

December 8, 2020



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

Mr. Corky Poster
Poster Mirto McDonald
317 North Court Avenue
Tucson, AZ 85701

Dear Mr. Poster:

SUBJECT: Benedictine Monastery Planned Area Development (PAD-37), Minor Amendment – Relocation of Monastery cooling tower and existing chiller.

I have reviewed your request (attached) to relocate the Monastery cooling tower and chiller equipment in which the need arose as an unexpected issue during construction given the age of the equipment and the logistics of replacements several years in the future:

- Relocate equipment to the southeast corner of the site at the curving intersection of 3rd Street and Anderson. It is to be located and accessible from the parking area PAAL on its eastern side, behind 14' tall oleanders, in a Concrete Masonry Unit (CMU).

The PAD document recognizes that amendments to this PAD may become necessary for a variety of reasons, such as responding to unanticipated needs or conditions, 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 Benedictine Monastery PAD for the relocation of the Monastery cooling tower and chiller equipment is a non-substantial change and is approved, pursuant to the City of Tucson's Unified Development Code, Section 3.5.5.J.2, and is supported by the following:

1. Based on the intent of the PAD to preserve and enhance the Monastery Historic Landmark. The relocation will allow restoration of that current space to its historic size, proportion, and character.
2. The chiller will be located under the extension of the entitled setbacks of the shade/solar panel structure utilized as covered parking. Visibility will be mitigated as the chiller itself 6' height, is lower than the 8'-0" wall that surrounds it. That 8'-0" wall in turn is 2'-0" below grade at its southern end.

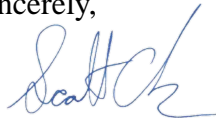
3. The cooling tower while not under the extension of the shade/solar panel structure as it needs access to air circulation will be lower than the surrounding CMU wall.
4. The utility enclosure will match other existing approved utility enclosures and the lower portion of the building itself.
5. The enclosure and perimeter screening 14' high oleander provide mitigation for both visual and noise. The closest building to the equipment is more than 100' across 3rd Street, with sound diminishing as the square of the distance.

However, the minor amendment is subject to the following condition:

1. The relocation of the cooling tower and chiller will require an on-site (virtual) Minor review conducted by the City of Tucson Historic Preservation Office and a member of the Tucson-Pima County Historical Commission Plans Review Subcommittee. This Minor review to take place prior to any Development Package approval and/or required permits.

A copy of this letter must be submitted with any future block plat, required permits, building plan and/or development package application. If you have any questions, please contact John Beall at 837-6966. Any questions on Historic Preservation please contact Jodie Brown at 837-6968.

Sincerely,




Scott Clark, Director
Planning and Development Services Department

Attachments: Applicant's Request Letter



DATE: November 25, 2020

TO: John Beall, Rezoning/Special Exceptions, Section Manager
Koren Manning, Advanced Planning, Planning Administrator

FROM: Corky Poster, Architect/Planner 

RE: Minor Amendment to Benedictine Monastery PAD

This is a formal request for approval of a Minor Amendment to the Benedictine Monastery PAD.

We have discussed with Building Official, Clayton Trevillyan, the need to relocate the existing Monastery cooling tower and the existing chiller. The current location of that equipment is in the north courtyard of the Historic Monastery. With the new apartment construction, that equipment would not have crane access when the new-build apartment project is complete. Major repair or replacement in the future would be impossible. As a result, we are proposing to move the cooling tower and chiller to another location on-site. Clayton Trevillyan has given his approval to this proposal from a building code perspective. What remains for us is to receive an approval from a PAD/Zoning perspective.

An additional and pleasant benefit of this proposal is the removal of the (later-added) chiller equipment from the northern courtyard allowing the restoration of that space to its historic size, proportion, and character. This is an enhancement to the Historic Landmark.

We are proposing to relocate this equipment to the southeast corner of the site at the curving intersection of 3rd Street and Anderson. It is proposed to be located and accessible from the parking area PAAL on its eastern side, behind 14' tall oleanders, and in a Concrete Masonry Unit (CMU) enclosure.

In the PAD, we have approval to locate items in the setback as noted below (page 59):

3) Setbacks

All setbacks will be measured from the current property line. The proposed development includes a forty-five (45)-foot setback for all new residential buildings along Country Club Road and Anderson Boulevard. The garage may have a setback of 35' from Country Club. The property boundary on the south side of adjacent APN 125-13-065A (northeast property corner) will have a setback of forty-five (45) feet. A ten (10)-foot setback is provided along 2nd Street and the property boundary on the west side of adjacent APN 125-13-065A. See Exhibit 3B for further detail. There will be no internal setbacks, except as required by the HL. Shade structures and solar panels utilized as covered parking will not be required to comply with setback standards as outlined in the UDC. Maximum heights of shade and solar panels will be limited to 16'

The setback along 3rd Street is also 45' as shown in the PAD diagram. It is similar to other approved utility enclosures such as trash enclosures, utility yards etc. In our approved Development package (attached), within the 45' setback, we have three CMU trash enclosures and one fenced "utility" area of height, enclosure, and materials similar to our proposed cooling tower and chiller. In addition, the chiller is located under an extension of the shade structures and solar panels explicitly permitted in the above-language of the PAD. **It is our view that the proposed location of the chiller and cooling tower is allowable in the setback under the current language of the PAD and standard UDC practice.**

Having said that, and based on John Beall's initial feedback, we are submitting this Minor PAD Amendment request.

