INTERTECH
ARCHITECTURAL INTERIORS, INC.

October 30, 2006

Roger Howlett Dept. of Urban Planning
City of Tucson
201 North Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

RE: 310 E. Williams Circle-Block 5 Williams Centre

Dear Roger,

Lauri Leonard and I stopped by to see you last week to gain your approval of a professional medical service office in the 310 building.

I think it was the intent of the Williams Centre Specific Plan to have "office" include medical office and I was hoping I could get approval from you without having to jump thru 'Board of Adjustment' hoops.

Please call me if you have any questions.

Sincerely,

Wayne Swan

cc: Lauri Leonard

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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

MEMORANDUM

DATE: November 13, 2006

TO: Ernie Duarte
Director
Development Services Department

FROM: Albert Elias
Director
Urban Planning and Design

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

The applicant's request (see attached) to include a professional medical service office in 310 E. Williams Circle is substantially consistent with the intent of the PAD as it provides the PAD with a continued mix of uses and services.

The PAD does not make a distinction between professional office use and medical office use:

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 savigs and loan institutions are permitted uses.

It appears seems that the office definition given for the PAD is inclusive of medical service office as the PAD doesn't make a distinction between professional and medical office. The subject site, 310 E. Williams Circle, is in Block 5 - Development Area D, which allows for office use.

The proposed medical service use for 310 E. Williams Circle in the Williams Addition PAD meets the definition for office use as outlined in the PAD and meets the land use requirement for Development Area D in the Williams Addition PAD.

It is recommended that this interpretation request be approved as it is consistent with the defintion of office use as found in the Williams Addition PAD.

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