



JEWISH COMMUNITY CAMPUS

SPECIFIC PLAN

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JEWISH COMMUNITY CAMPUS
SPECIFIC PLAN

February 28, 2000

INTRODUCTION

February 28, 2000

Introduction

Purpose and Intent

The purpose of this *Specific Plan* is to encourage comprehensively planned development in accordance with adopted plans and policies while providing direction for community design. The primary objective of the *Jewish Community Campus Specific Plan* is to enable expansion of the Campus and allow for additional uses that will support existing development.

The *Specific Plan* zone expands upon the City's development policies to establish more specific design guidelines and development policies that will reflect the uniqueness of the Jewish Community Campus and its surrounding environment. All of the City of Tucson's policies, standards, criteria and procedures will be adhered to in this *Specific Plan* except for deviations included in this *Plan* that are warranted to improve upon design quality, flexibility, and harmony.

The regulations and guidelines contained within this *Specific Plan* prescribe the implementation of site improvements at the Jewish Community Campus site. The adopted *Specific Plan* will set forth land use criteria such as location, design requirements, intensity and function to guide future development in this planning area.

Project Objectives and Goals

The goals of the *Jewish Community Specific Plan* are as follows:

- ❖ To provide standards for the orderly physical expansion and enhancement of existing and proposed land uses;
- ❖ To coordinate project design within an area of multiple parcels;
- ❖ To provide land uses compatible with surrounding uses;
- ❖ To ensure that land uses are compatible both functionally and aesthetically with on- and off-site uses;
- ❖ To create a unified campus that provides recreational and cultural opportunities to serve the Tucson Jewish and non-Jewish communities;
- ❖ To provide for on-site automobile parking and internal circulation.
- ❖ To provide a private school to instruct children in academics, Hebrew, and Judaism;
- ❖ To provide continuing adult education in Hebrew and Judaism for the Jewish adult population in the Tucson area;
- ❖ To provide administrative functions for the Jewish community.

- ❖ To provide a facility, not including commercial printing presses, for the publication of a Jewish newspaper;
- ❖ To preserve existing trees and vegetation of good health and aesthetic quality and to protect on-site and off-site viewsheds;
- ❖ To coordinate recreational activities on- and off-site along the River Park;
- ❖ To allow the existing and future land uses within the Campus to function together in a complementary and synergetic manner.

Background

The proposed *Specific Plan* is located at the southeast corner of River Road and Dodge Boulevard. The planning area encompasses 27.64 acres of land. This area includes the Jewish Community Center, the Jewish Federation & Foundation, the Tucson Hebrew Academy and Planning Areas 1 and 4 included in this *Specific Plan* (see Exhibit 2: Development and Circulation Plan). When the Jewish Community Campus was within Pima County jurisdiction, land uses on the site were permitted as conditional uses in the SR (Suburban Ranch) zone. The City, however, does not provide for these campus uses in the City's SR zone. Therefore, when the campus was annexed by the City of Tucson, these uses became legally non-conforming. Consequently, most of the activities on the site have been required to obtain special use permits from the City in order to operate or make changes to their physical appearance, size, and functions. A rezoning to SP (*Specific Plan*) Zone will remove this non-conforming status and allow the remainder of the site to develop under SP Zoning regulations as defined in this document or the *Land Use Code* where applicable.

