

February 22, 2019



CITY OF  
TUCSON

PLANNING AND  
DEVELOPMENT  
SERVICES  
DEPARTMENT

Mr. Greg Carlson, P.E.  
Greg Carlson Engineering, LLC  
21521 E. Broadway Boulevard  
Tucson, AZ 85719

Dear Mr. Carlson:

SUBJECT: Northern Star Planned Area Development (PAD-25, C9-13-04),  
Minor Amendment – Access drives onto Old Spanish Trail

I have reviewed your letter (attached) requesting a minor amendment to the Northern Star PAD regarding the location of minor (secondary) access points along Old Spanish Trail. Your request is based on final site design for the proposed hospital and potential future uses for the Northern Star PAD.

The Northern Star PAD allows for two minor (secondary) access points on either side of the Major (Spine Road) access point. Your request is to re-locate and allow both minor (secondary) access points east of the Major (Spine Road) access point.

The PAD document recognizes that amendments to this PAD may become necessary for a variety of reasons, including responding to a changing market and new market preferences within the Southeast Tucson submarket, provided such changes are not in conflict with the overall intent, goals and objectives of the PAD.

Therefore, it is determined that the request for a minor amendment to the Northern Star PAD to re-locate both minor (secondary) access points east of the Major (Spine Road) access point is a non-substantial change and is approved, pursuant to the City of Tucson's Unified Development Code, Section 3.5.5.J.2.

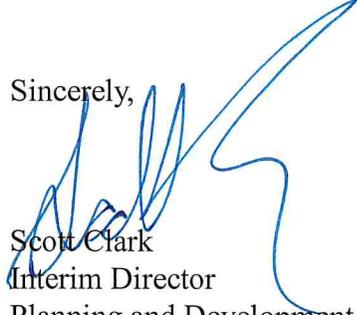
This minor amendment is supported by the following:

1. Modifications to the proposed site plan provided the Development Standards set forth in the PAD are maintained. – *The proposed re-location of the two minor (secondary) access points to east of the Major (Spine Road) access point still maintains the Development Standards set forth in the PAD. City of Tucson Transportation Department has reviewed this re-location request and supports the request.*

February 22, 2019

A copy of this letter and attached Exhibits must be submitted with any future block plat, building plan and/or development package application. Applicant is to provide revised Exhibits III.A, III.D.1, III.D.2, III.G, III.I.1, and III.J containing the conceptual location of spine roadway and access point re-location along Old Spanish Trail. If you have any questions, please contact John Beall at 837-6966.

Sincerely,



Scott Clark  
Interim Director  
Planning and Development Services Department

Attachments: Applicant's Request Letter and Exhibits



GREG CARLSON ENGINEERING, L.L.C.

1521 E. Broadway Boulevard, Tucson, AZ. 85719

(520)-624-0070 fax(520)-624-4197

e-mail:gceng@gceng.biz

February 12, 2019

Mr. John Beall  
City of Tucson  
Planning Department  
201 North Stone  
Tucson, Arizona 85701

RE: Northern Star Access drives onto Old Spanish Trail

Dear Mr. Beall:

Pursuant to your 1-24-19 e-mail, we are submitting preliminary plans showing our desire to re-locate the secondary access onto Old Spanish Trail from the Northern Star PAD. The approved PAD allowed a minor (secondary) access point on either side of the Major (Spine Road) access point. We wish to revise the PAD to allow both minor (secondary) access points east of the Major (Spine Road) access point per the attached modified Page 40 of the approved PAD. We have also attached a preliminary plan of the proposed retail development for the southwest corner of Houghton Road and Old Spanish Trail showing the location of the two secondary access points.

Sincerely,  
**GREG CARLSON ENGINEERING, LLC**

*Greg Carlson*

Greg Carlson, P.E.

RE: Northern Star access drives onto Old Spanish Trail

Jan. 31, 2019

John,

Northern Star and the hospital are firming up their designs for Northern Star and it has come to our attention that the development would be best served by allowing two entry drives onto Old Spanish Trail east of the spine road instead of one drive on either side of the spine road as shown on the PAD.

Therefore a minor change is requested to relocate one of these two entry drives as shown on the accompanying proposed concept plan. Current circulation concept exhibit is also included, along with a \$275.00 check for reviewing fee.

