



CITY OF
TUCSON

DEVELOPMENT
SERVICES
DEPARTMENT

November 17, 2006

Wayne Swan
Intertech Architectural Interiors, Inc.
6089 East Grant
Tucson, AZ 85712

Dear Mr. Swan:

SUBJECT: Interpretation to 310 E. Williams Circle – Block 5 - Williams Centre of the Williams Addition PAD

The Development Services Director has reviewed your letter requesting an interpretation of the Williams Addition PAD to include professional medical service office use in 310 E. Williams Circle – Block 5. Per your letter, this use is consistent with the PAD definition of office use. Hence, the proposed medical service office use at 310 E. Williams Circle is an allowed land use for Block 5 within Development Area D.

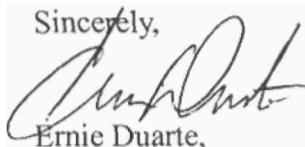
Williams Addition PAD

Definitions: The terms and definitions used in this PAD shall mean those defined in Section 23-21 of the City of Tucson Zoning Ordinance, with the following exceptions:

I. Office: A place where professional or semi-professional services are provided, or a particular kind of business is transacted, excluding retail and wholesale trade as a principal use. Supports retail functions such as athletic clubs, pharmacies, restaurants, and other limited retail uses, not to exceed 25 percent of the gross floor area, are permitted as secondary or accessory uses (see certain exceptions pertaining to Lots 10 & 11 in development areas C & G.) Banks and savings and loan institutions are permitted uses.

Office use as defined in PAD is inclusive of medical service office as the PAD doesn't make a distinction between professional and medical office. It is determined that the proposed medical service use is consistent with the Williams Addition PAD definition of office, and this interpretation is approved by the Development Services Director.

Please note that a copy of this letter must be attached to the 310 E. Williams Circle/Block 5 development plat.

Sincerely,

Ernie Duarte,
Director
Development Services Department

cc: Albert Elias
Roger Howlett, DUPD
John Beall, DUPD
Joe Linville, DSD
David Rivera, DSD
Patricia Gehlen, DSD

Attachments: Applicant's Request
DUPD Recommendation



City of Tucson
Planning & Development
Services

July 24, 2009

Mr. Rajan Lal, MBA
PICOR Commercial Real Estate Services
1100 N. Wilmot Rd, Ste 200
Tucson, AZ 85712

SUBJECT: Clarification of Land Uses Allowed at 310 E. Williams Circle – Block 5 in Development Area ‘D’ of the Williams Addition Planned Area Development

Dear Mr. Lal:

I have reviewed your letter requesting a clarification if Post-Secondary Education is an allowed use in Development Area ‘D’.

Williams Addition PAD

Definitions: The terms and definitions used in this PAD shall mean those defined in Section 23-21 of the City of Tucson Zoning Ordinance, with the following exceptions:

I. Office: A place where professional or semi-professional services are provided, or a particular kind of business is transacted, excluding retail and wholesale trade as a principal use. Supports retail functions such as athletic clubs, pharmacies, restaurants, and other limited retail uses, not to exceed 25 percent of the gross floor area, are permitted as secondary or accessory uses (see certain exceptions pertaining to Lots 10 & 11 in development areas C & G.) Banks and savings and loan institutions are permitted uses.

Office use as defined in PAD is inclusive of post-secondary education, and such a use can be considered office use provided the education use is limited to the teaching of only those operations or occupations that are allowed in the zoning classification or development area of the property as permitted uses.

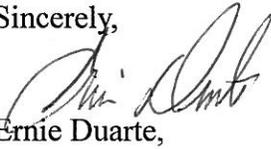
Mr. Rajan Lal, MBA
PICOR Commercial Real Estate Services
July 24, 2009
Page Two

In the portion of the Williams Addition PAD where office use is allowed, a post-secondary institution would be considered similar to an office use provided the restriction on teaching only operations or occupations allowed in the zoning classification or development area are followed.

It is determined that the proposed post-secondary education use is consistent with the Williams Addition PAD definition of office use, and this clarification is approved by the Planning and Development Services Director.

Please note that a copy of this letter must be attached to the 310 E. Williams Circle/Block 5 development plan.

Sincerely,



Ernie Duarte,
Director
Planning and Development Services Department

C: Craig Gross, P&DS
Jim Mazzacco, P&DS
John Beall, P&DS

Attachments: Applicant's Request

From: "Rajan Lal" <rlal@picor.com>
To: <John.beall@tucsonaz.gov>
Date: 07/15/2009 11:07 AM
Subject: Williams Addition Plan

Hi John,

I am trying to understand if my client's use would be allowed in the Williams Center area? The building address is 310 S. Williams Blvd., which I believe, according to the Williams Additiona Plan, is located in Development Area D. The tenant is Wayland Baptist University. They provide post-secondary education.

Thank you

Rajan Lal, MBA
Commercial Properties
PICOR Commercial Real Estate Services
a Cushman & Wakefield Alliance Member
1100 N. Wilmot Rd, Ste 200
Tucson, AZ 85712
Direct: 520.546.2708
Fax: 520.546.2799
<mailto:rlal@picor.com> rlal@picor.com
<<http://www.picor.com/>> www.picor.com

PICOR Commercial Real Estate Services
a Cushman & Wakefield Alliance Member



CITY OF
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SERVICES
DEPARTMENT

December 3, 2009

Mr. Rajan Lal, MBA
PICOR Commercial Real Estate Services
1100 N. Wilmot Rd, Ste 200
Tucson, AZ 85712

Dear Mr. Lal:

SUBJECT: Clarification of Land Uses Allowed at 310 E. Williams Circle – Block 5 in Development Area ‘D’ of the Williams Addition Planned Area Development

I have reviewed your letter requesting a clarification if a Bio-Tech Lab is an allowed use in Development Area ‘D’ at 310 S. Williams Boulevard.

Williams Addition PAD

Definitions: The terms and definitions used in this PAD shall mean those defined in Section 23-21 of the City of Tucson Zoning Ordinance, with the following exceptions:

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Your request letter outlines that the proposed molecular biology/chemistry lab is a pharmaceutical research and development lab – testing only, no production. The Land Use Code defines the Research and Product Development land use class as that which is conducting research of a commercial, industrial, or scientific nature, and includes analytical, diagnostic, processing, and other types of laboratory services. This is an allowed use in the Office Zone of the Land Use Code.

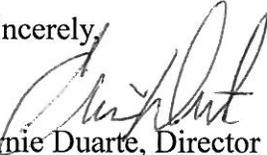
Mr. Rajan Lal, MBA
PICOR Commercial Real Estate Services
December 2, 2009
Page Two

Office use as defined in the PAD is inclusive of research and product development, and such a use can be permitted in Development Area 'D', provided it is limited to the functional characteristics as defined in the Land Use Code. Hazardous production operations are not allowed onsite.

It is determined that the proposed research and product development use is consistent with the Williams Addition PAD definition of office use, and this clarification is approved by the Planning and Development Services Director.

Please note that a copy of this letter must be attached to any permits, plans or certificate of occupancy for the site at 310 E. Williams Circle.