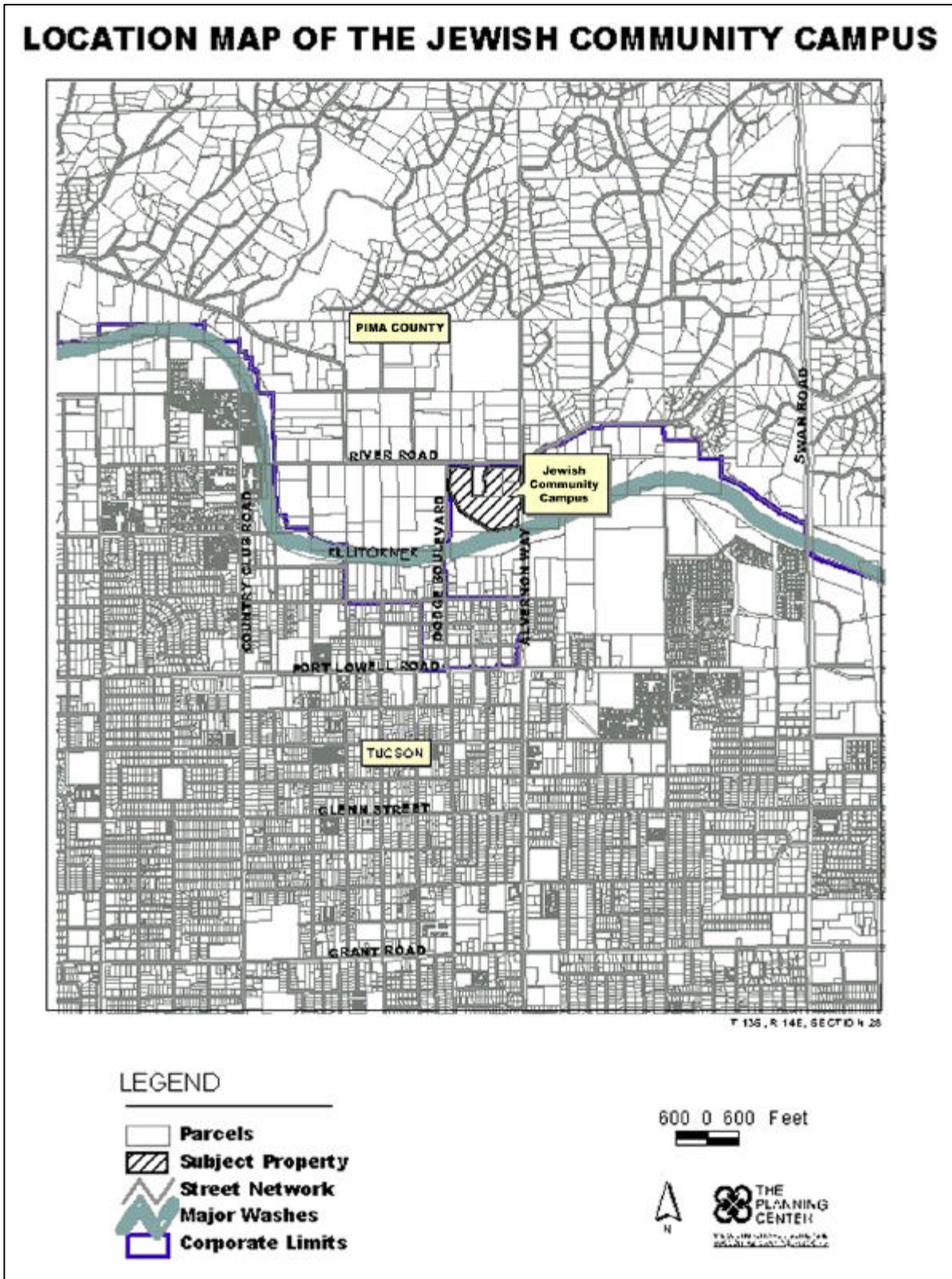
Relationship to Adopted Plans

This *Specific Plan* and rezoning request are consistent with the goals and policies of the City's *General Plan* and the *Catalina Foothills Subregional Plan*. Specifically, Policy 1.11 of the Land Use section of the *General Plan* encourages the "support of master planned development in areas... provided that the development reflects sensitivity to environmental resources, community innovations in design, and is phased or financed to meet infrastructure needs."

Area Description and Location

The Jewish Community Campus is a 27.64-acre site located at the southeast corner of River Road and Dodge Boulevard (T13S, R14E, Section 28) (See Exhibit 1: Location Map). The project boundaries are River Road and the Quirk property on the north, the Hill property on the east, Dodge Boulevard to the west, and the Rillito River to the south. This will be replaced as the southern boundary by the Alvernon Bridge extension.

Exhibit 1: Location Map



Surrounding Land Uses

The properties to the east, north, and west are zoned Suburban Ranch (SR) and contain single-family residences and small ranches. The land to the south of the site includes the Rillito River that forms the southern boundary. Further to the south are numerous small-scale commercial businesses.