Thank you,

M. J. Yee

10080 E. Old Spanish Trail, Tucson AZ. 85748

moonjyee@gmail.com

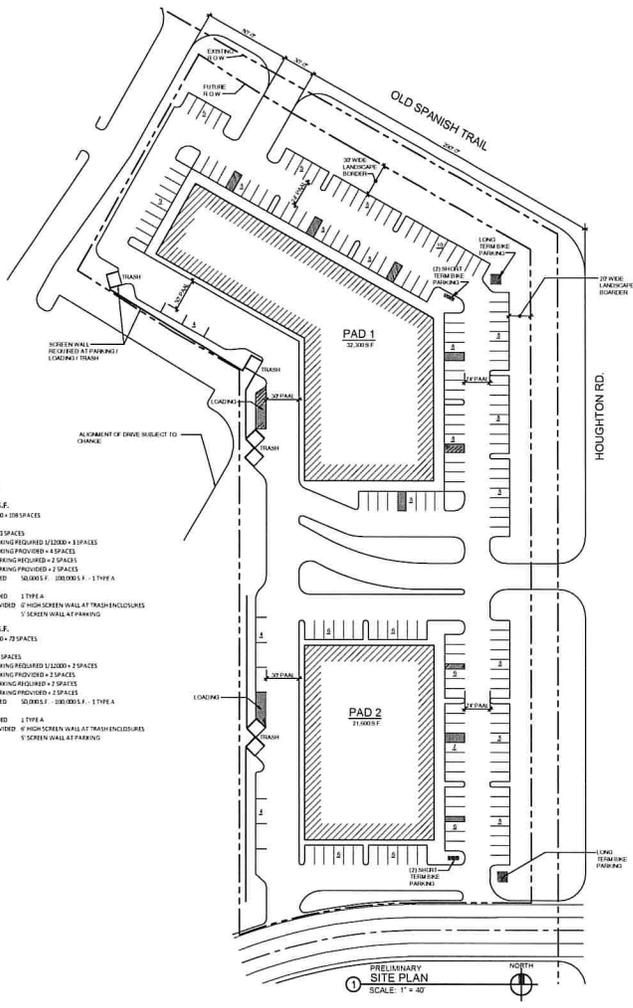
PROJECT: PENDING  
 DATE: FEB 1, 2019  
 DRAWN: DWD  
 CHECKED: JK

NEW RETAIL PADS FOR  
**PROJECT CELEBRITY**  
 HOUGHTON & OLD SPANISH TRAIL  
 TUCSON, ARIZONA 85705



**INDEVCO**  
 INDEVCO Architecture, LLC  
 8711 East Grant Road, Ste 111  
 Tucson, Arizona 85705  
 Phone: (520) 243-2000  
 Fax: (520) 243-2000  
 www.indevcoaz.com

SHEET: **SP1.0**  
 SITE PLAN



**SITE CALCULATIONS**

**PAD 1 AREA = 32,300 S.F.**  
 PARKING REQUIRED 1:200 = 158 SPACES  
 (PER TABLE 4.4.1)  
 PARKING PROVIDED = 113 SPACES  
 LONG TERM BICYCLE PARKING REQUIRED 1:2500 = 3 SPACES  
 LONG TERM BICYCLE PARKING PROVIDED = 4 SPACES  
 SHORT TERM BICYCLE PARKING REQUIRED = 2 SPACES  
 SHORT TERM BICYCLE PARKING PROVIDED = 2 SPACES  
 LOADING ZONES REQUIRED 500 S.F. / 2000 S.F. = 1 TYPE A  
 (PER TABLE 5.5.4)  
 LOADING ZONES PROVIDED 1 TYPE A  
 SCREENING HEIGHT / PROVIDED IF HIGH SCREEN WALL AT TRASH ENCLOSURES  
 (PER TABLE 5.4.2) 5' SCREEN WALL AT PARKING

