

Walter Tellez - Macsteel Parking Requirements

From: Wayne Bogdan
To: jrwarch1@qwest.net
Date: 05/25/2006 4:03 PM
Subject: Macsteel Parking Requirements
CC: Craig Gross; David Rivera; Ernie Duarte; Terry Stevens; Walter Tellez

May 25, 2006

Jim R. Watson
Architect
3026 North Country Club Road
Tucson, AZ 85716

Subject: New Macsteel Manufacturing and Distribution Wholesaling Use: Parking Requirements
Land Use Code (LUC) Information

Dear Mr. Watsen:

Thank you for your letter dated May 19, 2006 requesting clarification of the land use and parking requirements for the new Macsteel facility. Per your letter, this Macsteel facility will provide processing, merchandising and distribution of carbon, stainless, aluminum and specialty steels. The facility will receive sheet steel in large rolls that may weigh up to 40,000 to 60,000 pounds. The facility will then cut the rolls into maximum 4,000 pound rolls for shipping to their customers either by rail or truck. There will be no bending, braking, joining, or other fabrication process within this facility, only the cutting of large rolls into smaller rolls.

The Zoning Administration Division has reviewed your letter and the LUC regulations applicable to off-street parking and land use classification. As described, the Macsteel facility is a land use within the Industrial Use Group (Sec. 6.3.6 et seq.). For parking purposes, however, the parking for this facility is more similar to the parking required of a wholesale and distribution facility (Wholesale Use Group).

Per the applicable provisions of the LUC the parking for the new Macsteel facility can be calculated by using the following Wholesale Use Group ratio (Secs. 3.3.3.2, 6.3.2.3, and 6.3.6 et seq.):

Motor Vehicle: SA. One (1) space per two thousand (2,000) sq. ft. of storage area for the first twenty thousand (20,000) sq. ft. of storage area plus one (1) space per ten thousand (10,000) sq. ft. of storage area for over twenty thousand (20,000) sq. ft. of storage area.

I hopes this answers your questions, and if you should need further assistance from the Zoning Administration Division, please contact either Bill Balak (ext. 1168) or myself (ext. 1116) at (520) 791-4541.

Sincerely;

Wayne F. Bogdan
Zoning Administration Division
Development Services Department
City of Tucson

Handwritten notes:
2006/05/30
Walter Tellez

355
325

From: Mike Jones
To: Dan Uthe
Date: 12/21/2005 12:26:57 PM
Subject: Re: Fwd: About zoning for alcohol material

Reference the amount of methanol/ethanol that can be stored in a "B" occupancy

These are regulated by D.O.T, IBC and IFC as flammable liquids

I went to our website and pulled up a generic methanol MSDS which indicated a flashpoint of 12 degrees C.

This would be a IA flammable liquid. As such 30 gallons would be the maximum amount allowed unless the building is sprinklered (60 gal) and it is in cabinets (120 gal)

1100 lbs of this material would exceed the 120 gallon limit therefore the occupancy would be a H-2 or H-3

Mike Jones
Captain, Tucson Fire Department
520-791-4014 x 18
MJones1@ci.tucson.az.us

CC: Ron Summers; Walter Tellez

Handwritten notes:
...
...
...

241A

325

From: Walter Tellez
To: Balak, William; Uthe, Dan
Date: 12/21/2005 8:46:01 AM
Subject: Fwd: Re: About zoning for alcohol material

FYI

>>> "kazumi (kay) saito kassa" <saito1@mindspring.com> 12/21/2005 8:39:40 AM >>>
Dear Mr. Tellez

I am sorry that I didn't tell you well.
The quantity is
1 drum can (220lb) x 5 drum cans = 1100 lb

Thank you for taking time.
Kazumi

Kassa

> Ms. Kassa,
>
> I have forwarded your information for review. I will let you know their
> response. One question, is the 1100 lbs drums a total or per drum?

241B

325

From: Walter Tellez
To: kassa, kazumi (kay) saito
Date: 12/21/2005 8:33:08 AM
Subject: Re: About zoning for alcohol material

Ms. Kassa,

I have forwarded your information for review. I will let you know their response. One question, is the 1100 lbs drums a total or per drum?

>>> "kazumi (kay) saito kassa" <saito1@mindspring.com> 12/21/2005 8:14:35 AM >>>
Dear Mr. Walter Tellize

I talked with you by the phone about zoning few weeks ago.

We need your help to find out where we can store and produce our product.

We are going to start a small business to sell dried flowers and process the chemicals to make these dried flowers.

1) Quantity of chemicals (to make the dried flowers)

5 drum cans (1100lb) of chemicals coming from Japan

2) Process description

We are sorry that we haven't received MSDS (material safe data sheet) yet, so I can't tell you exactly what is in the chemical.

We can tell you that the chemical is

ethanol and methanol over 90%

amino acid less 1%

water less 1%

This chemical is safe for people (use some organic items.)

Waste can be legally disposed of even at home.

2410

325

3) Describe approximate floor space for sales and processing.

I think that a 20x20 space is enough .

I didn't send you mail sooner because I almost found the storage at a very reasonable price.

But the owner checked the insurance company, and they said if he store our product the insurance would go higher.

So, he refused to make a contract with us.

Now, I need to look again and I need your advice.

Please give me any advice you can.

cell 404-4691 or saito1@mindspring.com

Thank you for taking time for our company.

sincerely yours

Kazumi Kassa

CC: Balak, William

241D

325

From: Walter Tellez
To: Uthe, Dan
Date: 12/21/2005 8:30:00 AM
Subject: Fwd: About zoning for alcohol material

Hi Dan, got another one. Don't know if 5 drums each or total 1100 lbs of ethanol and methanol. Seems like will be stored separately. Let me know what Fire would classify.
Thanks.