Definitions

The terms and definitions used in this *Plan* shall mean those defined in the City of Tucson's *Land Use Code*, with the following exceptions or clarifications:

Community Recreation: Noncommercial recreational uses for the benefit and enjoyment of the Jewish community. Attendance by spectators is incidental and occurs on an intermittent basis. Typical uses include park areas, recreational centers, ball fields and courts, swimming pools, gymnasiums and walking/jogging/exercise paths. Recreation uses in Planning Area 5 are restricted to indoor activities, swimming pools, tennis and passive and non-organized exercise activities.

Elder Residential Care Services: A residential use, which includes facilities providing lodging, meals, supervision, and other support services to elderly individuals.

Land Owner/Developer: The Jewish Federation and affiliated groups.

Park/Open Space: Any area that is open (not including enclosed structures) such as washes, buffers, retention/detention areas, setbacks, non-paved portions of roadways, recreation areas and similar uses. Uses may include recreational activities (i.e. hiking, walking, day picnicking).

Plan: The *Specific Plan* for the Jewish Community Campus Project.

Project: The Jewish Community Campus Project.

Existing Land Uses

The following is a summary of the uses on the site at the time of the adoption of this *Plan*.

Recreation and Open Space

The Jewish Community Campus offers a variety of recreational amenities to its users. The facility includes a recreation center with full exercise capabilities including weight rooms, aerobics rooms, a gymnasium, locker rooms, an outdoor swimming pool, tennis courts, soccer fields, baseball diamonds, and a multi-use trail along the River.

The natural open space of the Rillito River Park in addition to the man-made open space plays a major role in the success of the Campus. The River Park provides aesthetic relief and enjoyment to the users of the Campus. Additionally, two naturally vegetated open space areas exist along the northwestern and southern perimeter. Existing recreational and open space land uses occupy approximately 40 percent (11 acres) of the Campus.

Cultural

The Jewish Community Center, Jewish Federation/Foundation, Jewish Post, and the Tucson Hebrew Academy support cultural activities, education, performances and displays. The Jewish Community Center hosts cultural performances and movie festivals in its multi-use theatre and displays cultural and historical artwork, photographs, and publications. Cultural land uses currently comprise roughly 15 percent (4.15 acres) of the site.

Tucson Hebrew Academy provides a cultural and educational experience for children in grades 1 through 8 by instruction in Hebrew, Judaism, and cultural history in addition to the State's required curricula.

The Jewish Post publishes a small newspaper for the Jewish community highlighting cultural stories and events.

Educational

Both the Jewish Community Center and the Tucson Hebrew Academy offer educational instruction. The JCC offers only Kindergarten and Preschool courses. The Tucson Hebrew Academy is a private school offering an enhanced education to children in grades 1 through 8. Educational uses occupy approximately 35 percent, or 9.7 acres of the campus. Both facilities offer continuing education courses to adults and after school day care programs for children.

Office and Administrative

All of the Campus entities have their own administrative functions. However the Jewish Federation and the Jewish Foundation serve the administrative needs of the entire Campus. These two entities also perform fundraising functions for the Campus in addition to networking and communicating with the Jewish population in the Tucson area. Administrative land uses currently occupy approximately 10 percent of the site (2.7 acres).

DEVELOPMENT PLAN

February 28, 2000

Development Plan

The Development Plan has been developed to respond to the unique site conditions, *General Plan* goals and guidelines, zoning designations, and the *Catalina Foothills Subregional Plan*.

The *Jewish Community Campus Specific Plan* includes the Jewish Community Center (JCC), the Jewish Federation, Jewish Foundation, Jewish Post, and the Tucson Hebrew Academy (THA) on 27.64 acres of land.

The *Specific Plan*'s primary land use categories are already established on site. These uses include office/administrative, educational, cultural, and recreational. Future uses will complement existing uses, and may include adult day care, assisted senior living and food service.

Refer to the Uses section on page 13 and the Performance and Development Standards section on page 15 for clarification of the uses listed in this section.

Recreation and Open Space

The Development Plan will preserve at a minimum 20 percent of the site for use as open space and recreation areas. However, future development and expansion of on-site uses may change the size and location of existing open space. Possible changes include the addition of an outdoor running and walking track, and an expansion or reduction in the number of ball fields, tennis courts, and/or basketball courts.

Cultural

A Holocaust library and exhibit are proposed as a part of the Jewish Federation and Foundation and are permitted as additional cultural land uses on the Campus. A cultural book store/gift shop has also been proposed for the Campus. The "shop" is permitted as an accessory use of the Tucson Hebrew Academy.