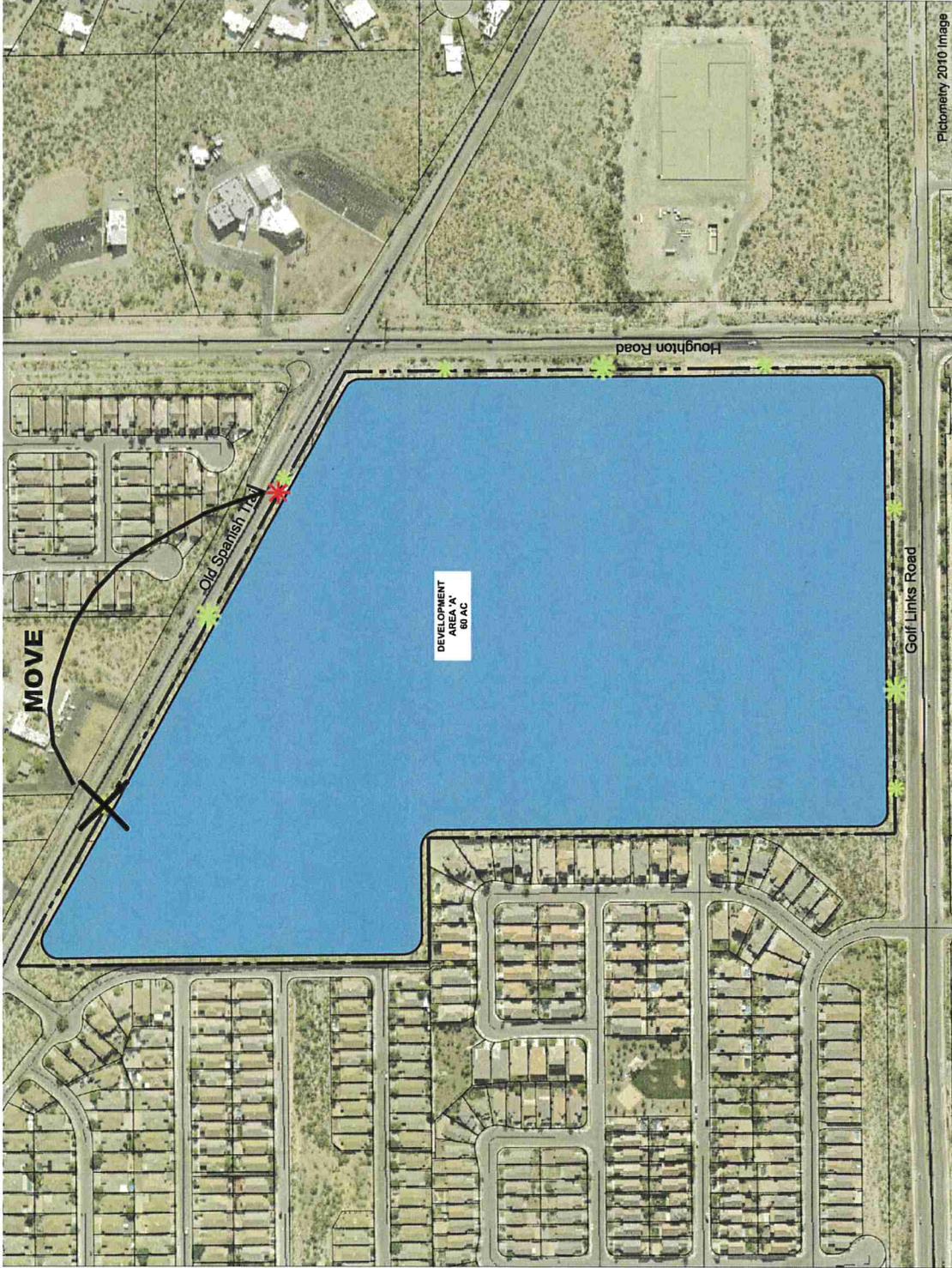
**PAD 2 AREA = 21,600 S.F.**  
 PARKING REQUIRED 1:200 = 79 SPACES  
 (PER TABLE 4.4.1)  
 PARKING PROVIDED = 25 SPACES  
 LONG TERM BICYCLE PARKING REQUIRED 1:2500 = 2 SPACES  
 LONG TERM BICYCLE PARKING PROVIDED = 2 SPACES  
 SHORT TERM BICYCLE PARKING REQUIRED = 2 SPACES  
 SHORT TERM BICYCLE PARKING PROVIDED = 2 SPACES  
 LOADING ZONES REQUIRED 500 S.F. / 2000 S.F. = 1 TYPE A  
 (PER TABLE 5.5.4)  
 LOADING ZONES PROVIDED 1 TYPE A  
 SCREENING HEIGHT / PROVIDED IF HIGH SCREEN WALL AT TRASH ENCLOSURES  
 (PER TABLE 5.4.2) 5' SCREEN WALL AT PARKING