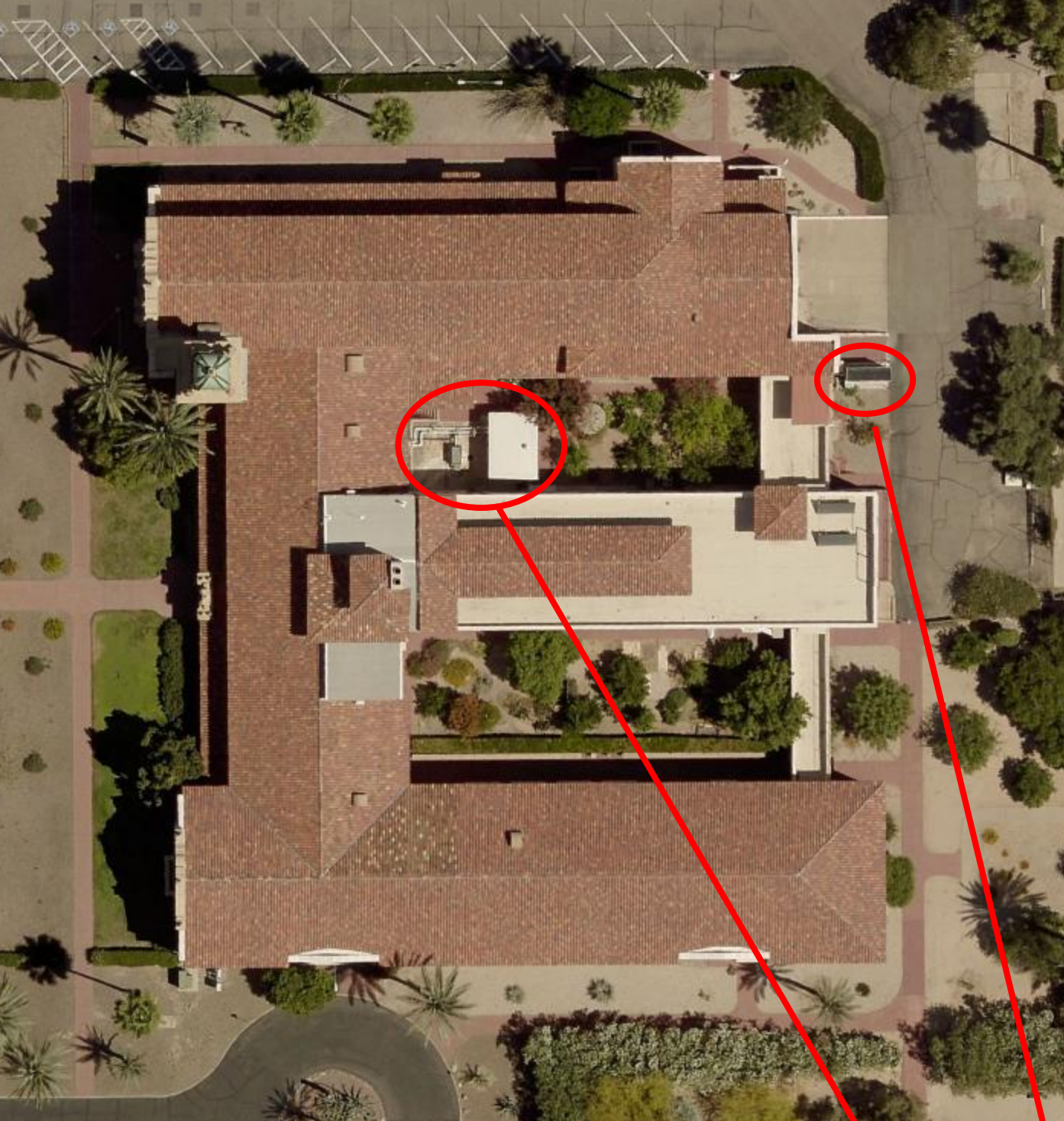
Attached is a PDF that details the location, dimensioned cross-section, and rendering of this new proposed Cooling Tower/Chiller enclosure. The chiller fits below and is shaded by the extension to the parking shade/solar panel structure.

To be more specific:

