



Attachment 7  
200 public notice +  
comment form

# MEMORANDUM

DATE: February 7, 2011

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. 5<sup>th</sup> 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, floor area ratio, loading 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 modifications.

## The Project

The applicant's project is "The District at UA" student housing development located on an approximately three-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 5<sup>th</sup> Street on the north, Herbert Avenue on the east, 6<sup>th</sup> Street on the south, and Arizona and 5<sup>th</sup> 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's Request

The applicant is requesting the following modification of development regulations:

- 1) Reduce the building setbacks along all named street edges, including 6<sup>th</sup> Street, Fifth Street, 5<sup>th</sup> 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), and allow solar panels to extend above the building height up to an additional twelve (12') feet,
- 3) Allow parapets to extend above the building height an additional four (4'),
- 4) Waive the floor area ratio (FAR) requirement,

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- 5) Eliminate landscape borders onsite and provide landscaping in the right-of-way, as approved by Tucson Department of Transportation (TDOT), and
- 6) Waive onsite loading requirements.

The application and plans are available for viewing online at [www.tucsonaz.gov/PRO](http://www.tucsonaz.gov/PRO)  
Enter address 550 N. 5<sup>th</sup> or select Advanced Search and enter parcel number 117-04-3990, then follow the links under the Special Development Requests to view "Associated Plans and Documents". If you experience difficulties accessing the website, feel free to call me so that I can walk you through these steps.

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

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**RESPONSES ARE DUE BY 4:00 P.M. February 28, 2011.**

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](mailto:Russlyn.Wells@tucsonaz.gov) be sure to include MDR-10-03 in the subject line.

Name: \_\_\_\_\_

Address of Neighboring Property: \_\_\_\_\_

Do not object: \_\_\_\_\_  Object: \_\_\_\_\_, Date: \_\_\_\_\_

Reasons: \_\_\_\_\_

\_\_\_\_\_

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