Educational

The current educational facilities of the Tucson Hebrew Academy are over capacity. The Academy plans to expand its facility either to the south or west of the school in an effort to accommodate the need for increased capacity. Expansion of the academy in this area will ultimately provide academic and cultural education for grades 1 through 12.

Administrative/Office

Administration and office uses will continue to be permitted at their present location. The *Specific Plan* Development Regulations permit these uses in various locations throughout the Planning Areas. This will facilitate the expansion of the Jewish Federation and Jewish Foundation, and the Jewish Community Center.

Residential

Elder residential care facilities, such as the Jewish Handmaker, are permitted on the Jewish Community Campus. This land use is permitted in three Plan Areas on the Campus. Refer

to page 13 for a complete listing of permitted land uses and their designated locations on the Campus. The “Jewish Community Campus Development and Circulation Plan” on page 9 graphically exhibits the five Planning Areas.

Circulation Plan

The Jewish Community Campus is a self-contained community, with internal circulation through a series of driveways and connecting parking areas. No additional internal streets are proposed as part of this project.

Current access to and from the project is provided from River Road and Dodge Boulevard (or the future Alvernon Way realignment). The primary ingress/egress for the Campus is located on Dodge Boulevard just south of the River Road intersection. Three secondary ingress and egress points are located on River Road, providing access to the Federation/Foundation building, the central parking lot, and the Hebrew Academy (See Exhibit 2: Jewish Community Campus Development and Circulation Plan).

Due to the community-wide focus of the Campus, most users will arrive at the Campus using cars, bicycles or transit. Foot traffic is encouraged by the pedestrian trails that link the Campus with the Rillito River Park. The site is also accessible by pedestrians from both River Road and Dodge Boulevard at each of the four vehicular access points. The road bond improvement projects are expected to greatly improve pedestrian facilities in the area and improve pedestrian access to the Jewish Community Campus.

Pathways, walkways, trails and crosswalks will be maintained to provide Pedestrian linkages between the land uses on the Campus. Internal pedestrian access links the land uses within the Campus both physically and symbolically. Future walkways will continue to be carefully integrated into the Campus with special regard for the safety of school-age children, teachers, and employees of the Tucson Hebrew Academy, the Jewish Community Center, and the Jewish Federation and Foundation.

Future improvements on the Campus will include additional pedestrian facilities and amenities to ensure the safety of all users and the improvement of integrated access between all on-site uses and adjacent neighborhoods and roadways. All pedestrian linkages and pathways will be constructed to meet minimum ADA requirements.

To improve the current vehicular circulation system (both internal and external) and alleviate some of the site’s current traffic burdens, an additional ingress/egress point will be considered for the northwest corner of the site as part of the Circulation Plan for the Campus. The new access point on the northwest corner would either replace the existing one on Dodge or serve as an additional ingress/egress for the Campus.

To better direct traffic into and through the Campus some of the existing ingress/egress points may be redesigned. Additionally, acceleration and deceleration lanes at the main entrance of the Campus on Dodge will be provided for. However, redesign of these access points is expected to occur after the design and completion of the road improvements being

undertaken as part of the County Bond Program. As part of the County Bond Program, all external road improvements will be constructed and paid for by Pima County.