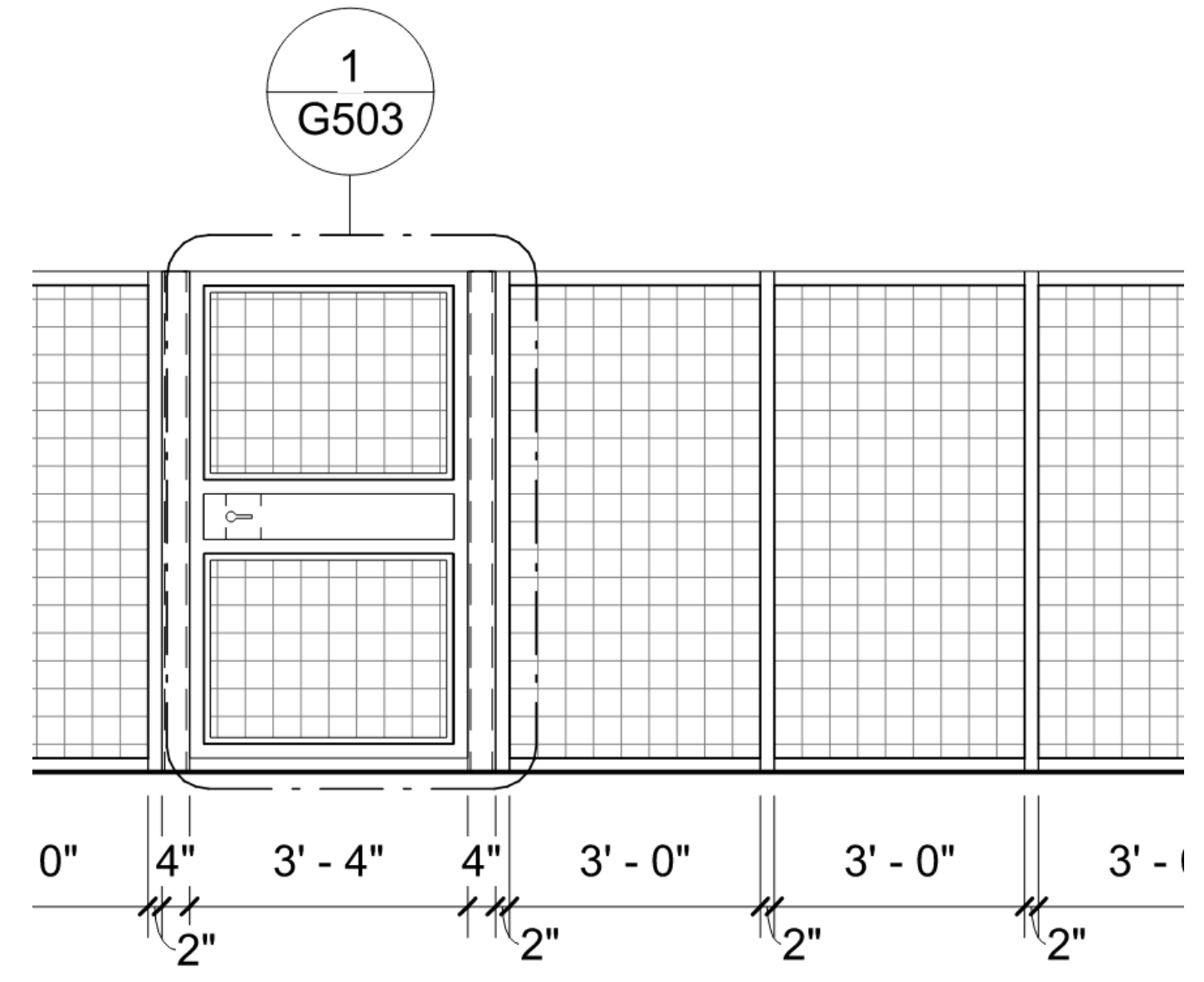
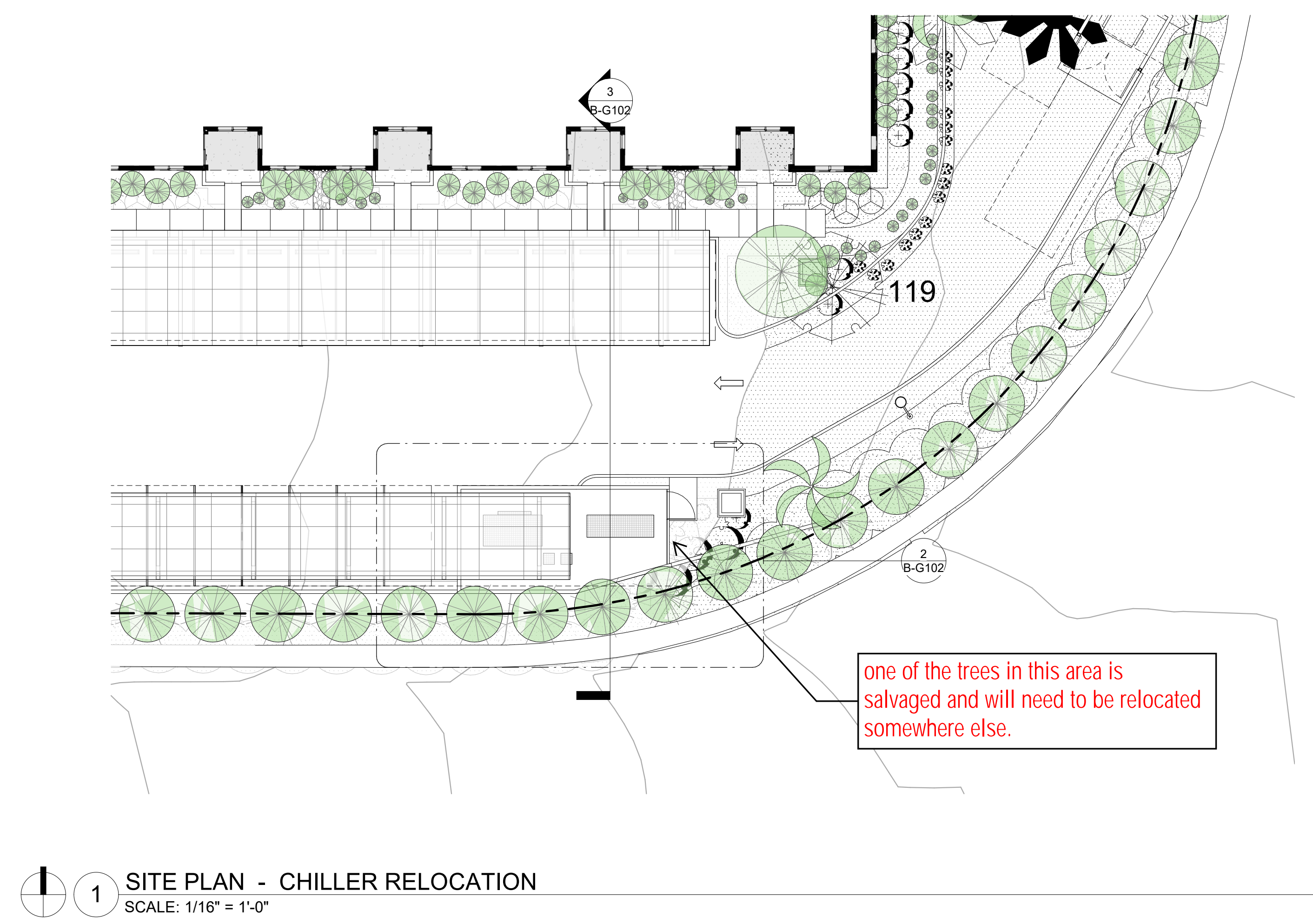
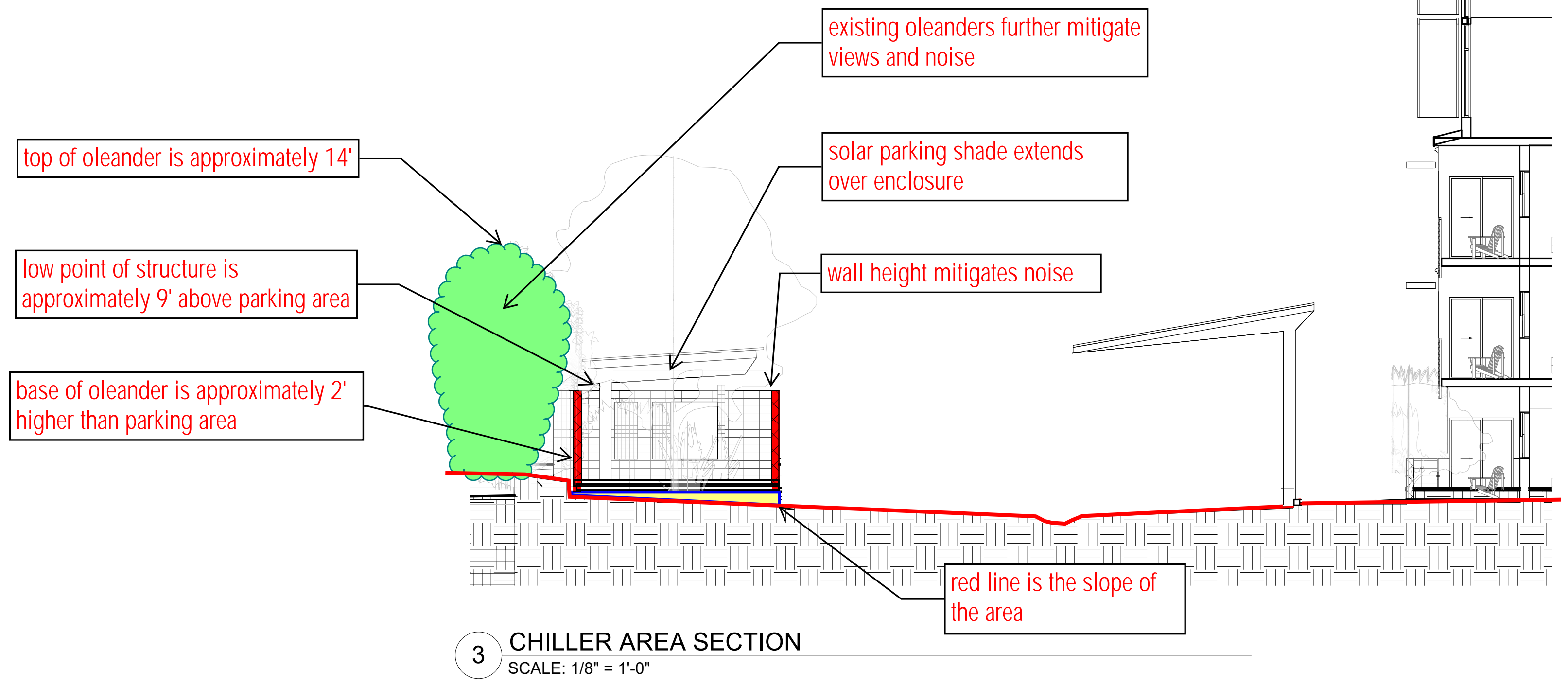
- The chiller itself is located under the extension of a specifically entitled steel shade/solar structure with a height of 9' on the southern end and 10' at the PAAL to the north.
- The chiller itself is approximately 6' tall, lower than the 8'-0" wall that surrounds it. That 8'-0" wall in turn is 2'-0" below grade at its southern end
- The cooling tower is not under the extension of the steel shade/solar structure because it needs access to the air above it. But it too is lower than the surrounding CMU wall.
- The utility enclosure is made of integral colored masonry on the south, west and north sides. This masonry matches the other utility enclosures and the lower portion of the building itself. The east side is made of welded wire fabric to allow gate access from the east.
- The enclosure is further screened on the south by 14' tall thick dense oleander, which in turn is required to be preserved and maintained as per the PAD. This provides absolute screening of the cooling tower and chiller enclosure (as well as the parking) for the neighbors to the south located across 3rd street.
- The enclosure and the screening oleander provide substantial mitigation of any sound created by the chiller and the cooling tower. That equipment is not excessively noisy. The fan of the cooling tower is its noisiest element and it is located at the bottom of the equipment and is blocked by the masonry wall. Similarly, any sound produced by the chiller is also fully behind the 8' masonry wall. Finally, the closest building to the equipment is more than 100' feet away across 3rd Street. Sound diminishes as the square of the distance, and so physical distance from any noise source is the most efficient sound mitigation
- Finally, the need for this equipment relocation arose as an unexpected issue when we studied the age of the equipment and the logistics of replacement several years in the future.

