



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.

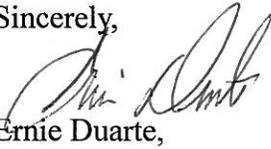
Mr. Rajan Lal, MBA  
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Page Two

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

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