



May 28, 2024

Lisa Bowers, Sonoran Development
130 E. Congress St, Unit 200-133
Tucson, AZ 85701

Subject: Minimum Square Footage for Storefront Development
PAD-33 – Partners on Fourth
TP-MOD-0524-000007

Dear Mrs. Bowers:

Thank you for your letter dated May 3, 2024, requesting a minor change to the Preliminary Development Plan (PDP) for PAD -33 – Partners on Fourth (Part III-2A). The requested revision outlined in your letter is to modify the area / square footage development standard of a minimum of four storefronts at less than or equal to 1,000 square feet as part of the PAD development to encourage locally owned businesses as part of the PAD development. The reason for the modification is that the operational needs of a local business seeking to develop at this site requires a larger storefront space of at least 2,450 square feet.

I have reviewed the proposed changes to this PAD development standard as outlined in your letter, and determined that the request is a minor change, that may be administered as a Director's Decision. The PAD allows minor changes with addition of new information that does not change the effect of any regulation, development standards, or guidelines.

It is understood that the rezoning/PAD conditions, as approved, remain unchanged, and this revision can be considered a non-substantial change for the following reasons:

1. The adjustment to the storefront development standard is consistent with the guiding goals and objectives of the PAD to encourage locally and regionally owned businesses to develop with the Partners on 4th PAD;
2. The proposed development still leaves to opportunity for other local tenants to develop at the PAD site;

3. This revision does not increase density of subject property;
4. This revision does not increase height of subject property;
5. This revision does not alter landscaping requirements;
6. This revision does not significantly alter changes in traffic circulation or parking;
7. This revision does not alter the drainage flows or patterns.

Please attach a copy of this letter with your Development Package application. If you have any questions regarding the rezoning, please contact John Beall at 837-6966.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kristina Swallow".

Kristina Swallow, Director
Planning and Development Services Department

Attachments: Applicant's Request

May 3rd, 2024

DELIVERED VIA TUCSON DEVELOPMENT CENTER ONLINE PORTAL

City of Tucson
Planning & Development Services
201 N Stone Ave,
Tucson, AZ 85701

Re: Request for Minor Amendment to Partners on Fourth PAD

To Whom It May Concern:

I am writing to request a minor amendment to the approved Partners on Fourth PAD (“PAD”) for the Ari on 4th apartment development. This PAD was officially sanctioned by the City of Tucson on April 17, 2018.

As stipulated in Part III-2A of the PAD, “Locally and regionally owned businesses shall be strongly encouraged to become part of this development. A minimum of four storefronts at less than or equal to 1,000 square feet shall be provided as part of the PAD development.”

In alignment with this vision, we have engaged a local Tucson business keen on joining the Ari on 4th community. However, their operational needs require a storefront of at least 2,450 square feet. They are a local Tucson restaurant, and this would be their second location.

Given the nature of this business and their commitment to local community values, we believe that accommodating their space requirements would significantly contribute to the commercial diversity and vibrancy along 4th Avenue. This modification not only aligns with the original spirit of the PAD encouraging local commerce but also bolsters the area’s reputation as a prime locale for Tucson businesses. This larger storefront space still meets the rezoning condition and leaves room for other local tenants.

Therefore, we kindly request City of Tucson Planning & Development Services to consider this minor amendment to the existing PAD stipulations, removing the 1,000 square feet storefront restriction. We are confident that this adjustment will further enrich the local economic landscape of 4th Avenue without detracting from the PAD’s goals.

Thank you for considering our request. We look forward to your positive response and are eager to continue contributing to the thriving community on 4th Avenue.

Best Wishes,

Jay Ramos

Jay Ramos
Senior Director of Real Estate Development
Opus Development Company, L.L.C.

REZONING
Preliminary Development Plan
<u>TP-MOD-0524-000007</u> Date <u>05/28/2024</u>
Planning & Development Services