Sincerely,



Ernie Duarte, Director
Planning and Development Services Department

c: Craig Gross, P&DSD
Jim Mazzocco, P&DSD
Bill Balak, P&DSD
John Beall, P&DSD

Attachments: Applicant's Request

From: "Rajan Lal" <rlal@picor.com>
To: "John Beall" <John.Beall@tucsonaz.gov>
Date: 11/18/2009 3:20 PM
Subject: RE: Williams Addition Plan - 310 S. Williams Blvd.

Hi John,

This would be a molecular biology/chemistry lab with some fume hoods & research benches with sinks, counter tops, and shelves NOT UNLIKE a high school or college general science lab with "fume hoods" exhausted to outside. I can likely get some photos. They would be in pharmaceutical research & development; so testing-- no production.

Thank you

Rajan Lal, MBA
Commercial Properties
PICOR Commercial Real Estate Services
a Cushman & Wakefield Alliance Member
1100 N. Wilmot Rd, Ste 200
Tucson, AZ 85712
Direct: 520.546.2708
Fax: 520.546.2799
rlal@picor.com
www.picor.com

-----Original Message-----

From: John Beall [mailto:John.Beall@tucsonaz.gov]
Sent: Wednesday, November 18, 2009 2:11 PM
To: Rajan Lal
Subject: Re: Williams Addition Plan - 310 S. Williams Blvd.

Rajan,

Can you more fully describe what a bio-tech lab is? are they manufacturing a product, test, ???

>>> "Rajan Lal" <rlal@picor.com> 11/18/2009 1:47 PM >>>

Hi John,

I hope this email finds you well. You helped me once before regarding approved uses at 310 S. Williams Blvd. I have reviewed the Williams Addition Plan and I am trying to determine if a bio-tech lab use would be permitted in the building. Can you help me make this determination?

Regards,

Rajan Lal, MBA
Commercial Properties
PICOR Commercial Real Estate Services
a Cushman & Wakefield Alliance Member
1100 N. Wilmot Rd, Ste 200
Tucson, AZ 85712

Direct: 520.546.2708

Fax: 520.546.2799

<mailto:rlal@picor.com> rlal@picor.com <http://www.picor.com/>
www.picor.com

PICOR Commercial Real Estate Services
a Cushman & Wakefield Alliance Member

PICOR Commercial Real Estate Services
a Cushman & Wakefield Alliance Member



**CITY OF
TUCSON**
PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

February 2, 2010

Ms. Katie Castillo
Ashland Group
1050 E. River Road, Suite 300
Tucson, AZ 85718

Dear Ms. Castillo:

SUBJECT: Clarification of Land Uses Allowed at Lot 18 in Development Area 'D' of the Williams Addition Planned Area Development

I have reviewed your letter requesting a clarification if an Adult Day Care facility is an allowed use in Lot 18 in Development Area 'D' of the Williams Addition PAD.

Williams Addition PAD

Definitions: The terms and definitions used in this PAD shall mean those defined in Section 23-21 of the City of Tucson Zoning Ordinance, with the following exceptions:

I. Office: A place where professional or semi-professional services are provided, or a particular kind of business is transacted, excluding retail and wholesale trade as a principal use. Supports retail functions such as athletic clubs, pharmacies, restaurants, and other limited retail uses, not to exceed 25 percent of the gross floor area, are permitted as secondary or accessory uses (see certain exceptions pertaining to Lots 10 & 11 in development areas C & G.) Banks and savings and loan institutions are permitted uses.

Your request letter outlines that the proposed Adult Day Care facility will operate during normal business hours between 8am – 3pm, Monday through Friday.

Ms. Katie Castillo
Ashland Group
February 2, 2010
Page Two

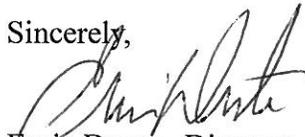
The individuals being cared for are developmentally disabled adults, with no medical treatment or inpatient/outpatient services conducted on site. There will be a wide range of activities from arts and crafts to board games to computer classes. And, the adults will arrive either by their parents, group homes, or shuttle service.

The Land Use Code defines Day Care as a use providing care, supervision, planned activities, and guidance on a regular basis for periods less than twenty-four (24) hours for persons not related to the operator. This includes adult day care. This is an allowed use in Office Zones in the Land Use Code.

It is determined that the proposed adult day care facility is consistent with the Williams Addition PAD definition of office use, and this clarification is approved by the Planning and Development Services Director.

Please note that a copy of this letter must be attached to any permits, plans or certificate of occupancy for the site at Lot 18.

Sincerely,



Ernie Duarte, Director
Planning and Development Services Department

c: Craig Gross, PDSD
Jim Mazzocco, PDSD
Bill Balak, PDSD
John Beall, PDSD

Attachments: Applicant's Request

From: David Rivera
To: John Beall
Date: 01/25/2010 1:14 PM
Subject: Fwd: Request for Determination of Zoning/Permitted Use

John

Here is the request from Katie Castillo for an Adult Day Care on lot 18 at Williams Center. Can you discuss with Bill or Craig and get me or Katie and answer?

Thanks

David

David Rivera
Principal Planner
Development Services Department
(520) 837-4957
david.rivera@tucsonaz.gov

>>> "Katie Castillo" <kcastillo@ashlandgroup.net> 01/25/2010 10:26 AM >>>
Dear David,

Thank you for returning my phone call this morning. As we discussed, we are seeking a determination of whether an Adult Day Care facility would be an allowed use under the PAD-1 zoning for the Williams Centre Lot 18. The business would be open during normal business hours, and they do not provide any type of medical or behavioral treatment.

Can you please submit this request to the Zoning supervisor for a formal determination?

Thank you very much for your assistance.

Katie Castillo

Vice President, Property Management

Ashland Group, L.L.C.

1050 E. River Road, Suite 300

Tucson, Arizona 85718

(520) 293-9000 x 101

(520) 293-0539 FAX

kcastillo@ashlandgroup.net

www.ashlandgroup.net



February 5, 2010

CITY OF
TUCSON
PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

Mr. Bruce Spree – Leasing Agent
3719 N. Campbell Avenue
Tucson, AZ 85719
520-323-5155

Dear Mr. Spree:

SUBJECT: Clarification of Land Uses Allowed at Lot 18 in Development Area 'D' of the Williams Addition Planned Area Development

I have reviewed your letter requesting a determination if the Warriorschool facility is an allowed use in Lot 18 in Development Area 'D' of the Williams Addition PAD.

Williams Addition PAD

Definitions: The terms and definitions used in this PAD shall mean those defined in Section 23-21 of the City of Tucson Zoning Ordinance, with the following exceptions:

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Your request letter outlines the operating hours for the proposed Warriorschool as being Monday – Sunday from 9-5pm, with the martial arts training being offered in the evenings after 6pm too.

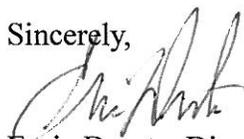
Mr. Bruce Spree – Leasing Agent
February 5, 2010
Page Two

The classes offered at the school are CPR, First-Aide training, personal defense courses, and supplemental martial arts training classes.