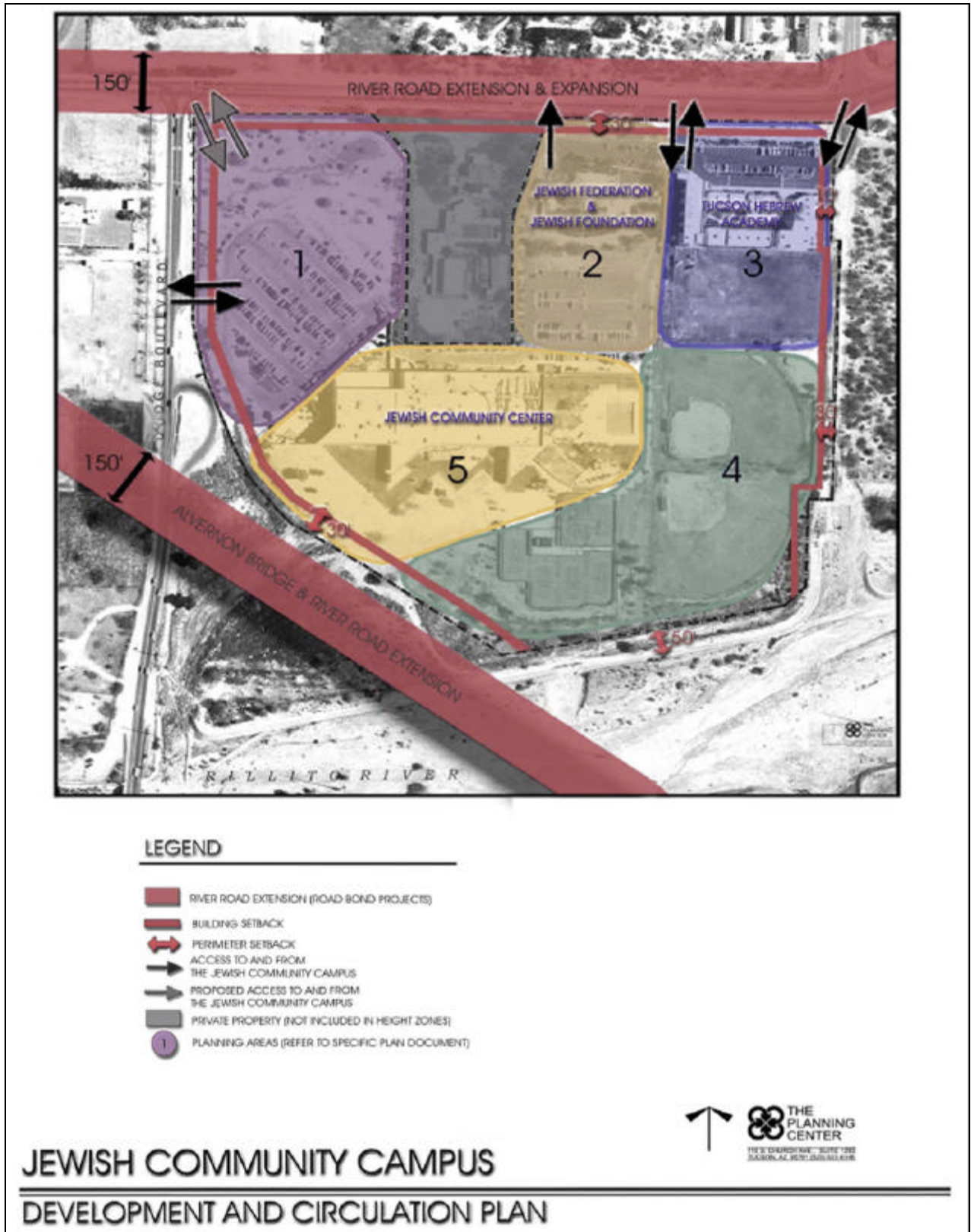
The Jewish Federation has already dedicated most of the necessary rights-of-way for the River Road and the Alvernon bridge improvement projects to the County. Improvements to the internal circulation will be made once River Road and Alvernon Way have been rerouted and widened. These improvements will promote the most effective circulation system for the Campus.

Written approval for the location, design and number of access points to this property from Pima County roads will be obtained by the Pima County Department of Transportation and Flood Control District (PCDOT&FCD) prior to plan approval.

The Traffic Engineering Department from the City of Tucson determined that it was not necessary at the time of the approval of the *Specific Plan* to submit a Traffic Analysis. This decision was based upon the understanding that there was no development proposed on the Campus at the time of the rezoning and the fact there was uncertainty regarding the designs and improvements to River Road and Alvernon Way as part of Pima County's road bond improvements. The number and scope of the Traffic Analysis will be determined by the City's Traffic Engineering Department at the time development plans are submitted.

Dedication and contributions for future traffic improvements will be completed subject to Judgment No.248728 between the Pima County Flood Control District and the Tucson Jewish Community Council, filed October 7, 1988 (see Appendix).

Exhibit 2: Jewish Community Campus Development and Circulation Plan



Infrastructure Plan

The public infrastructure facility components that serve the *Plan* area include sewer, water, electricity, natural gas, and telecommunications. Objectives for infrastructure are to ensure that the needs of future development plans are met. Additionally, any relocation, modification or other changes to existing utilities and/or public improvements necessitated by this development will be at no expense to the public.