As I understand it, after the submission of this letter requesting a minor amendment to the PAD, P&DSD will give us an activity number and instructions to pay the \$825 fee online.

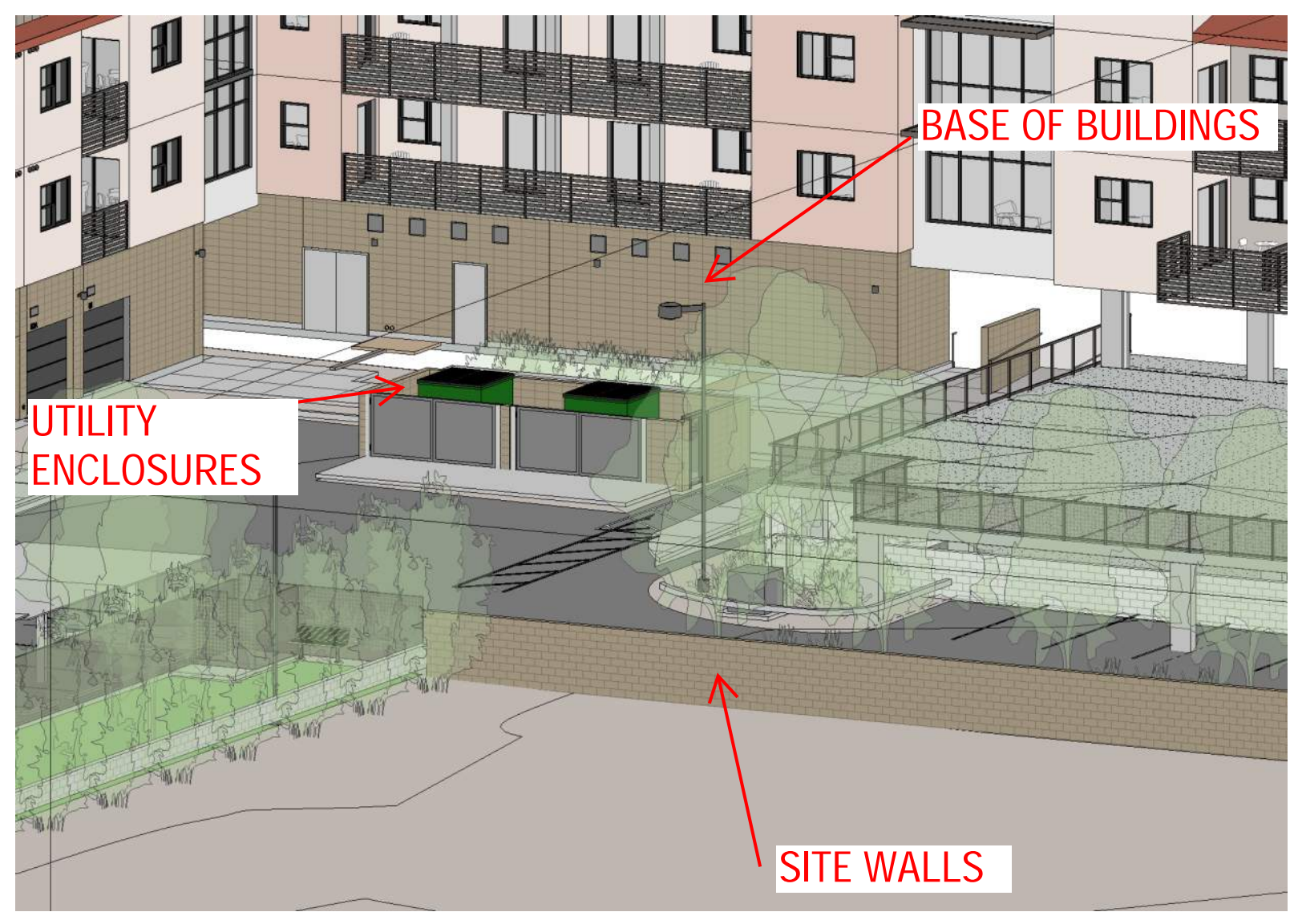
Please let us know if you need any further information from us. Thank you for your assistance.