>>> "kazumi (kay) saito kassa" <saito1@mindspring.com> 12/21/2005 8:14:35 AM >>>
Dear Mr. Walter Tellze

I talked with you by the phone about zoning few weeks ago.

We need your help to find out where we can store and produce our product.

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Waste can be legally disposed of even at home.

291 E

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Please give me any advice you can.

cell 404-4691 or saito1@mindspring.com

Thank you for taking time for our company.

sincerely yours

Kazumi Kassa

CC: Balak, William

241E

325

Walter Tellez - About zoning for alcohol material

From: "kazumi (kay) saito kassa" <saito1@mindspring.com>
<walter.Tellez@tucsonaz.gov>
Date: 12/21/2005 8:15 AM
Subject: About zoning for alcohol material

Dear Mr. Walter Tellez

I talked with you by the phone about zoning few weeks ago.
We need your help to find out where we can store and produce our product.
We are going to start a small business to sell dried flowers
and process the chemicals to make these dried flowers.

1) Quantity of chemicals (to make the dried flowers)

5 drum cans (1100lb) of chemicals coming from Japan

2) Process description

We are sorry that we haven't received MSDS (material safe data sheet) yet,
so I can't tell you exactly what is in the chemical.
We can tell you that the chemical is

ethanol and methanol	over 90%
amino acid	less 1%
water	less 1%

This chemical is safe for people (use some organic items.)
It can be legally disposed of even at home.

3) Describe approximate floor space for sales and processing.

I think that a **20x20 space is enough**.

I didn't send you mail sooner because I almost found the storage at a very reasonable price.
But the owner checked the insurance company, and they said if he store our product
the insurance would go higher.
So, he refused to make a contract with us.
Now, I need to look again and I need your advice.
Please give me any advice you can.
cell 404-4691 or saito1@mindspring.com

Thank you for taking time for our company.

sincerely yours
Kazumi Kassa



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MEMORANDUM

DATE: November 1, 2004

TO: Zoning Administration Division
DSD Zoning Review Section

FROM: Walter Tellez
Zoning Administrator

SUBJECT: LUC 2.7.2, General Manufacturing
Land Use Code: Zoning Administrator Determination

A water bottling and distributing business is a "General Manufacturing" land use. The distinction being that bottled water is not perishable like sodas or beer which are "Perishable Goods Manufacturing" land uses.

s:zoning administration/za determination/LUC 2.7.2.doc

355
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From: Sarah More
To: Walter Tellez
Date: 05/24/2004 3:09:35 PM
Subject: Re: Helicopter question

Walter, I also talked to the guy from GTEC and I spoke to Mike Toriello at DM, he in turn referred them to the OPs guy (Lt. Sims).

That's rough - I-2 and Type III. I could see the air carrier listing, but didn't know how you would call it on the school. Thanks.

>>> Walter Tellez 5/24/2004 3:01:01 PM >>>

I met with Kendall and the Heli. folks last month. Told them needed I-2, Type III for school and travel service. GTEC is trying to find them a site. I have also talked to GTEC.

355
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From: Larry Cummings
To: Walter Tellez
Date: 5/29/03 2:24PM
Subject: Re: Ethanol Production facility

Thank you sir.

>>> Walter Tellez 05/29/03 02:20PM >>>

Larry:

I think ethanol is combustibile and would be considered a "Hazardous Material". Thus the manufacturing of ethanol would be "Hazardous Material Manufacturing" which requires I-2 zoning and Type III special Exception (Mayor and Council approval).

>>> Larry Cummings 05/29/03 02:04PM >>>

Walter:

I'm working with GTEC who has a client that is an ethanol producer. Questions have arisen regarding placement issues. Sites currently under review are in Centeury Park(Kolb so. of Valencia) and land south of Slimfast's site. I spoke to Sara regarding the PADDLE and the issue of hazardous materials came up. This plant would cook corn then producing ethanol, CO2 and animal feed. Is ethanol considered petroleum refining or is it considered explosive or highly combustibile? I need to get back to them today so they can contact the client first thing tomorrow.

Thanks,Larry

I-2 zone: 2.11.03
L. 3.1.05 56

356
329

From: Walter Tellez
To: Craig Gross; GEHLEN, Patricia
Date: 1/16/02 11:59AM
Subject: Re: Apache Business Park

Trish and Craig

I don't necessarily agree, we have done rezonings with 2 or 3 zones for one use, as long as the zone allows the use as a principle use, it can be used as accessory to the higher zone. Lets discuss.

>>> Patricia GEHLEN 01/16/02 11:27AM >>>

Hello Mike and Walter,

If I recall our meeting correctly, the principal use of the site is not "commercial storage". I do believe it was some type of industrial use which is permitted in the I-1 zone and not the C-2. The already developed lot is zoned I-1 and may be used for the principal use. Since the commercial storage which is to occur on the C-2 lot is secondary to the industrial use it is not permitted.

The code does allow for a principal land use of "commercial storage" in a C-2 zone but not a principal use of industrial.

I discussed and confirmed this with Craig.

Let me know if this helps and the end result.

Patricia

PS My fax number is 791-5559

>>> "mjm122762" <mjm122762@cox.net> 01/16/02 11:26AM >>>

Patricia,

I couldn't fax my memo to you, so I'm trying to email it. I'm not certain I have your correct address, so if this gets through, would you call me (885-5021 or 241-8876), or send an email in reply, to confirm your receipt. Thanks.

C-2 zone: 2.5.4
Comm Storage: 6.3.11.2
I-1 zone: 7.1.2
Rezoning: 5.1.2.2

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