PRELIMINARY  
**SITE PLAN**  
 SCALE: 1" = 40'

Exhibit III.A: Development Area A



Exhibit III.A: Development Area A



LEGEND

- Project Boundary
- Development Area 'A'
- Major Access Point
- Minor Access Point



FILE NAME: NSP-01 EXHIBITS.DWG/PL2009



RE: Northern Star access drives onto Old Spanish Trail

Jan. 31, 2019

John,

Northern Star and the hospital are firming up their designs for Northern Star and it has come to our attention that the development would be best served by allowing two entry drives onto Old Spanish Trail east of the spine road instead of one drive on either side of the spine road as shown on the PAD.

Therefore a minor change is requested to relocate one of these two entry drives as shown on the accompanying proposed concept plan. Current circulation concept exhibit is also included, along with a \$275.00 check for reviewing fee.

Thank you,



M. J. Yee

10080 E. Old Spanish Trail, Tucson AZ. 85748

moonjyee@gmail.com



GREG CARLSON ENGINEERING, L.L.C.

1521 E. Broadway Boulevard, Tucson, AZ. 85719

(520)-624-0070 fax(520)-624-4197

e-mail:gceng@gceng.biz

February 12, 2019

Mr. John Beall  
City of Tucson  
Planning Department  
201 North Stone  
Tucson, Arizona 85701

RE: Northern Star Access drives onto Old Spanish Trail

Dear Mr. Beall:

Pursuant to your 1-24-19 e-mail, we are submitting preliminary plans showing our desire to re-locate the secondary access onto Old Spanish Trail from the Northern Star PAD. The approved PAD allowed a minor (secondary) access point on either side of the Major (Spine Road) access point. We wish to revise the PAD to allow both minor (secondary) access points east of the Major (Spine Road) access point per the attached modified Page 40 of the approved PAD. We have also attached a preliminary plan of the proposed retail development for the southwest corner of Houghton Road and Old Spanish Trail showing the location of the two secondary access points.

Sincerely,

**GREG CARLSON ENGINEERING, LLC**

*Greg Carlson*

Greg Carlson, P.E.



**John Beall - Re: Northern Star PAD - Minor Amendment Request**

---

**From:** Zelin Canchola  
**To:** John Beall  
**Date:** 02/21/2019 3:31 PM  
**Subject:** Re: Northern Star PAD - Minor Amendment Request

---

Yes

>>> John Beall 02/21/2019 3:30 PM >>>

Thanks ... And I assume the Standard Condition that they need to meet TDOT's Access Management requirements?

---

>>> Zelin Canchola 02/21/2019 3:27 PM >>>

John, yes TDOT supports this request. We met with Greg Carlson last month and looked at the proposed changes and agreed to them.

Zelin Canchola  
TDOT Engineering Review

---

>>> John Beall 02/21/2019 2:40 PM >>>

Zelin - The developer is requesting a minor amendment to modify the access locations along Old Spanish Road. Currently the PAD calls out for three access points, i.e. Spine Road access with one access point east of the Spine Road, and one access point west of the Spine Road. The developer would like to move both minor access points to east of the Spine Road. I have attached the developer's request and exhibits. I have also attached the previous approved minor amendment for the re-location of the Spine Road through the PAD with the revised PAD exhibits.

Please review and let me know if there are any issues with their request, and include any conditions or restriction that might be needed. They will need to revise the PAD exhibits that show the Spine Road and Access points. I would like to have your comments by next Thursday, February 28th, if possible.

Thanks,

John

---

Exhibit III.A: Development Area A



- LEGEND**
-  Project Boundary
  -  Development Area 'A'
  -  Major Access Point
  -  Minor Access Point

