



CITY OF
TUCSON

PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

September 25, 2013

Gallagher Witmer, RA, LEED, AP
603 N. Hartley St.
York, PA 17404

Dear Ms. Witmer:

**SUBJECT: The Mercado District of Menlo Park (PAD-10) "Town Center"
Area Minor Amendments**

I have reviewed your letter (attached) requesting a determination for the inclusion of "wholesale-food preparation" as an allowed use in the "Town Center" of the Menlo Park Mercado District PAD.

While your request is to consider the Town Center as the inclusionary area to allow wholesale-food preparation, The Mercado San Agustin at 100 South Avenida del Convento is provided as the example. The current facility houses a licensed commercial kitchen which rents time and equipped preparation space to many local vendors of differing sizes.

The PAD recognizes and allows for minor adjustments as long as the changes are non-substantial. The long-term land use of Menlo Park Mercado District PAD Town Center development area is to include a mix of commercial and office uses at ground level, with residential uses above. The proposed "wholesale-food preparation" at ground level market area land use for "Town Center" meets the criteria for non-substantial change as referenced in the Menlo Park Mercado District PAD because;

1. the proposed use meets the intent and vision of the Menlo Park Mercado District PAD of providing a unique commercial environment for both visitors and residential uses in the area,
2. wholesale-food preparation, for off-site sales or catering services as an allowed use in the Town Center is not a substantial change
3. the Town Center, Mercado San Agustin already permits retail-food preparation to promote a commercial business incubator environment for local vendors.

No additional parking will be required for the proposed use per PAD parking requirements. Should significant overflow parking occur as a result of this use, additional parking may be required at that time.

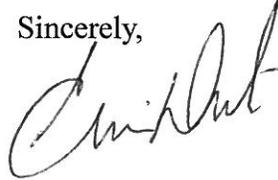
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Therefore, it is determined that these changes are a non-substantial change and is approved.

Please note that a copy of this letter should be submitted with any Town Center wholesale-food preparation permit request, including Tenant Improvements (TI's), Certificate of Occupancy (C of O), or a Zoning Compliance Certificate.

Sincerely,



Ernie Duarte,
Director
Development Services Department

cc: Sean Rogers, Mercado San Agustin Director of Operations,

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Attachments: Applicant's Request