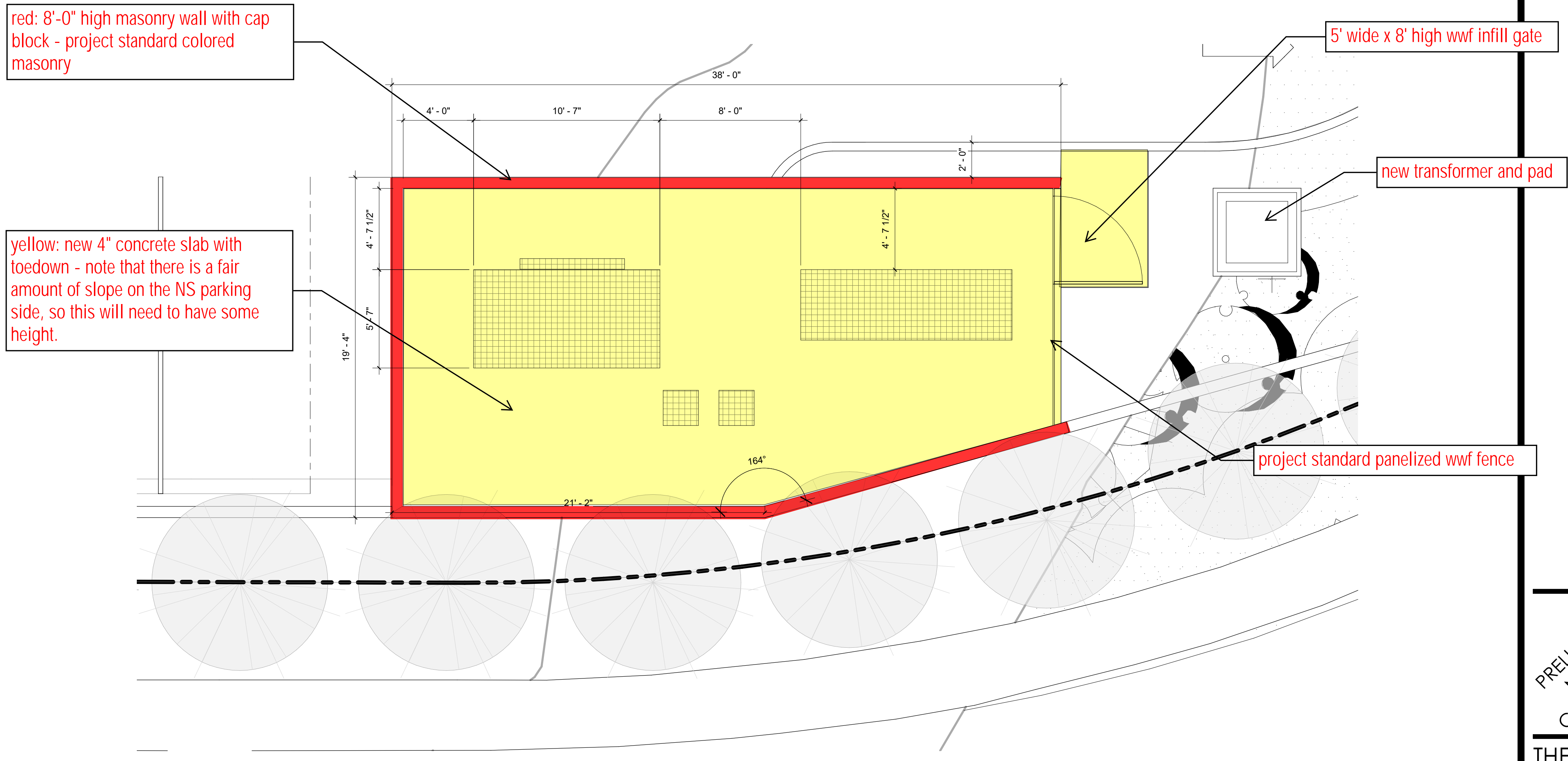




EXAMPLE OF WELDED WIRE FABRIC FENCING



EXAMPLE OF PROJECT STANDARD INTEGRALLY COLORED MASONRY



PRELIMINARY
NOT FOR
CONSTRUCTION

THE BENEDICTINE
HISTORICAL RENOVATION
50% CONSTRUCTION DOCUMENT SET 11.13.20
800 N COUNTRY CLUB RD, TUCSON, AZ 85716
B-G102 CHILLER LOCATION
DIAGRAM

DRAWN BY: Author REVISIONS
CHECKED BY: Checker NO. DATE ISSUE

© DATE: 09.25.20
PROJECT NO: 1421

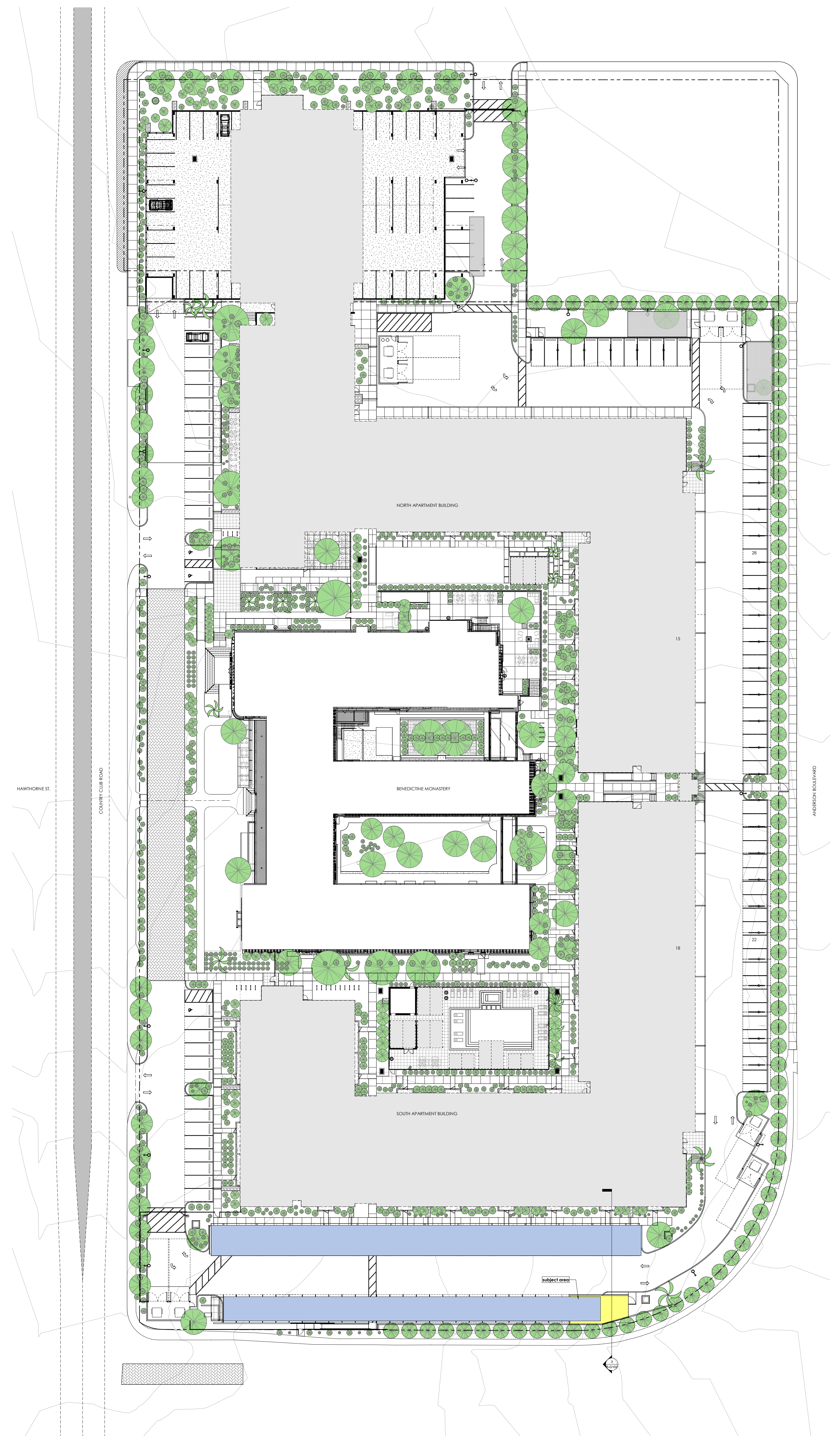
chiller area markup - pmm - 11.21.20
not for construction



