



Application for Plan Amendment

February 2010 Form

SECTION 1 - Case Filing Information

To be filled out by Staff

Date Filed: _____ Received by: _____

Area/Neighborhood Plan to Be Amended:

Date Plan Was Adopted by Mayor and Council: _____

Plan Amendment Name: _____

Plan Amendment Number: _____ Processing Fee: _____

SECTION 2 - Site Identification

Street Address: 1801 & 1815 E. Speedway Boulevard; 1802 & 1816 E. Helen Street

Township/Range/Section: T14S-R14E-Sec. 6 Tax Code No: 123-10-038b & 123-18-035b

Nearest Major Cross Street: NWC of Speedway Boulevard @ Campbell Avenue

Amendment Site Size: 108,528 SF (2.49 AC)

Attach Assessor's map and current color aerial photograph of site and surrounding properties to application.

SECTION 3 - Applicant Information

If the applicant is not the property owner, please provide the property owner(s) name(s), address(es), and telephone and fax number(s), and the property owner's dated signature. A letter from the owner authorizing the applicant to represent the owner in the processing of this plan amendment must be attached to the application.

Ownership per Assessors Record:

Triple SSS, LLC (60%) & Palm Shadows, LLC (40%)
c/o Nicolosi & Fitch, Inc.
5501 N. Swan Road -- Suite 100
Tucson, AZ 85718

Contact Information:

Mr. Suresh Sani, Manager
Triple SSS, LLC
c/o First Pioneer Properties
34-09 Queens Boulevard -3rd Floor
Long Island City, NY 11101

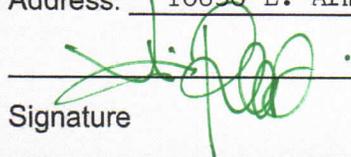
Phone: 718.482.0700 x122
Fax: 718.482.1380
Email: suresh@firstpioneerproperties.com

SECTION 3 - Applicant Information Cont'd.

Applicant or Agent's Name: Jim Portner Email: jportner@projectsintl.com

Firm's Name: Projects International, Inc. Phone No: 520.850.0917

Address: 10836 E. Armada Lane Tucson, AZ 85749 Fax No: 520.760.1950

 Signature _____ Date May 15, 2014

SECTION 4 - Site and Surrounding Conditions

SITE

Existing Site Zoning: C-1, R-3 Current Use of Site: rental apartment complex

Current Site Conditions (undeveloped or developed; and, if developed, list significant improvements on the site - buildings, pavement, walls/fences, etc.):

Fully-developed site of Palm Shadows Apartments, a rental apartment complex
with multi-story buildings, parking, pool/recreation areas, etc.

SURROUNDING AREAS

Existing Zoning: North R-1 South C-1, C-2 East C-1, O-3 West C-1, R-3

Describe Land Uses and Development on Surrounding Properties:

North: ABOR property and University Medical Center

West: ABOR Babcock Hall property, Wells Fargo Bank, McDonald's Restaurant

East: ABOR property, Campbell Avenue, commercial/retail pads, Our Saviour's Lutheran Church

South: Speedway Blvd., restaurant & retail pads, UA Campus Southeast: A-Loft Condos

Neighborhood Context: Immediate context is a mix of fully-developed retail, restaurant,
and commercial-services, together with a variety of ABOR/UA facilities and the
University Medical Center. Further out from this immediate core are residential
neighborhoods to the north, east, and southeast.

Proposed Site Development

Proposed Use: Mixed-use Development Proposed Zoning: PAD

A transit-oriented, mixed-use development featuring commercial, specialty retail, restaurant & grocery uses together with professional offices and high-rise residential

Proposed Site Improvements (buildings, parking areas, etc.):

This project involves the complete redevelopment of the existing Palm Shadows Apartments property so as to replace it with an urban mixed-use project featuring street-level commercial, a major grocer, offices and residences in both mid-rise and high-rise buildings. Parking structures and pedestrian open spaces will be integrated into same.
Identify the parts of the Plan that need to be amended, and why. List any policies and identify any maps that are proposed to be changed.

We propose to add a new Section 3.G to the University Area Plan entitled, "Transit-Oriented Development (TOD)". Within it, we will identify the subject property as a formal Sub-area of the UAP and will outline a comprehensive series of policies under which it must be developed.

Provide proposed new goal and policy language, and proposed new maps that incorporate the change.

See Attached Narrative.

Explain how the proposed changes are consistent with and supported by the overall goals, and any applicable policies, of the Area or Neighborhood Plan:

See Attached Narrative.

SECTION 5 - Plan Amendment Information Cont'd.

Explain how the proposed changes are consistent with and supported by the goals and policies of the *General Plan*.

See Attached Narrative

Provide additional supporting information that demonstrates why this amendment should be approved.

See Attached Narrative

A concept plan is not required. However, staff encourages the applicant to submit one.

Is a concept map being submitted with this application? Yes x No

SECTION 6 - Pre-Submittal Meeting Information

The following must be attached to the plan amendment application (see Part 4 of the handout titled "Plan Amendments - Information for Applicants"):

- Copy of the meeting notice that was mailed
- Copy of the mailing list used
- Certification of mailing
- Copy of the sign-up sheet showing who attended the meeting
- Meeting summary
- Copy of any maps, drawings, or written information provided at the neighborhood meeting
- Any changes in the plan amendment proposal based on comments received at the neighborhood meeting
- Copy of notes from rezoning pre-submittal meeting

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