



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

January 19, 2017

Thomas Sayler-Brown
SBBL Architecture + Planning, LLC
15 East Pennington Street
Tucson, Arizona 85701
520-620-0255

Dear Mr. Sayler-Brown:

SUBJECT: Irvington Commercial Center Planned Area Development (PAD 29) , Minor Amendment – Parking for Large Retail Establishments

I have reviewed your letter (attached) requesting the amendment to Section C.1 that would permit the parking requirements for Large Retail Establishments with large warehouse areas to be parked at 1 space for every 400 square feet of retail showroom space, and 1 space per 5000 square feet for non-public warehouse uses. The PAD document recognizes that there will be occasions when an interpretation or amendment is needed in order to address any unanticipated needs regarding design or uses.

Therefore, it is determined that the request for an amendment to the parking requirements is not in conflict with the overall goals and objectives of the Irvington Commercial Center PAD.

The minor amendment can be supported because:

1. The intent of the PAD was to allow for flexible design standards;
2. The new parking requirements will have little to no impact on the surrounding areas because all parking requirements will be met at the time of final build out;
3. The proposed change in parking requirements is consistent with the parking requirements for warehouse and retail showrooms set forth in the City of Tucson Unified Development Code (UDC).

The minor amendment to PAD 29, Section C.1 will read:

1. **Vehicular Parking:** Parking shall be provided at one space per 300 square feet for all permitted uses except Large Retail Establishments with large warehouse areas, which shall be parked at 1 space for every 400 square feet for retail showroom areas, and 1 space for every 5000 square feet for non-public warehouse areas.

Sincerely,

Lynne Birkinbine
Interim Director
Planning and Development Services Department



ARCHITECTURE
& PLANNING

January 13, 2017

John Beall, Senior Planner
Planning and Development Services Department
201 N Stone Avenue
Tucson, AZ 85701

Re: Case Number RZ15-003, Minor Amendment

Dear Mr. Beall:

With this letter, we request a minor amendment to the above referenced rezoning case that we completed for Irvington Commercial Center at the northwest corner of Irvington and I-19. The focus of this amendment is to assure that the parking requirements enable a more flexible parking requirement particularly for Large Retail Establishments ("LRE") with warehouse areas. That was the intent but not clearly described in the PAD. Some LRE's have large warehouse areas that are not accessible by the public and have less intense parking requirements.

- In Section B.1 (Permitted Uses), we show that Large Retail Establishments are permitted anywhere on the property notwithstanding any specific provisions of UDC Section 4.9.9.D.
- In Section C.1 of the PAD (Vehicular Parking), we state that "Parking shall be provided at 1 space per 300 square feet for all permitted use."

Some Large Retail Establishments have large warehouse areas that are not accessible to the public. Our parking statement in Section C.1 suggests that we have to park this warehouse area at 1 space per 300 square feet which would require significantly more parking than a typical warehouse area is required. The UDC requires 1 space per 5,000 square feet for a warehouse, a much more reasonable parking requirement.

The UDC also allows the developer to determine the parking required for a Large Retail Establishment through a traffic study. Other Large Retail Establishments in the city have been able to significantly reduce the parking provided as a result of this.

John Beall, Senior Planner
RZ15-003 Minor Amendment
January 13, 2017

We propose a minor amendment to our PAD, Section C.1, to read:

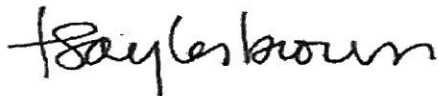
1. **Vehicular Parking:** Parking shall be provided at 1 space per 300 square feet for all permitted uses except Large Retail Establishments with large warehouse areas which shall be parked at 1 space for 400 square feet for their retail or showroom areas and 1 space per 5,000 square feet for non-public warehouse areas.

All other provisions of UDC Section 7.4 shall apply. The PAD shall meet 100 percent of the required parking by the City UDC and PAD at the time of issuance of the last Certificate of Occupancy for the last new building to be built on-Property.

Mr. Beall, thank you for your consideration of this request.

Sincerely,

SBBL Architecture + Planning, LLC



Thomas Sayler-Brown, AIA, NCARB

Irvington & I-19							
Building	Type	Bldg sf	Site sf	Code	Req'd	Prov.	Ratio
Showroom	Furniture / Ap	160,000		1 per 400 s.f.	400.0		0.0
Warehouse	Warehouse	220,000		1 per 5000 s.f.	44.0		0.0
Total		380,000	-		444	0	0.0

Total Accessible Spaces Req'd 0
 Van Spaces Req'd 0

Irvington & I-19							
Building	Type	Bldg sf	Site sf	Code	Req'd	Prov.	Ratio
Showroom	PAD	160,000		1 per 300 s.f.	533.3		0.0
Warehouse	PAD	220,000		1 per 300 s.f.	733.3		0.0
Total		380,000	-		1,267	0	0.0

Total Accessible Spaces Req'd 0
 Van Spaces Req'd 0