



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

July 22, 2014

Mr. Thomas Sayler-Brown, AIA
SBBL Architecture & Planning, LLC
15 E. Pennington Street
Tucson, AZ 85701

Dear Mr. Sayler-Brown:

Subject: Minor Change for Jewish Community Campus (JCC)
Planned Area Development – Regarding Height and Site Size
Clarification

I have reviewed your letter of July 8, 2014 (see attached)
requesting a minor changes for the JCC PAD.

The proposed minor change request:

- 1) Modifies the Performance and Development Standards Heights section to reflect the prevailing JCC building wall heights of 34 feet with varying roof heights that extend above existing wall heights.
- 2) Reflects the revised site size as a result of the return of previously dedicated right-of-way along River Road, increasing the site size to +/- 28 acres.

The JCC PAD allows for minor changes and adjustments to development standards and PAD information that does not adversely affect the overall purpose and intent of the Plan.

Therefore, it is determined that this minor change request is not in conflict with the overall intent of the JCC PAD, and the proposed changes conform to the goals and objectives of the Plan.

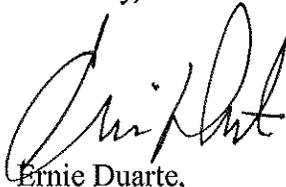
This minor change is supported by the following:

Page – 2 – Minor Change Letter for JCC PAD – Regarding Height and Site Size Clarification

1. Primary objective of the JCC PAD is to enable expansion of the Campus and allow for additional uses that will support existing development;
2. One of the goals of the PAD is to provide standards for the orderly physical expansion and enhancement of existing and proposed land uses;
3. The proposed increase in allowed building height from 29 feet to 34 feet reflects existing conditions and is a minimal change that allows for consistency with existing buildings and a unified appearance for the campus that reinforces the overall purpose and intent of the Plan; and,
4. The proposed change in site size reflects the existing situation following the return of dedicated land along River Road, and does not affect the overall purpose and intent of the Plan.

Please note that per the JCC PAD Development Regulations future development along River Road will be consistent with the City's Scenic Route requirements. A copy of this letter must be attached to any future development plan for the JCC.

Sincerely,



Ernie Duarte,
Director
Planning and Development Services Department

Attachments: Applicant's Request

Planning and Development Services Department (PDSD) – 201
North Stone Avenue
P.O. Box 27210 – Tucson, AZ 85726-7210
Website: www.ci.tucson.az.us/dsd



ARCHITECTURE
& PLANNING

July 8, 2014

Ernie Duarte, Planning Director
Planning and Development Services Department
101 N. Stone, 2nd Floor
Tucson, AZ 85701

Dear Ernie:

Thank you for your time today with Tom Warne, John Beall and myself. To summarize, the Jewish Community Campus is ever changing, and the changes occurring meet with the intent of the Specific Plan, PAD 8.

Changes to add to the PAD administratively include:

1. The area of the site has increased thanks to return of previously dedicated land along River Road from the county. The attached site plan shows the area that was returned. The site area is now +/-27.99 acres.
2. A lot split will occur in the Northwest Portion of the campus for development of an office building. This portion will remain a part of the campus. Future development on this site will take into consideration the setback and floor area ratio requirements of the Specific Plan.
3. The existing JCC building walls are 34 feet tall with varying roof heights beyond. A new two-story building is being planned for the site. To maintain consistency and a more unified appearance around the campus, the maximum height of any building on the campus will be 34 feet.

We will be sure to advise you if any other changes occur that affect the campus.

Sincerely,

Thomas Sayler-Brown, AIA

John Beall - Revised letter

From: Thomas Sayler-Brown <TSB@Sbbl.biz>
To: John Beall <John.Beall@tucsonaz.gov>
Date: 7/16/2014 1:59 PM
Subject: Revised letter
Attachments: JCC SITE PLAN.pdf; Clarification of PAD 8 - 14-09-14.pdf

Here you go, John. Hope this helps.

