

July 01, 2019



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

Ms. Linda Morales, AICP
The Planning Center
2 East Congress, 6th Floor
Tucson, AZ 85701

Dear Ms. Morales:

SUBJECT: Northern Star Planned Area Development (PAD-25, C9-13-04), Minor Amendment – Proposed increase in building height from 50 feet to 55 feet

I have reviewed your letter (attached) requesting a minor amendment to the Northern Star PAD which proposes a 10% building height increase as permitted in UDC Section 3.5.5.J. In addition to the building height increase, mechanical equipment is to be mounted on the building which would bring the overall height maximum of building and mechanical equipment to 61 feet above design grade.

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 sub-market, provided such changes are not in conflict with the overall intent, goals and objectives of the PAD.

It is determined that the request for a minor amendment to the Northern Star PAD building height 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. The building height increase does not exceed by more than 10% the building height delineated in the PAD

A copy of this letter must be submitted with any future block plat, building plan and/or development package application. Prior to any development of any area within the Northern Star PAD, detailed development and design standards shall be submitted as an extension of the Northern Star PAD document.

A self-certification letter from the Northern Star Design Review Committee must also accompany any of the above submittals advising whether the architectural and landscape design conforms to the Northern Star PAD Design Guidelines. 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