The Land Use Code defines the Warriorschool as an Instructional School under the Educational Use land class. An Instructional School is a use providing domestic, recreational, and other types of instruction for all age groups. Typical uses include dance, cooking, music, martial arts, and handicraft instruction. An Instructional School is not an allowed use in Office Zones in the Land Use Code. As such, it would be a substantial change to the Williams Addition PAD to allow an Instructional School use within Development Area 'D', and would require a major amendment to the PAD. However, the Instructional School use is an allowed use in Commercial Zones in the Land Use Code, and would be allowed in the commercial areas of the Williams PAD district. (See attached Williams Addition Land Use/Density Plan).

It is determined that the proposed Warriorschool is not consistent with the Williams Addition PAD definition of Office Use. The request to locate an instructional school on Lot 18 in Development Area 'D' of the Williams Addition PAD is denied by the Planning and Development Services Director.

Sincerely,



Ernie Duarte, Director
Planning and Development Services Department

c: Craig Gross, PDSD
Jim Mazzocco, PDSD
Bill Balak, PDSD
John Beall, PDSD

.....

8987 E Tanque Verde #309-245
Tucson, AZ 85749



February 1, 2010

Mr. John Beall
Planning and Development Services Department
P.O. Box 27210
Tucson, AZ 85726-7210

Dear Mr. Beall:

This letter is to request a Planned Area Development Compliance Letter for an existing building in an office complex located at 432-442 S. Williams Boulevard and identified in the Williams Addition PAD, as Development Area D, Block 18. The letter would go to:

Leasing Agent- Bruce Spree
3719 N Campbell Ave
Tucson, AZ 85719
Phone: 520-323-5155

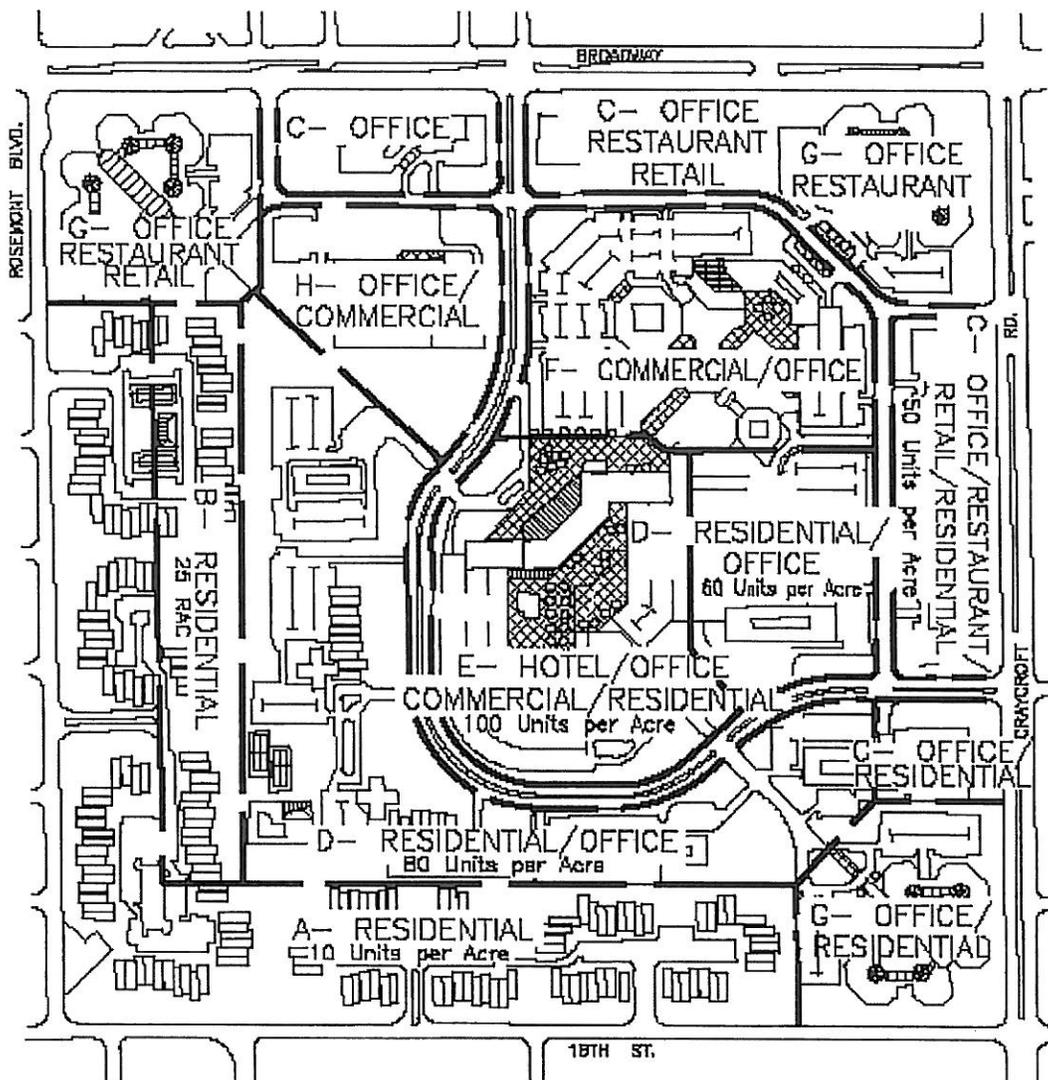
We would like to use the space for office use as well as training. The training we would like to offer is CPR and First Aide training, personal defense courses, and - as a supplement to the personal defense - some martial arts training. The martial arts training is non-sparring, light-contact training and would only be offered in the evenings after 6pm. The remaining courses we would like to run Monday thru Sunday from 9-5pm. We are looking at an average class size of 15 students.

Attached are flyers with more information. Please feel free to contact me if you need anything else! Thanks so much for your time!

Respectfully,

Christa Ashley
Warriorschool Customer Care
520-241-7690
Christa.ashley@warriorschool.com

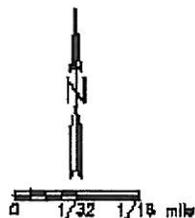
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Williams Addition

Land Use/Density Plan

Building Height Limitations



A - 25'	E - 200'
B - 40'	F - 60'
C - 80' (Commercial)	G - 40'
40' (Lot 23 Residential)	H - 120'
D - 120'	

Exhibit B



CITY OF
TUCSON

DEVELOPMENT
SERVICES
DEPARTMENT

August 31, 2010

Mr. Frank S. Bangs, Jr.
One South Church Avenue, Suite 700
Tucson, Arizona 85701-1611

Dear Mr. Bangs:

SUBJECT: 250 South Craycroft Road, Lots 8 and 9, of the Williams Addition
Planned Area Development

I have reviewed your letter requesting confirmation of Post-Secondary Instruction Use and parking for Lots 8 and 9 in Development Area 'C' of the Williams Addition PAD.

Your request letter references a previous determination letter from the Zoning Administrator allowing Post-Secondary Instruction Use within Development Area 'C'. That determination letter along with a latter clarification letter for Development Area 'D' recognize that such a use is appropriate when limited to the teaching of only those operations or occupations that are allowed in the office zone classification.