Sewer

The Pima County Wastewater Management Company provides sewer service to the site. There is a 33-inch line within the River Road ROW and a 21-inch line to the south of the Campus within the Rillito floodplain. The current sewer system accommodates the existing development. However, future expansion of the Campus would require changing the current sewer connection from River Road's sewer line to the 21-inch line to the south of the property.

Water

Water service is provided to the Jewish Community Campus by Tucson Water. Tucson Water currently maintains an 8-inch water line within the Dodge Boulevard ROW that supports the site. Present capacity is 750 gallons/minute. Additionally, the site lies within the boundary of Tucson Water's assured 50-year water supply.

Gas, Electric and Telephone

Southwest Gas, Tucson Electric Power Company, and U.S. West provide additional services to this site. All infrastructure facilities have been constructed to the City's and the utility industry's standards.

Phasing Plan

Phasing of improvements on the Jewish Community Campus shall reflect:

- ❖ Development timing of infrastructure and other improvements (such as the road bond improvements on River Road and Dodge Boulevard) and available financing opportunities;
- ❖ The timing and ability to successfully complete needed fundraising activities;
- ❖ The actual demand for future expansions and additions.

Open Space and Recreation Plan

At the time this *Specific Plan* was adopted, approximately 40 percent of this site was open space and recreation. The *Jewish Community Campus Specific Plan Open Space and Recreation Concept Plan* is oriented toward the preservation of at least 20 percent of the Campus for the recreational enjoyment of the JCC's members and students of the Hebrew Academy.

The *Plan* maintains private open space and recreational facilities and fields, and buffers adjacent land uses and scenic routes. As part of the *Plan*, the Campus will preserve its outdoor recreational uses (i.e. soccer, baseball, softball, tennis, basketball, swimming, and playgrounds) and its indoor activities (i.e. aerobics classes, cardio facilities, basketball, racquetball, etc.). Furthermore, the Campus will preserve its connection with the Rillito River Park's recreational areas that run along the southern edge of the Campus.

The location, design and number of access points from the subject property to the Rillito River Linear Park will be subject to review by the Pima County Department of Transportation and Flood Control prior to plan approval (see Exhibit 3: Trails, Drainage and Landscape Buffer Plan).

Exhibit 3: Jewish Community Campus Trails, Drainage and Landscape Buffer Plan



Development Regulations

Land Use Designations

The Jewish Community Campus *Specific Plan* Development Standards establish the intensity and character of project development by prescribing site-specific use and performance standards that are tailored to the unique qualities of the Project.

Planning Areas

1. Northwest Portion

Principal Uses:

a. Primary Uses:

1. Office and administrative
2. Newspaper publication

b. Alternate Uses:

1. Community center expansion
2. Community recreation
3. Adult Day Care

Accessory Uses:

1. Parking
2. Open Space

2. North Central Portion

Principal Uses:

a. Primary Uses:

1. Office and administrative
2. Cultural
3. Newspaper publication

b. Alternate Uses:

1. Educational (K-12 and continuing adult)
2. Community center
3. Open space
4. Community recreation
5. Adult Day Care

Accessory Uses:

1. Parking
2. On-site food services
3. Open space

3. Northeast Portion

Principal Uses:

a. Primary Uses:

1. Educational (K-12 and continuing adult)
 2. Office and administrative
 3. Civic Assembly
 4. Cultural
- b. Alternate Uses:
1. Community recreation
 2. Performances

Accessory Uses:

1. Parking
2. Gift Shop
3. Bookstore

4. Southeast Portion**Principal Uses:**

- a. Primary Uses:
1. Educational (K-12 and continuing adult)
 2. Community recreation
- b. Alternate Uses:
1. Community center
 2. Day camp
 3. Sports leagues
 4. Elder Residential Care Services

Accessory Uses:

1. Parking
2. Open space

5. Central Portion**Principal Uses:**

- a. Primary Uses:
1. Civic assembly
 2. Community center
 3. Community recreation
 4. Educational (K-12 and continuing adult)
 5. Adult Day Care
 6. Child care
 7. Office and administrative
- b. Alternate Uses:
1. Performances
 2. Cultural events
 3. Religious events
 4. Day camp
 5. Gift Shop and bookstore

Accessory Uses:

1. Parking
2. On-site food service
3. Open space

Performance and Development Standards

Performance and Development Standards apply to all Planning Areas.

