



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

DATE: May 6, 2019

TO: Honorable Chair and Members of the Board of Supervisors

FROM: Nick Coussoulis, Planner Sr.

SUBJECT: P18TA00007 Industrial Zones Height and Variance Notification Area Text Amendment, Public Comment; May 7, 2019 Board of Supervisors' Agenda Item 22.

Staff has received three additional letters of support regarding the Industrial Zones Height Text Amendment. The organizations supplying a letter of support include Sun Corridor Inc. and PICOR Commercial Real Estate Services.

AGENDA MATERIAL
DATE 5/7/19 ITEM NO. RA 22

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www.suncorridorinc.com

April 11, 2019

Tom Drzazgoski
Chief Zoning Inspector
Pima County Development Services
201 N. Stone Ave., 1st/ 2nd Floor
Tucson, Arizona 85701

RE: Support for Zoning Code Text Amendment P18TA00007


Dear Mr. Drzazgowski:

On behalf of the Chairman's Circle and Board of Directors of Sun Corridor Inc., I am writing in support of amending the Zoning Code Text Amendment P18TA00007.

As a leader in growing Southern Arizona's economy, we applaud the effort to increase the heights in commercially zoned areas as is being called for by the market. We believe the approval of this amendment is important to Southern Arizona's continued growth and competitiveness, as we are seeing an increasing number of build-to-suit requirements that exceed the current height limits. With the approval of this amendment, it would accommodate the demand for taller industrial buildings.

Sun Corridor Inc. fully supports and recommends the approval of the Zoning Code Text Amendment P18TA00007 and appreciates the consideration of our support.

Best Regards,



Joe Shell
President & CEO

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Thomas Drzazgowski

From: Steve Cohen <scohen@picor.com>
Sent: Wednesday, April 10, 2019 6:05 PM
To: Thomas Drzazgowski
Subject: [BULK] Increased industrial building heights

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Tom, I am a specialist in the sale and lease of industrial properties in Tucson, and represented Amazon in both of their Tucson acquisitions for warehouse development. The current height limitation was difficult for them. It will be beneficial to have a higher limit on building height moving forward, as warehouses continue to increase in height with technology advancements in material handling.

I appreciate your consideration in this matter. Please let me know if you have any questions.

Stephen Cohen
Principal, Industrial Properties
PICOR Commercial Real Estate Services

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Thomas Drzazgowski

From: Rob Glaser <rglaser@picor.com>
Sent: Wednesday, April 10, 2019 4:53 PM
To: Thomas Drzazgowski
Subject: [BULK] Industrial Building Heights

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Tom,

It has recently been brought to my attention, that the County Board of Supervisors is considering increasing the limit on Industrial Building heights. Personally, I've specialized in Industrial Real Estate in Tucson over the past 33 years. I've been involved in the brokerage of the Target, HomeGoods and Chamberlain Distribution Facilities. I see the trend toward higher ceiling heights for these type Logistic companies. With more sophisticated automation, these companies are generally looking for heights in the range of 34' to 40', even though Amazon is higher. I expect this trend will continue, so I think it's very prudent to raise these Ceiling Height Limits.

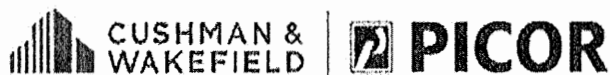
Let me know if you have any questions.

Thank you,

Rob Glaser

Robert Glaser, CCIM, SIOR
Principal, Industrial Properties
PICOR Commercial Real Estate Services

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