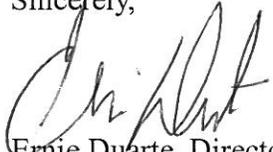
In regards to the Parking question: The last approved development plan (D05-0017) shows that Parcel 1B at 250 S. Craycroft, is currently providing 122 parking spaces for Office (36,536 SF at 1/300). If this remains the same then parking should not be an issue. It appears that the PAD calls out Office Parking at 1/300 and that the proposed Post-Secondary Instruction Use would fall under that ratio. Also, the proposed lease limits classroom instruction from 5:00 pm - 10:00 pm weekdays, and 8:00 am-1:00 pm on weekends which should help ease any parking conflicts and create a more integrated site. However, if any parking were to deviate from what already has been approved for Parcel 1B, then the applicant will need to provide updated parking calculations.

It is determined that the proposed Post-Secondary Instruction Use is consistent with the previously approved determination letter on October 13, 2004 for Development Area 'C' in Williams Addition PAD and is approved by the Planning and Development Services Director.

Mr. Frank S. Bangs, Jr.
August 31, 2010
Page Two

Please note that a copy of the October 13, 2004 letter, and this letter are to be attached to any plans for 250 S. Craycroft, Lots 8 and 9.

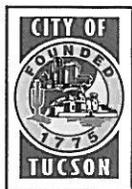
Sincerely,



Ernie Duarte, Director
City of Tucson
Planning & Development Services Department

cc: Craig Gross, PDS
Jim Mazzacco, PDS
Bill Balak, PDS
John Beall, PDS

Attachments: Applicant's Request



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

August 29, 2011

Mr. John Price, AIA
GDA Southwest LLC
250 S. Craycroft Road, Suite 200
Tucson, AZ 85711-3828

Dear Mr. Price:

SUBJECT: Minor Amendment of Williams Addition Planned Area Development, Development Area D, at 5341 E. Williams Boulevard

I have reviewed your letter (attached) requesting a minor change to the criteria set forth in the PAD involving the reduction of landscaped area for the parking lot at 5341 E. Williams Boulevard. Your request is to provide landscape islands that are less than the minimum required 80-square feet size as outlined in the PAD.

The PAD recognizes and allows for minor adjustments as long as the changes are non-substantial. Specifically minor changes which do not alter any perimeter landscaping, and any changes must conform to appropriate sections of the Land Use Code.

Your letter outlines that the requested minor change is for restriping of a portion of the parking area to increase the parking for the building at 5431 E. Williams Boulevard by an additional 12 spaces. The site plan indicates that in order to provide additional parking spaces that the elimination of the existing parking islands will need to be removed and replaced with landscape diamonds at every 4 parking spaces. Your design provides additional parking spaces, and increases the number of trees in the parking lot from 13 to 24. Also, the reduction for the parking lot islands from a minimum 80-square feet to 35-square feet is in keeping with City standards. Your letter notes that the restriping of the parking lot will not change or alter the existing pedestrian paths, loading areas, or the perimeter landscaping borders.

Therefore, it is determined that this change is a non-substantial change and is approved. Please note that a copy of this letter must be attached to the development plans.

Sincerely,

Ernie Duarte,
Director
Planning and Development Services Department

cc: John Beall, PDS

Attachments: Applicant's Request



MEMORANDUM

RESTRIPING FOR 5431 E WILLIAMS BOULEVARD

Date: August 29, 2011

Principals
Charles Gromatzky AIA
Robert Dupree NCARB AIA
Kevin Morrow NCARB AIA

Letter Request for Modification:

To: John Beall
Planning Department
City of Tucson, Development Services
149 N. Stone

This letter is to request a review and approval of the attached site plan for minor changes to the development plan for 5431 E. Williams blvd. by the planning director as per section XII item D of the Williams Addition Planned Area Development.

The minor change to the development plan is for restriping a portion of the parking area to increase the parking for the building at 5431 E. Williams blvd., which will increase parking in the area shown by 12 additional spaces. In so doing, we request relief from the PAD requirement for each landscape island to meet the minimum criteria for 80 square feet, and to reduce the islands down to COT minimum 35 square feet.

In order to gain the additional parking spaces we propose to eliminate the existing parking islands in the parking field, and replace them with landscape diamonds at every 4 parking spaces meeting the current COT landscape requirements. The existing landscape islands to be removed currently contain 13 trees. The proposed design provides for 24 trees in the new landscape diamonds that meet the COT landscape minimum requirements, and thus providing more shaded areas as well as more parking in the existing parking area. No other changes will be requested, and all pedestrian paths, loading areas, and all landscape borders will be maintained in their current condition.

Please respond with your comments or approval for relief of the PAD landscape island requirements, and advise as to the next step for the minor change to the city development plan process.

Thank you,

A handwritten signature in black ink, appearing to read "T. John Price". The signature is stylized and fluid.

T. John Price, AIA
GDA Southwest LLC

250 S Craycroft Road
Suite 200
Tucson, AZ 85711-3828
P: 520.326.6951
F: 520.881.4390

www.gdainet.com

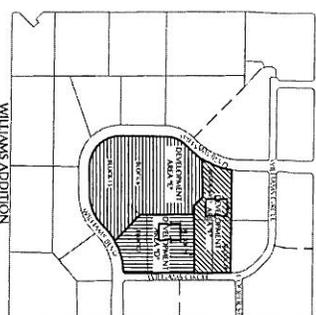
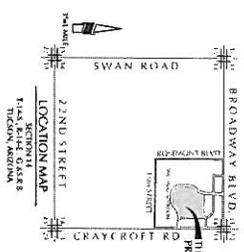
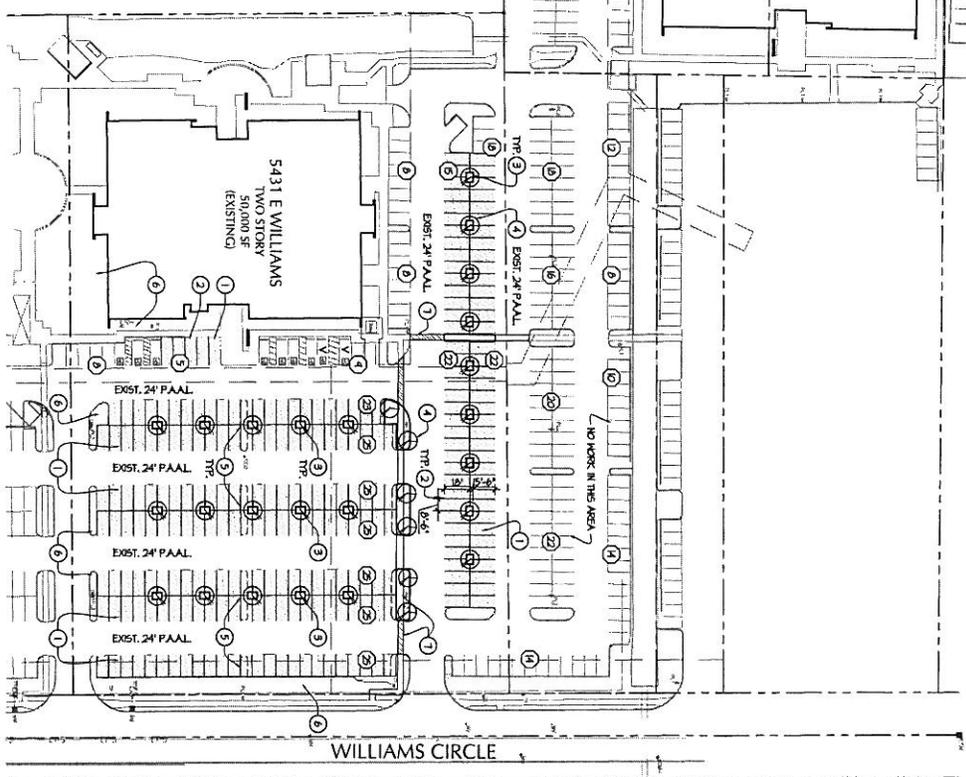
DEVELOPMENT AREA CRITERIA