Heights

Buildings used as recreational centers shall be limited to 29 feet in height. All other structures on the Campus will be limited to a 24-foot building height.

Floor Area and Floor Area Ratios

The floor area ratio for the overall project shall not exceed 0.50.

Usable Open Space

The Jewish Community Campus is in compliance with the City of Tucson's requirements and will retain 20 percent open space on the site. On-site open space will be utilized as common recreational areas. Landscaped bufferyards and a detention basin will also be retained as public amenities on the site.

Parking

Parking for each principal land use on the Campus will be calculated and an overall 20 percent parking reduction will be taken in determining the required number of parking spaces for the Jewish Community Campus.

Drainage and Floodplain Issues

Drainage on the Jewish Community Campus is a multi-jurisdictional issue. On-site drainage will be governed by the City of Tucson's Floodplain ordinances and standards, while off-site drainage is governed and managed by Pima County's Department of Transportation and Flood Control District.

The Jewish Community Campus agrees not to alter, disturb or obstruct any on- or off-site drainage. All areas within the 100-year floodplain will be restricted to uses compatible with flooding conditions. Drainage plans and changes to the existing drainage will be at the expense of JCC and in compliance with and be approved by Pima County and the City of Tucson. Additionally, the finished floor elevations of all buildings will be at least one foot above the 100-year floodplain. Property owners will maintain the existing detention basin to insure that it continues to function as intended. However, the Jewish Federation and Pima County have an official agreement that the County will be responsible for the maintenance and replacement of the floodgates which deposit water from the on-site detention basin into the Rillito River floodway.

The developer will be responsible for the installation of 100 year storm event drainage structures along street frontages of the site, as well as the installation of necessary drainage improvements to ensure the site complies with all City, County and FEMA regulations and requirements. A drainage report will be submitted at the time of development plan submittal for new projects that addresses detention and retention calculations and requirements, the

limits of the 100-year floodplains of both the Rillito River and the Finger Rock Canyon Wash, Erosion Hazard Setback (EHS) and appropriate Finished Floor Elevations (FFE).

Setbacks

The southern border will preserve a 50-foot setback from the Rillito River, which includes the Rillito River Park, areas of the detention basin, floodplain and easements. This setback may include a landscaped bufferyard, a decorative wall, and utility easements subject to compliance with floodplain regulations.

The existing northern edge of the *Specific Plan* along River Road does not meet the Scenic Corridor Zone standards of the City of Tucson, since this portion was developed prior to annexation. The majority of this edge is developed and the natural vegetation has been disturbed or removed.

Internal setbacks between buildings will be governed by uniform building codes regulations as adopted by the City of Tucson. New development along River Road will be consistent with the City's Scenic Routes requirements.

Landscaping

Existing plant varieties on the Campus are in compliance with the City's landscaping requirements for native vegetation. Further, all landscaped areas and ball fields will continue to be watered with effluent using drip irrigation and low water usage sprinklers.

A landscaped bufferyard screens light from the ball fields from property to the east of the Campus and a landscaped bufferyard and wall also separate the Campus from the private property along the west side of the Jewish Federation and Foundation buildings.

Similar to existing development, all new development on the site will be watered with effluent and will comply with the City of Tucson's landscape requirements. Future development along the Dodge and River Road/Alvernon Way street frontages shall provide a minimum of a 10-foot wide landscape buffer.

On-site landscaping adjacent to the Rillito River Linear Park will be subject to written approval by the Pima County Departments of Transportation and Flood Control prior to plan approvals.

Lighting

High-pressure sodium lights will continue to be used for the outdoor light fixtures. All new outdoor lighting will be minimized and will be shielded and directed so as to avoid glare onto streets and adjacent properties. No lighting will be provided for the soccer fields, and lighting for the tennis courts, pool area, and playground areas will be directed inward away from property edges. All new or relocated lighting will comply with the City's lighting standards and ordinances.

