Attachment 4 - Director's decision - mailed to the public

CITY OF TUCSON

Planning Development Services Department (PDSD)
LUC Administration Division
201 North Stone Avenue, Tucson, Arizona 85701

***** NOTICE OF DIRECTOR'S DECISION *****

EFFECTIVE DATE: January 3, 2011

CASE NO.	THE APPLICANT	THE PROJECT
MDR-10-03	**Valeo Companies**	**The District At UA Student Housing, 550 E. 5th Street, R-3/C-3**

The Project

The applicant's project is "The District at UA" student housing development located on a 2.96 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. The primary development is comprised of five-story and four-story residential structures and a six (6) level up, one (1) level down parking structure. The proposed development requires compliance with all *Land Use Code (LUC)* criteria applicable to new construction. The applicant is requesting the following modifications: **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 for the development to sixty (60') feet (or five-stories); **3)** Allow solar panels to extend above the building height up to an additional twelve (12') feet; **4)** Allow parapets to extend above the building height an additional four (4'); **5)** Waive the floor area ratio (FAR) requirement; **6)** Eliminate landscape borders onsite and provide landscaping in the right-of-way, as approved by Tucson Department of Transportation (TDOT); and **7)** Waive onsite loading requirements.

DSD DIRECTOR'S DECISION: INSUFFICIENT INFORMATION SUBMITTED TO RENDER A FINAL DECISION ON THE MODIFICATIONS REQUESTED. APPLICANT TO PROVIDE ADDITIONAL INFORMATION.

NOTE: A NEW PUBLIC COMMENT PERIOD WILL COMMENCE WHEN ADDITIONAL INFORMATION IS SUBMITTED AND PROCESSED.

Ernie Duarte, Director
Planning & Development Services Department

The decision rendered by the Planning and Development Services Director may be appealed to the Board of Adjustment as follows: 1) file a notice of intent to appeal to be received by PDSD LUC Administration staff within five (5) days after the notice of decision, and 2) the complete appeal materials must be filed within thirty (30) days of the decision.

For further information, please call LUC Administration staff Russlyn Wells at 837-4948.

s:zoning administration/mdr/mdr1003/1003 decision1.doc