- DEVELOPMENT AREA IV - BUILDINGS 3
1. DISTING. USE: OFFICE
 2. MAXIMUM RESIDENTIAL DENSITY: NOT APPLICABLE
 3. BUILDING SETBACK FROM PUBLIC STREETS: 6.0M HEIGHT, DISTING. SETBACK: 3.00'
 4. DISTANCE BETWEEN BUILDINGS: DISTING. NO CHANGE IN DISTANCE
 5. MAXIMUM BUILDING COVERAGE: 60%
 6. MAXIMUM FLOOR AREA RATIO: DISTING. NO CHANGE TO BUILDING OR SITE AREA
 7. MINIMUM USABLE OPEN SPACE FOR NON-RESIDENTIAL USE: 10% OF DISTING. LOT
 8. MAXIMUM HEIGHT: 40'
 9. ACCESS: LIMITED TO WILLIAMS BOULEVARD AND OTHER HOURLY BUSINESSES, WILLIAMS BOULEVARD AND WILLIAMS AVENUE

PARKING CALCULATIONS

PARKING SPACES REQUIRED:	61 SPACES
ACCESSIBLE SPACES REQUIRED PER BC TABLE 11031.4-1 (4% - 2001):	442 SPACES (20 ADP INCLUDED)
ACCESSIBLE SPACES REQUIRED PER BC TABLE 11031.4-1 (4% - 2001):	4 SPACES (INCL. 3 VAN)
BICYCLE PARKING:	34 SPACES (18 CLASS II)
LOADING DOCKING TO OCCUR IN THE BUILDING AREA:	42 CLASS I / 12 CLASS II

1 SITE PLAN FOR RESTRIPIPING
SCALE: 1/4"=1'-0"



KEYNOTES

1. SHARED AREAS DENOTES AREA OF PARKING TO BE MODIFIED FOR RESTRIPIPING
2. STIPPLED: 7' LAMPPOST SPACING WITH ENCLOSED CANS
3. NO DISTURBANCE TO EXISTING UTILITIES
4. PROPOSED NEW OR RE-LOCATED TRIP CONNECT TO EXISTING SIDEWALK
5. EXISTING LANDSCAPE PLANT OR FOLIAGE TO REMAIN
6. EXISTING LANDSCAPE TO REMAIN (NOT SHOWN FOR CLARITY)
7. EXISTING TERRAZZO ACCESSWAY TO BE REMOVED
8. EXISTING CONCRETE DRIVEWAY TO BE REMOVED
9. EXISTING DRIVEWAY SPACES TO BE REMOVED

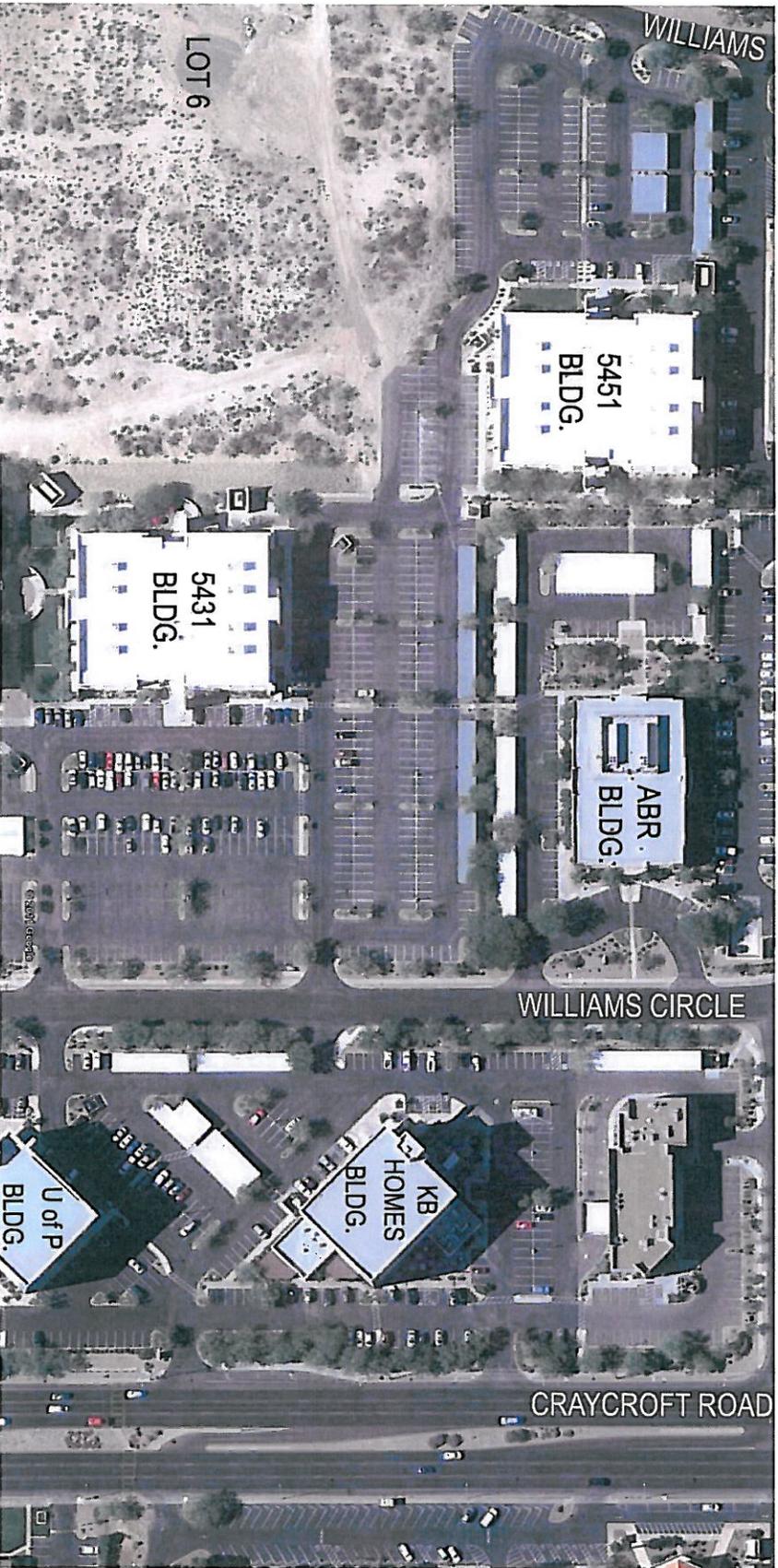
PRELIMINARY
NOT FOR CONSTRUCTION

A MINOR SITE PLAN CHANGE FOR
5431 E. WILLIAMS BOULEVARD
PORTION OF BLOCK 7 WILLIAMS CENTRE BK. AD MAP, PCD #1
BEING A PORTION OF SECTION 14, T14S, R14E,
GASPARI PIMA COUNTY, ARIZONA