The Jewish Community Campus' outdoor lighting shall abide by the *Lighting Code* of Pima County, City of Tucson, and Town of Marana. The lighting for the JCC's ball fields shall be

permitted the same hours of operation as other City and County parks in order to facilitate organized league sports. At the time this *Specific Plan* was adopted, the *Lighting Code* stated that all outdoor events were to be scheduled so as to complete all activity before or as near as 10:30 p.m. as practical, but under no circumstances shall any illumination of the playing field, court, or track be permitted after 11:00 p.m.; except to conclude a scheduled event that was in progress before 11:00 p.m. and circumstances prevented concluding before 11:00 p.m.; or, if neighbors were notified beforehand and were in agreement of an event extending beyond 11:00 p.m. (i.e. wedding or private party).

Signs

Signs will be in accordance with the City of Tucson Sign Code.

Grading

Site grading will be in accordance with City of Tucson regulations. Every attempt will be made to minimize the amount of fill material for individual building sites in order to control building heights. In no case will a site be raised more than is necessary to meet building code safety requirements. The intent is to achieve a uniformity of building heights which do not exceed the heights of existing structures on the site.

Noise Control

Activities and land uses will be subject to City of Tucson noise control ordinances and regulations. Every attempt will be made to minimize the noise associated impacts of outdoor activities within the campus including:

- Orienting public address systems away from adjoining residential areas.
- Minimizing the number of outdoor activities per year that include audio or public address systems.
- Utilizing sound barriers whenever possible.
- Outdoor activities will cease amplified activities at 10:00 p.m. However, occasionally events may run until 11:00 p.m. Whenever possible, the Jewish Community Campus will notify adjacent neighbors in advance of outdoor, non-sporting events that might extend beyond 10:00 p.m.

Jewish Federation and Jewish Community Campus' Responsibilities

During the expansion or redevelopment process the Jewish Federation will have the responsibility to keep adjoining neighbors informed of proposed changes. This responsibility includes:

- In the event that an Elder Care Residential facility is proposed for the campus, neighbors will be given the opportunity to review the proposed plans and provide input to the City of Tucson during the development review process.
- Notify contiguous neighbors of any change in grading that will raise the finished floor of a proposed building more than five feet above the existing grade. Such an increase would only occur in order to raise the finished floor elevation (f.f.e.) above the floodplain.
- The Jewish Community Campus will make all efforts to be sensitive to the effects of their programs on their neighbors.

Implementation and Administration

Changes to Zoning Ordinances

The project will not result in the modification or change of any existing building codes or other ordinances except portions of the applicable Zoning Map of the City of Tucson. The SP zone becomes operative upon a final plat being processed and recorded in accordance with the *Land Use Code*.

Site Plan and Architectural Review Process

The *Specific Plan* shall be implemented through the review process of development plans and/or plats through the City of Tucson. A plan shall be required for all development within the *Specific Plan* area requiring a building permit or where landscaping is to be installed.

Development plans and/or plats for non-residential projects requesting a variance from the standards of this plan shall be processed per the City of Tucson *Land Use Code* regulation. A development plan will be required when any additions or revisions to the Campus occur.

General Administration and Amendment Procedures

Adoption

The *Specific Plan* shall be processed in accordance with the City of Tucson *Land Use Code* and may be amended from time to time in accordance with such provisions. Whenever a conflict exists between the *Specific Plan* and the *Land Use Code*, the *Specific Plan* shall apply.

Administration and Enforcement

The *Specific Plan* shall be administered and enforced by the City Planning Director.

Minor Changes

The Planning Director may allow minor changes to the criteria set forth in the *Specific Plan*, providing said changes are not in conflict with the overall intent as expressed in the *Plan*. Any changes must conform to the goals and objectives of the *Plan*.

The following items shall be considered to be minor changes:

- ❖ The addition of new information to the *Specific Plan* maps or text that does not change the effect of any regulations or guidelines.
- ❖ Changes to the infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing or decreasing development capacity in the *Specific Plan* area, nor change the concepts of the *Plan*.
- ❖ The determination that a use is allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.
- ❖ Adjustments to development standards that do not adversely affect the overall purpose and intent of the *Plan*.

Amendment Procedures

The approved *Plan* may be amended through the process outlined in the City of Tucson *Land Use Code*.

**Appendix 1: Agreement between Pima County and the Tucson Jewish
Community Council, Inc.**

See Judgment Docket 7.0, page 223 (filed October 7, 1988).

A copy is also available in the City of Tucson Planning Department, zoning case file
C9-99-SP-8.