Thomas Sayler-Brown, AIA, NCARB
Principal



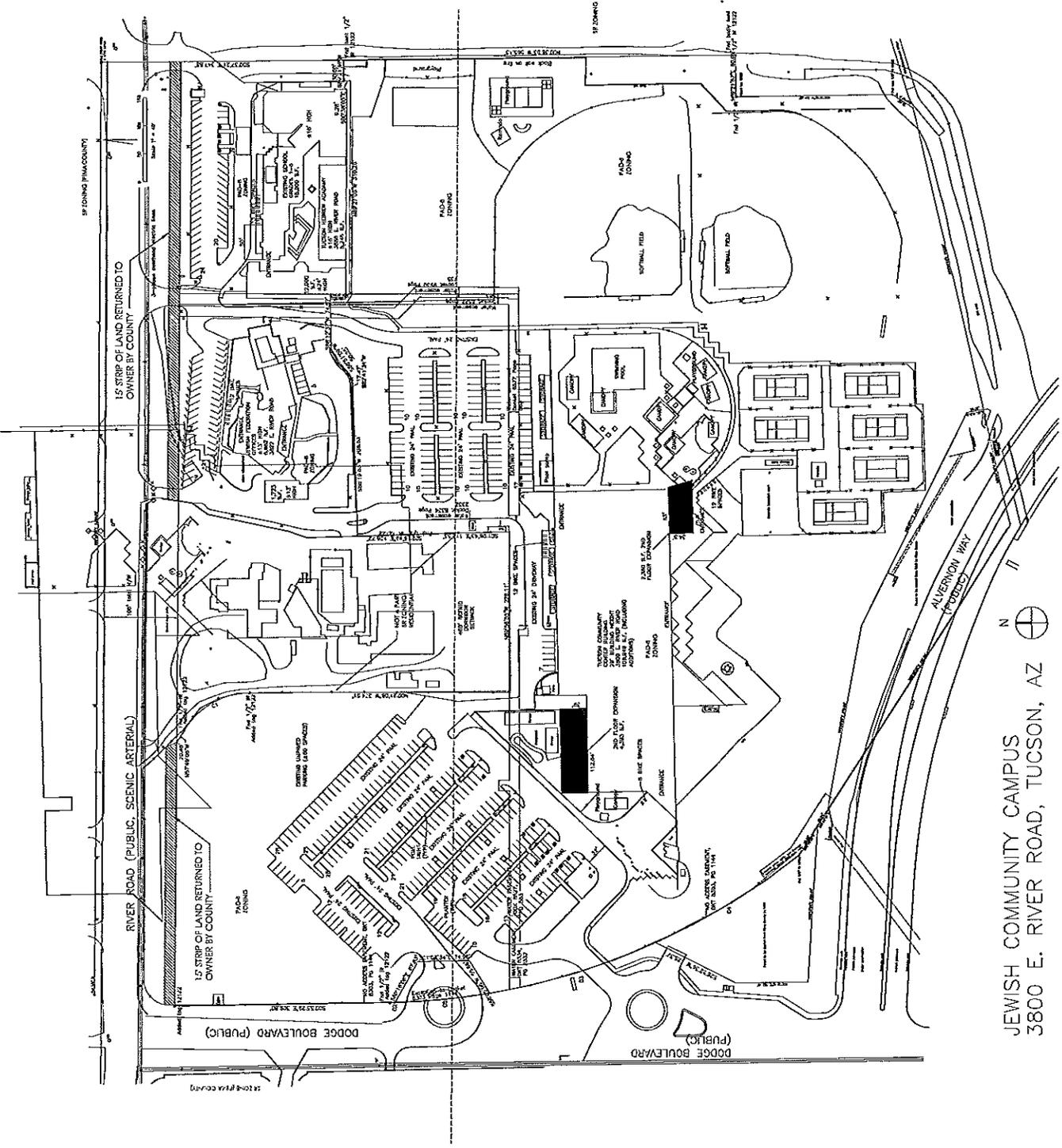
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JEWISH COMMUNITY CAMPUS
 3800 E. RIVER ROAD, TUCSON, AZ