PROJECT NO. 1000000000
DRAWN BY: J. J. J. J.
CHECKED BY: J. J. J. J.
DATE: 08/26/2011

CRONMARTY QUINTE & ASSOCIATES,
SOUTHWEST, LLC
180 SOUTH GAVANPORT RD., SUITE 300
TUCSON, AZ 85711





Architecture
Planning
Design



Dallas | Tucson | Phoenix

**EXISTING PARKING AT 54531 E WILLIAMS
TUCSON, ARIZONA**

GDA# 0071

JULY 21, 2011



SK1.1



CITY OF
TUCSON

DEVELOPMENT
SERVICES
DEPARTMENT

October 21, 2011

Ms. Sheila McGinnis
Club Canvas, LLC
10445 E. George Tolman, LLC
Tucson, AZ 85747

Dear Ms. McGinnis:

SUBJECT: Clarification of Land Uses Allowed at Lots 10 and 11 in Development Areas 'C' and 'G' of the Williams Addition Planned Area Development

I have reviewed your letter requesting a clarification if an Art Class Instruction facility, serving wine and beer as an accessory use, is an allowed use within Lots 10 and 11 in Development Areas 'C' and 'G' of the Williams Addition PAD.

Williams Addition PAD

Definitions: The terms and definitions used in this PAD shall mean those defined in Section 23-21 of the City of Tucson Zoning Ordinance, with the following exceptions:

I. Office: A place where professional or semi-professional services are provided, or a particular kind of business is transacted, excluding retail and wholesale trade as a principal use. Supports retail functions such as athletic clubs, pharmacies, restaurants, and other limited retail uses, not to exceed 25 percent of the gross floor area, are permitted as secondary or accessory uses (see certain exceptions pertaining to Lots 10 & 11 in development areas C & G) Banks and savings and loan institutions are permitted uses.

The major goals and objectives of the Williams Addition PAD are to provide a multi-faceted area of development within which to live, work, dine, and shop, and to provide destination hotel facilities by providing an integrated mixed-use development. The Williams Addition PAD delineates all allowable uses within each development area and the standards, conditions, and restrictions governing development.

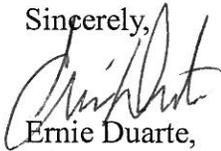
The proposed Art Class Instruction facility would be located in either Development Area 'C' – Office/Restaurant/Retail, or 'G' – Office/Restaurant. These Development Areas allow for a wide variety of mixed-uses which support the goals and objectives of the Williams Addition PAD. Also it should be noted

that there has been a previous determination from the Zoning Administrator allowing instructional use within Development Area 'C'.

It is determined that the proposed Art Class Instruction facility, serving wine and beer as an accessory use, is consistent with the type of uses permitted in Development Areas 'C' and 'G', and is approved by the Planning and Development Services Director.

However, any sale of alcohol and/or retail sales must remain accessory uses to the proposed art class use as described in your request letter dated October 7, 2011. Please note that a copy of this letter must be attached to any permits, plans or certificate of occupancy for the proposed Art Class Instruction facility within Lots 10 or 11.

Sincerely,



Ernie Duarte,

Director

Planning and Development Services Department

cc: John Beall, PDS

Attachments: Applicant's Request, Support Letter from Larsen/Baker

October 7, 2011

Mr. John Beall
 Supervisor, Principal Planner
 Planning & Development Services
 City of Tucson
 201 North Stone Avenue
 Tucson, AZ 85701

Re: Williams Planned Area Development - request for consideration of allowing a business with Series 7 liquor license to open in Lot 10 or 11 (Attachment 1 Map)

Dear Mr. Beall,

This is a follow-up letter providing additional detail on the business I would like to open at Williams Centre Shopping Center (Broadway & Craycroft). I'm seeking a special ruling from you and your team to allow me to open with a Series 7 liquor license at the center due to the unique nature of my business.

Name of Business: Club Canvas, LLC
Potential Location(s): Lot 10 or 11 at Williams Centre (Broadway & Craycroft)
Type of Business: Art instruction and retail boutique (wine and beer served during class instruction)
Hours of Operation: See detailed chart on page 3

Description:

In a relaxed, social, group setting, an artist/instructor will guide approximately 30 – 40 students through replicating a featured painting step by step. The lesson lasts 2 ½ - 3 hours. This is a hands-on class in which each student completes a 16" x 20" painting on canvas. Class fee runs between \$25 - \$40 per person and will depend on level of art instruction required to complete painting. Instruction, canvas, paint, brushes, aprons are included in the cost of the class. There are 1 – 2 breaks provided during instruction in which students may purchase wine, beer, soda, water and/or shop in a small retail section for trinkets related to art & wine. (Attachment 2 - photos of typical instruction/classroom set- up)

Special Considerations:

This particular business prototype has been successful across the country. 3 similar businesses opened in Scottsdale in July, 2011. To my knowledge, this would be the first business of this type to open in Tucson.

Though I understand a Series 7 liquor license is not currently allowed at The Williams Centre, Club Canvas does not function in the same manner as a bar. The main function of the business is art instruction. Beer, wine, soda and water are sold only as an accompaniment to the lessons. The price of beer, wine, soda and water is not included in the price of the class.

Club Canvas will not be providing food. The art instruction time frame is too limited to accommodate food service. Those students desiring food or catering for private events will be encouraged to purchase from neighboring restaurants at the Williams Centre.

Floor Plans

I am currently looking at two spaces at Williams Centre. They are Suite #115 which is 1,100' and Suite #250 which is 1,600'. (Attachments 3 & 4 - examples of the general floor plan set up for art instruction) I don't have exact measurements of existing buildouts in Suite 250 but bar area for refreshments will not increase.

Approximately, 40 square feet (5'x8') will be devoted to a bar area for refreshments. Additionally a small area of approximately 64 square feet (8'x8') will be designated as a retail area to sell costume jewelry, low-priced trinkets and medium-priced locally created art & crafts.

In either Suite #115 or #250 only 40 square feet will be devoted to the bar area. Proportionately small as compared to the space that will be used for art instruction.

I feel confident Club Canvas would enhance the opportunities of the neighboring retail stores, business offices and residential communities of the Williams Centre's planned land use. I hope you agree and will make a favorable decision on behalf of Club Canvas.

Thank you for your time and consideration regarding my request.


Sheila McGinnis

Club Canvas, LLC
(520) 205-2308 cell
10445 E George Tolman
Tucson, AZ 85747

Class Schedule

Once the business is fully up and running, the following table represents how a typical weekly schedule will look.

