



CITY OF
TUCSON
PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

December 3, 2009

Mr. Rajan Lal, MBA
PICOR Commercial Real Estate Services
1100 N. Wilmot Rd, Ste 200
Tucson, AZ 85712

Dear Mr. Lal:

SUBJECT: Clarification of Land Uses Allowed at 310 E. Williams Circle – Block 5 in Development Area ‘D’ of the Williams Addition Planned Area Development

I have reviewed your letter requesting a clarification if a Bio-Tech Lab is an allowed use in Development Area ‘D’ at 310 S. Williams Boulevard.

Williams Addition PAD

Definitions: The terms and definitions used in this PAD shall mean those defined in Section 23-21 of the City of Tucson Zoning Ordinance, with the following exceptions:

I. Office: A place where professional or semi-professional services are provided, or a particular kind of business is transacted, excluding retail and wholesale trade as a principal use. Supports retail functions such as athletic clubs, pharmacies, restaurants, and other limited retail uses, not to exceed 25 percent of the gross floor area, are permitted as secondary or accessory uses (see certain exceptions pertaining to Lots 10 & 11 in development areas C & G.) Banks and savings and loan institutions are permitted uses.

Your request letter outlines that the proposed molecular biology/chemistry lab is a pharmaceutical research and development lab – testing only, no production. The Land Use Code defines the Research and Product Development land use class as that which is conducting research of a commercial, industrial, or scientific nature, and includes analytical, diagnostic, processing, and other types of laboratory services. This is an allowed use in the Office Zone of the Land Use Code.

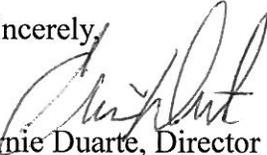
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Office use as defined in the PAD is inclusive of research and product development, and such a use can be permitted in Development Area 'D', provided it is limited to the functional characteristics as defined in the Land Use Code. Hazardous production operations are not allowed onsite.

It is determined that the proposed research and product development use is consistent with the Williams Addition PAD definition of office use, and this clarification is approved by the Planning and Development Services Director.

Please note that a copy of this letter must be attached to any permits, plans or certificate of occupancy for the site at 310 E. Williams Circle.

Sincerely,



Ernie Duarte, Director
Planning and Development Services Department

c: Craig Gross, P&DSD
Jim Mazzocco, P&DSD
Bill Balak, P&DSD
John Beall, P&DSD

Attachments: Applicant's Request

From: "Rajan Lal" <rlal@picor.com>
To: "John Beall" <John.Beall@tucsonaz.gov>
Date: 11/18/2009 3:20 PM
Subject: RE: Williams Addition Plan - 310 S. Williams Blvd.

Hi John,

This would be a molecular biology/chemistry lab with some fume hoods & research benches with sinks, counter tops, and shelves NOT UNLIKE a high school or college general science lab with "fume hoods" exhausted to outside. I can likely get some photos. They would be in pharmaceutical research & development; so testing-- no production.

Thank you

Rajan Lal, MBA
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-----Original Message-----

From: John Beall [mailto:John.Beall@tucsonaz.gov]
Sent: Wednesday, November 18, 2009 2:11 PM
To: Rajan Lal
Subject: Re: Williams Addition Plan - 310 S. Williams Blvd.

Rajan,

Can you more fully describe what a bio-tech lab is? are they manufacturing a product, test, ???

>>> "Rajan Lal" <rlal@picor.com> 11/18/2009 1:47 PM >>>

Hi John,

I hope this email finds you well. You helped me once before regarding approved uses at 310 S. Williams Blvd. I have reviewed the Williams Addition Plan and I am trying to determine if a bio-tech lab use would be permitted in the building. Can you help me make this determination?

Regards,

Rajan Lal, MBA
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