



CITY OF
TUCSON

PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

May 04, 2018

Mr. M. J. Yee
Northern Star Properties LLC
10080 E. Old Spanish Trail
Tucson, AZ 85748

RE: Email Requesting Clarification of Northern Star PAD

Dear Mr. Yee,

Below are the answers you requested in the above referenced email, dated, April 18, 2018. A copy of the email is attached for reference.

Q.1) By moving the north-south spine road further west, the size of all 5 development areas will change. Do all entitlements and restrictions assigned to each of the 5 original (tentative) development areas carry into the new areas respectively, including building height and set back, etc.?

A.1) Yes, the regulations for each area were tied to the areas as defined in the PAD and will extend if area boundaries extend.

Q.2) As the said spine road moves westward. How does it impact the 2 junior entrances east and west of it? How far may the spine road move west? What limits its westward movement?

A.2.) The impact of the spine road relocation on the secondary entrances depends on how close it is proposed to be to a junior entrance. Currently, the secondary entrances and the spine road are equidistantly placed along the Old Spanish Trail (OST) frontage. Moving the spine road closer to a secondary entrance may require elimination of that secondary entrance. You should contact Zelin Canchola in Traffic Engineering (837-6659) to get the definitive answer to this question.

Q.3.) What other impacts and mitigation does PDSD want me to be aware of and address due to this change.

A.3.) First and foremost, you should contact Traffic Engineering to determine the impacts of the change on the proposed access points. Next, you should be aware of how much and of what configuration the land remaining areas 4 and 5 will be.

Planning & Development Services Department (PDSD) - 201 North Stone Avenue
P.O. Box 27210 - Tucson, AZ 85726-7210
Telephone: (520) 791-5550 - Fax: (520) 791-5852
Website: www.tucsonaz.gov/pdsd

The northern portion of area 4 could be compromised by the spine road moving west. There may not be enough land remaining in the area, or its configuration may not be developable to its full potential. Note that the north end of the spine road will always have to have the curve in it so it intersects with OST at a 90° degree angle for safety. Depending on how far west the spine road moves, that curve could become more exaggerated and impact areas 4 and 5.

I hope these answers prove useful to you. If you have additional questions, feel free to contact me.

Sincerely,



John Beall
Entitlements Section Manager