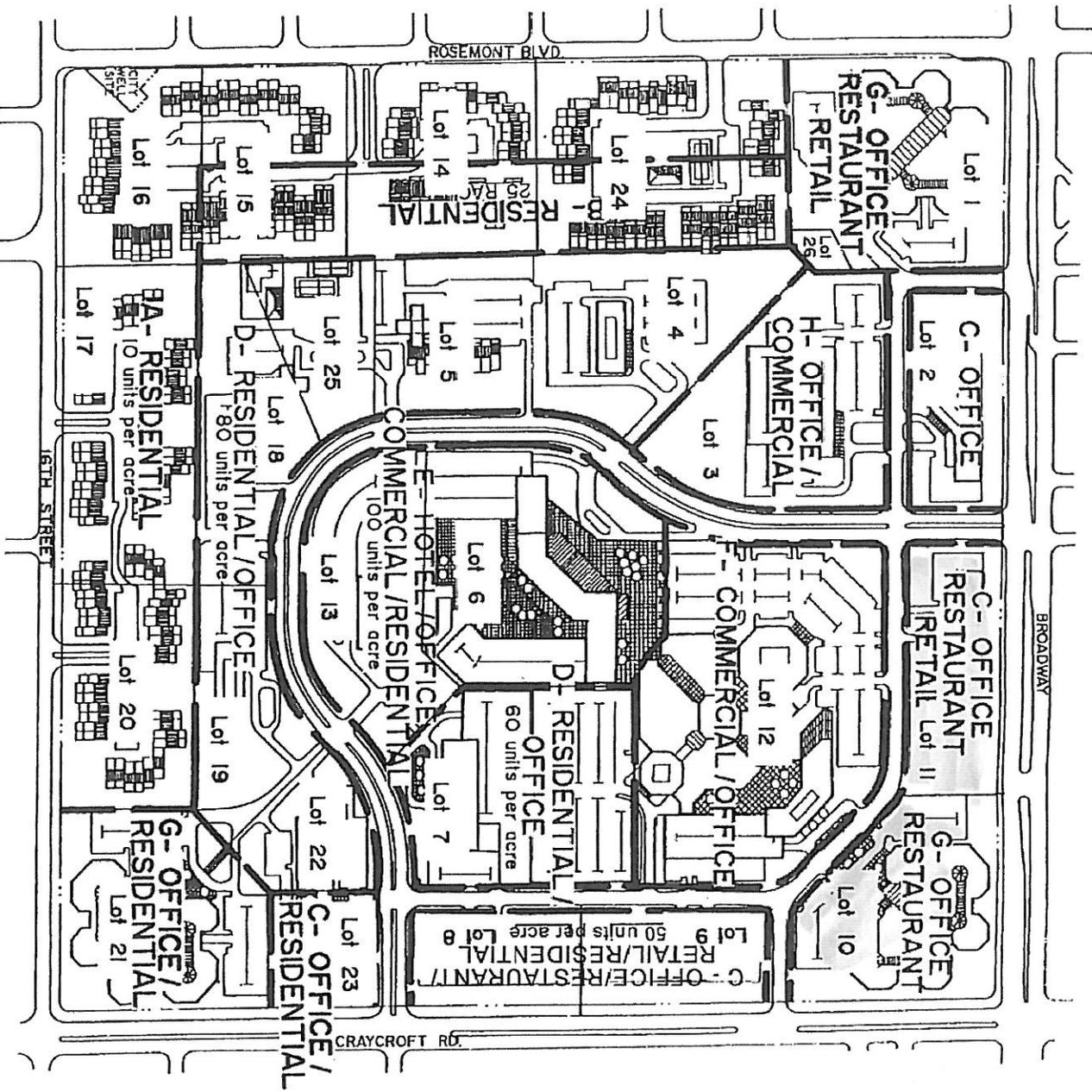
DAY	TIME	Target AUDIENCE	COST	DETAIL	WINE/BEER
Sunday	2- 4p.m.	Families	\$25 per person	Group instruction for adults and children	No alcohol served
Monday	Noon-2p.m.	Business & office workers	\$25 per person	Group instruction for adults in the workforce during lunch time	No alcohol served
Monday	6:30 – 9:30p.m.	Private groups	\$40 per person	Charitable or private groups who guarantee 30 reservations	Beer, wine, soda and water will be served
Tuesday	Noon-3:00p.m.	Open Studio	\$25	No instruction but people have access to all materials and space	Beer, wine, soda and water will be served
Tuesday	6:30 – 9:30p.m.	Private groups	\$40 per person	Charitable or private groups who guarantee 30 reservations	Beer, wine, soda and water will be served
Wednesday	Noon-3:00p.m.	Open Studio	\$25	No instruction but people have access to all materials and space	Beer, wine, soda and water will be served
Wednesday	6:30 – 9:30p.m.	Private groups	\$40 per person	Charitable or private groups who guarantee 30 reservations	Beer, wine, soda and water will be served
Thursday	Noon-2p.m.	Business & office workers	\$25 per person	Group instruction for adults in the workforce during lunch time	No alcohol served
Thursday	6:30 – 9:30p.m.	General public	\$40	Group instruction for general public	Beer, wine, soda and water will be served
Friday	Noon-2p.m.	Business & office workers	\$25 per person	Group instruction for adults in the workforce during lunch time	No alcohol served
Friday	6:30 – 9:30p.m.	General public	\$40 per person	Group instruction for general public	Beer, wine, soda and water will be served
	9:30 – Noon	General public	\$35 per person	Group instruction for general public	No alcohol served
Saturday	2 – 4p.m.	Families	\$25 per person	Group instruction for adults and children	Beer, wine, soda and water will be served
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Williams Addition Planned Area Development



Attachment 1

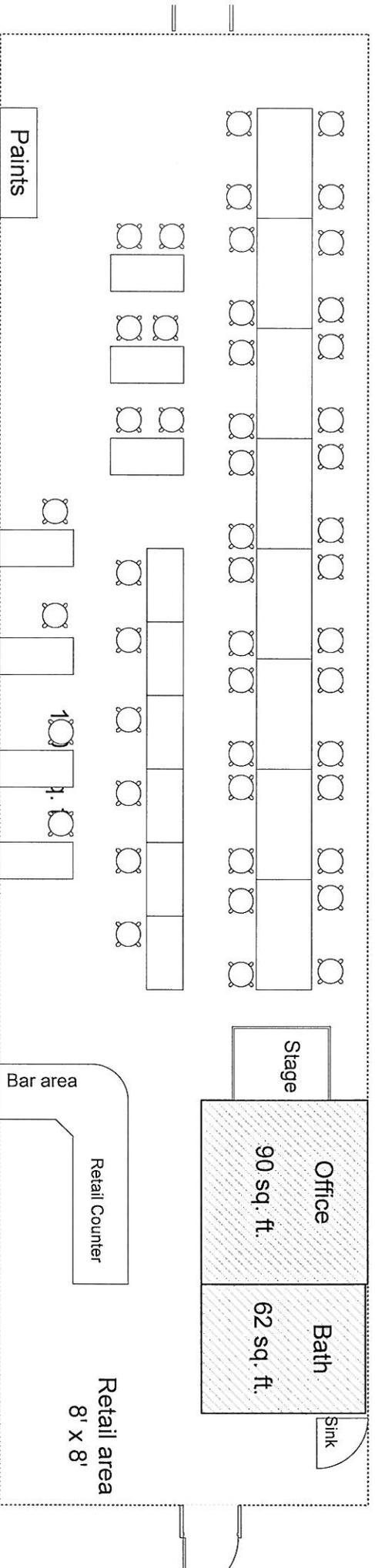


Instructor leads class in creating a painting step by step.