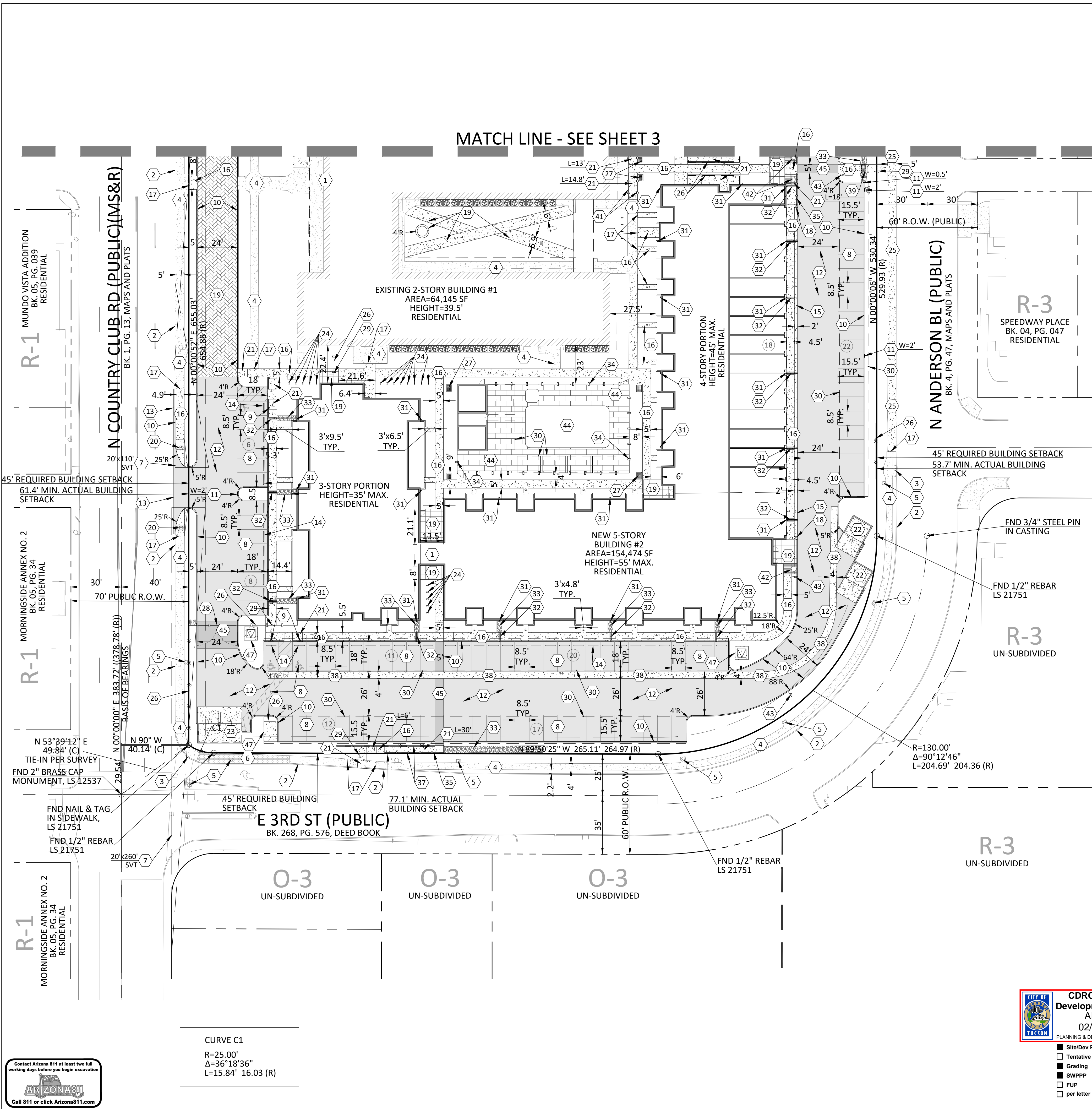
VIEW OF EQUIPMENT FROM NE



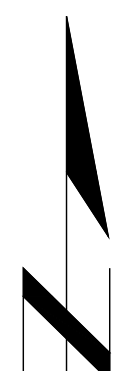
VIEW OF EQUIPMENT FROM SW



OVERALL SITE PLAN



SCALE: 1"=30'



