010

TO: Owners of property
located within 300' of site, and
Neighborhood Associations within 1 mile

FROM: Russlyn Wells
Planning & Development
Services Dept.
837-4948

SUBJECT: MDR-10-03, The District At UA, 550 N. 5th Avenue, C-3/R-3
Activity number: T10SA00423

This request is a Modification of Development Regulations (MDR) application for a modification to building setbacks, building height, density and landscaping requirements. These requests are being reviewed by the Planning and Development Services Department for decision by the Director. Please advise us of any concerns you may have regarding the requested modification.

The Project

The applicant's project is "The District At UA" multifamily housing development located on a 2.8* acre site located within the Downtown Area Infill Incentive District (IID) and is zoned C-3 and R-3. The proposed development is bounded by 5th Street on the north, Herbert Avenue on the east, 6th Street on the south, and Arizona and 5th Avenues on the west, as shown on the attached map. The primary development is comprised of five-story residential structures and a six (6) level up, one (1) level down parking structure. The applicant submitted site plans showing three (3) alternative developments. The proposed development requires compliance with all *Land Use Code (LUC)* criteria applicable to new construction.

* Alternative Plan A

The Applicant's Request

The applicant is requesting the following modification of development regulations applicable to proposed development alternatives A, B, and C:

- 1) Reduce the building setbacks along all named street edges, including 6th Street, Fifth Street, 5th Avenue, Arizona Avenue, and Herbert Avenue to a minimum of zero (0') feet, as shown on the submitted plans,
- 2) Increase the maximum allowable building height in the R-3 zone portion of the development to sixty (60') feet (or five-stories),
- 3) Allow solar panels to extend above the building height an additional ten (10"), and

MDR-10-03: The District At UA, 550 North 5th Avenue
Owners of Property located within 300' of the site and Neighborhood Associations within 1 mile
Page 2

- 4) Allow parapets to extend above the building height an additional four (4'), all as shown on the submitted plans.
- 5) Increase the allowable density by twenty-five (25%) percent.
- 6) Eliminate landscape borders onsite and provide landscaping in the right-of-way, as shown on the submitted plans.

The application and plans are available for viewing online at www.tucsonaz.gov/PRO. Enter address 550 N. 5th Avenue and follow the links under the Special Development Requests to view associated plans and documents.

You may also view the application and plans, in our offices located at 201 N. Stone Avenue, 2nd Floor North, during regular business hours.

MDR-10-03: The District At UA, 550 North 5th Avenue
Owners of Property located within 300' of the site and Neighborhood Associations within 1 mile
Page 3

RESPONSES ARE DUE BY 4:00 P.M. December 13, 2010.

Please mail comments to:

Russlyn Wells
City of Tucson, Planning and Development Services Department
PO BOX 27210
Tucson, AZ 85726-7210

or send comments via email to Russlyn.Wells@tucsonaz.gov

Name: _____

Address of Neighboring Property: _____

Do not object: _____ Object: _____, Date: _____

Reasons: _____

s:\zoningadministration\mdr\1003memo neighbors.doc