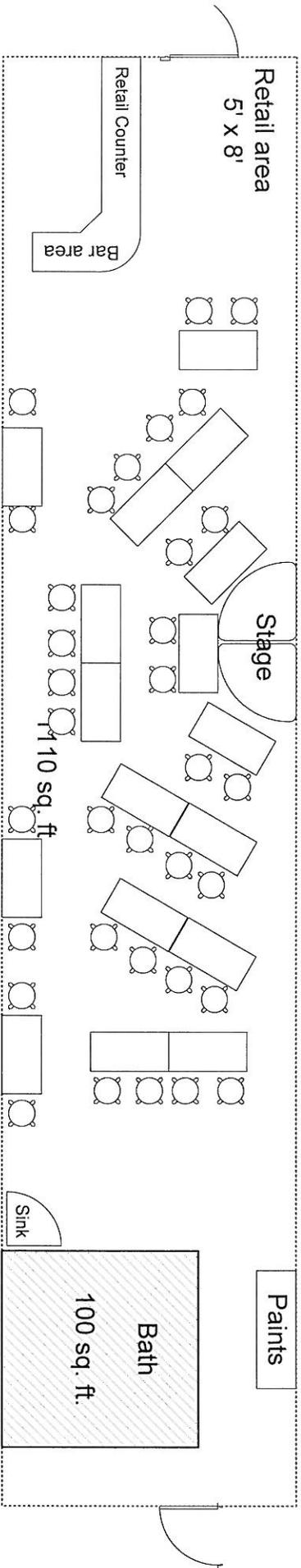
Typical class set up





5420 E Broadway Blvd
 Williams Centre Suite 250
 1600'
 Approx. 48 seats

*Suite 250
 Attachment 3*



5350 E Broadway Blvd
 Williams Centre Suite 115
 1110'
 Approx. 34 seats

*Suite 115
 Attachment 4*



October 7, 2011

Mr. John Beall
Supervisor, Principal Planner
City of Tucson Development Services
201 N. Stone Ave.
Tucson, AZ 85701

RE: Sheila McGinnis/Club Canvas Art - Request for Consideration
The Plaza at Williams Centre

Dear Mr. Beall:

Larsen Baker, LLC has been working with Sheila McGinnis on leasing a retail space at The Plaza at Williams Centre (NWC Broadway and Craycroft) for her art instruction concept. Sheila informed me of her conversations with Development Services about obtaining a #7 liquor license as part of this concept. We support her request and believe Sheila's concept will enhance The Williams Centre and be an asset to the community.

Our ownership group purchased The Williams Centre nearly fourteen years ago. We have been fortunate that the Williams Centre area has flourished as one of Tucson's most successful commercial districts in that time. It has a great mix of hotels, office buildings, restaurants, shopping, personal services, spas and night life.

We just recently opened two successful restaurants, Pita Jungle and Monkey Burger, which are doing great. We have a gelato shop opening in November. Cactus Moon has been a popular western themed bar and night club for 20+ years.

We want The Williams Centre to continue to be a lifestyle hub where visitors staying at the nearby hotels and employees working in the Williams Centre offices can dine, shop, socialize, and take part in related entertainment and services.

Sheila's art instruction concept, Club Canvas, would fit perfectly into the existing retail dynamic at The Plaza at Williams Centre. Similar concepts in large cities like Phoenix and Denver have been extremely successful, and seem to flourish in upscale lifestyle centers like Williams Centre. We believe Sheila will be an excellent business owner and operator of this innovative concept. She is an artist and passionate about the business. She has been a

long time resident of Tucson. She has a great sense of marketing and design. She has done her homework on the location that would best fit her upscale target demographic.

We are excited about this concept at The Williams Centre and want to help Sheila bring her Club Canvas vision to fruition. We respectfully request your department's consideration in granting Sheila a formal review for a special ruling in obtaining a #7 liquor license at The Plaza at Williams Centre.

Please contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "George C. Larsen", with a stylized flourish at the end.

George C. Larsen, CCIM
Managing Member
The Plaza at Williams Centre, LLC



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

December 3, 2012

Mr. George C. Larsen, CCIM
Larsen Baker, LLC
6298 E. Grant Road, #100
Tucson, AZ 85712

Dear Mr. Larsen:

SUBJECT: Request for confirmation that a Dinner Club Use is allowed on the south portion of Lot 10 in Development Area 'G' of the Williams Addition Planned Area Development

I have reviewed your letter requesting confirmation that a "Dinner Club Use" is allowed on the south portion of Lot 10 in Development Area 'G' of the Williams Addition PAD.

Williams Addition PAD

Definitions: The terms and definitions used in this PAD shall mean those defined in Section 23-21 of the City of Tucson Zoning Ordinance, with the following exceptions:

E. Dinner Club

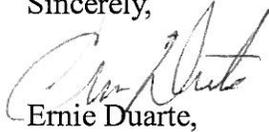
A use that offers a full range of meals prepared and available during the hours of operation, maintains a fully equipped and staffed kitchen capable of preparing the full range of meals offered on its menu, designates the majority of the physical space as a permanent dining area, is allowed to derive not more than 70 percent of its total annual revenue from the sale of alcohol.

Your request letter outlines that a new tenant will operate a new "Dinner Club" at 5470 East Broadway, Lot 10 in compliance with the above Definition E.

Therefore, I am confirming that if the proposed tenant is in compliance with the Williams Addition PAD definition of "Dinner Club" that this activity will be allowed at 5470 East Broadway, Lot 10 in Development Area 'G'.

Please note that a copy of this letter must be attached to any permits, plans or certificate of occupancy for the site at Lot 10.

Sincerely,



Ernie Duarte,

Director

Planning and Development Services Department

cc: Jim Mazzacco, PDS
John Beall, PDS

Attachments: Applicant's Request Letter

John Beall - Williams Addition PAD - Proposed Day Salon - Clarification

From: John Beall
To: Rivera, David; Shields, Steve; St. Paul, Michael
Date: 12/03/2015 12:00 PM
Subject: Williams Addition PAD - Proposed Day Salon - Clarification
Bc: Beall, John

All -

The proposed Day Salon (5420 E. Broadway, Suite 242) is an allowed use within Development Area G which allows office, restaurant and retail uses. The Williams Addition PAD establishes a land use concept that provides for an integrated mixed-use development. In the past, Staff has used C-1 as the equivalent zone for this area when a use determination is requested. However there have been individual determinations regarding liquor sales and those determinations should be referenced.

Thank you,

John Beall, Principal Planner