KEYNOTES

- 1 PRIMARY BUILDING ENTRANCE.
- 2 EXISTING CURB TO REMAIN.
- 3 EXISTING CURB ACCESS RAMP TO REMAIN.
- 4 EXISTING CONCRETE/SIDEWALK TO REMAIN.
- 5 EXISTING LIGHT TO REMAIN.
- 6 EXISTING PAVERS TO REMAIN.
- 7 SIGHT VISIBILITY TRIANGLE FOR PROPOSED DEVELOPMENT. SEE KEYNOTE FOR DIMENSIONS.
- 8 NEW 4" WHITE PAINT STRIPE, 0.06" THICK, TRAFFIC RATED (TYP.).
- 9 NEW ACCESSIBLE SIGN AND POST. SEE DETAIL A, SHEET 10.
- 10 NEW 6" VERTICAL CURB (TYPE 2) PER PAG DETAIL 209. SEE DETAIL B, SHEET 10. CONNECT TO EXISTING CURB PER PAG DETAIL 211, WHERE APPLICABLE.
- 11 NEW CURB OPENING PER DETAIL C, SHEET 10. SEE KEYNOTE FOR WIDTH.
- 12 NEW 2.5" AC PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%. SEE DETAIL D, SHEET 10.
- 13 SAWCUT A MINIMUM OF 12" INTO THE EXISTING PAVEMENT. REMOVE EXISTING ASPHALT, TACK AND JOIN.
- 14 NEW 6" WHEEL STOP (TYP.). SEE DETAIL E, SHEET 10.
- 15 NEW 6" HIGH WEDGE CURB, PER PAG DETAIL 209. SEE DETAIL F, SHEET 10. SEE DETAIL T, SHEET 12 FOR SCUPPER CONDITION.
- 16 NEW CONCRETE SIDEWALK PER PAG DETAIL 200. SEE PLAN FOR DIMENSIONS.
- 17 CONNECT TO EXISTING SIDEWALK PER PAG DETAIL 203.
- 18 NEW CURB TRANSITION (VERTICAL TO WEDGE) PER PAG DETAIL 210.
- 19 NEW ALTERNATE HARDSCAPE. LANDSCAPE/ARCHITECT TO PROVIDE DETAILS AND FINISHES.
- 20 NEW CONCRETE CURB ACCESS RAMP WITH DETECTABLE WARNING STRIP PER PAG DETAIL 207.
- 21 NEW CONCRETE CURB ACCESS RAMP PER 2012 IBC, CHAPTER 11 AND ICC A117.1, SECTION 405, RAMPS. SEE DETAIL J, SHEET 10. SEE KEYNOTE FOR LENGTHS OTHER THAN 6'.
- 22 NEW SINGLE TRASH ENCLOSURE. SEE DETAIL G, SHEET 10. OWNER/ARCHITECT TO PROVIDE MATERIALS AND FINISHES.
- 23 NEW DOUBLE TRASH ENCLOSURE. SEE DETAIL H, SHEET 10. OWNER/ARCHITECT TO PROVIDE MATERIALS AND FINISHES.
- 24 NEW SHORT TERM BICYCLE RACK. SEE LANDSCAPE PLANS FOR RACK DETAIL. FOR RACK SPACING SEE DETAIL P, SHEET 11.
- 25 NEW OFF-SITE CONCRETE SIDEWALK PER PAG DETAIL 200. PER SEPARATE PLAN.
- 26 NEW WALL/FENCE. OWNER/ARCHITECT TO PROVIDE DETAILS AND FINISHES.
- 27 NEW CATCH BASIN (TYPE 1, SINGLE GRATE) PER PAG DETAIL 307. FINE MESH GRATE REQUIRED WHEN PLACED IN FLOOR OR SIDEWALK.
- 28 NEW VEHICULAR ACCESS GATE. OWNER/ARCHITECT TO PROVIDE DETAILS/FINISHES.
- 29 NEW PEDESTRIAN ACCESS GATE. OWNER/ARCHITECT TO PROVIDE DETAILS/FINISHES.
- 30 NEW CANOPY. OWNER/ARCHITECT TO PROVIDE DETAILS.
- 31 NEW ROOF DOWNSPOUT PER BUILDING PLAN.
- 32 NEW SIDEWALK SCUPPER (TYPE 1) PER PAG DETAIL 204. SEE DETAIL K, SHEET 10.
- 33 NEW GROUTED RIPRAP. SEE RIPRAP NOTES, SHEET 2. FOR DIMENSIONS, SEE DETAIL Q, SHEET 12.
- 34 NEW POOL COMPLIANT FENCE. OWNER/ARCHITECT TO PROVIDE DETAILS AND FINISHES.
- 35 NEW ICC A117.1 SECTIONS 405 + 406 COMPLIANT RAILING FOR RAMPS. SEE DETAIL N, SHEET 11. OWNER/ARCHITECT TO PROVIDE MATERIAL AND FINISHES PER SEPARATE PLAN.
- 37 NEW RETAINING WALL. SEE STRUCTURAL FOR DETAILS.
- 38 NEW 4" WIDE CONCRETE FLOW GUTTER PER DETAIL M, SHEET 10.
- 39 NEW SIDEWALK SCUPPER (TYPE 2) PER PAG DETAIL 205. SEE DETAIL O, SHEET 11.
- 41 NEW ICC A117.1 SECTIONS 504 + 505 COMPLIANT RAILING FOR STAIRS. SEE DETAIL S, SHEET 12. OWNER/ARCHITECT TO PROVIDE MATERIAL AND FINISHES PER SEPARATE PLAN.
- 42 TREE WELL. OWNER/ARCHITECT TO PROVIDE DETAILS AND FINISHES.
- 43 NEW NO PARKING SIGN (MUTCD #R8-3).
- 44 NEW POOL AND PATIO PER SEPARATE PLANS.
- 45 NEW STAMPED/ COLORED ASPHALT. ARCHITECT/ LANDSCAPE ARCHITECT TO PROVIDE DETAILS.
- 47 NEW CONCRETE EQUIPMENT PAD.

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				TUCSON MONASTERY LLC 6340 NORTH CAMPBELL AVENUE, SUITE 170 TUCSON, ARIZONA 85718 ATTN: ROSS RULNEY PH: (520) 850-9300 E: rossrulney@gmail.com
				SITE ADDRESS 800 NORTH COUNTRY CLUB ROAD TUCSON, ARIZONA 85712



CYPRESS CIVIL DEVELOPMENT
Strength + Sustainability
37307 RICHARD G. MACIAS
ARIZONA PROFESSIONAL ENGINEER
No. 37307
02/19/2020

CYPRESS PROJECT NO: 17.131
2030 east speedway boulevard suite #110
tucson, arizona 85719
ph: 520.499.2456
e: info@cyresscivil.com

A PORTION OF "SPEEDWAY PLACE", PER BOOK 4, PAGE 47, MAPS & PLATS, AND A PORTION OF SECTION 9, TOWNSHIP 14, SOUTH, RANGE 14 EAST, G.&S.R.M., PIMA COUNTY, ARIZONA

DEVELOPMENT PACKAGE for BENEDECTINE MONASTERY APARTMENTS site plan (south)



CURVE C1
R=25.00'
Δ=36°18'36"
L=15.84' 16.03 (R)

DP19-0165 REF: C9-19-06; C9-19-07