



**MEMORANDUM                      Transportation & Development – CC Memo No. 11-112**

**DATE:**            OCTOBER 13, 2011

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            RICH DLUGAS, CITY MANAGER *RD*  
                         PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PJM*  
                         R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*  
                         JEFF KURTZ, PLANNING ADMINISTRATOR *KA to JK*

**FROM:**            KEVIN MAYO, PLANNING MANAGER *KA*

**SUBJECT:**        ZUP11-0024 TRIUMPH AIR REPAIR

**Request:**        Use Permit approval to allow underground bulk fuel storage in conjunction with an aerospace systems and components business

**Location:**       50 South 56<sup>th</sup> Street

**Applicant:**      Jay R. Jolley  
                         K&I Architects

**Project Info:**   4.7-acre parcel zoned I-1 for light industrial, proposed two fuel storage tanks over 500 gallons

**RECOMMENDATION**

The request is for Use Permit approval to locate two (2) 5,000 gallon underground aviation fuel storage tanks on an I-1 Planned Industrial District zoned property. Upon finding the request to be consistent with the General Plan and I-1 zoning, Planning Commission and Staff recommend approval subject to conditions.

**BACKGROUND**

The subject site is located south of the southwest corner of Chandler Boulevard and 56<sup>th</sup> Street, Lot 5 of the CC&F Williams Field Road Industrial Center plat. The property is zoned I-1 and surrounded on the south and west by property zoned I-1, owned and operated by the Basha family as a grocery store distribution center. The intersection of Chandler Boulevard and 56<sup>th</sup> Street includes commercial zoned uses such as gas stations, automotive repair, and motorcycle repair and sales. North of the subject site is vacant land also owned by the Basha family. 56<sup>th</sup> street abuts the site's east side. East of 56<sup>th</sup> street is Banker Solutions, which recently received a Use Permit for an 8,000-gallon fuel tank, as well as F5, an equipment service and rental facility that also received Use Permit approval for two 12,000-gallon diesel fuel storage tanks. The

subject property was previously occupied by Southwest Aluminum, an aluminum fabrication and distribution company.

Triumph Air Repair is a global leader in the overhauling and supply of aerospace systems and components. The request is for Use Permit approval to allow two (2) 5,000-gallon underground fuel storage tanks for use solely by the company. Exhibits are attached of the fuel storage tanks including their proposed location, centrally located on the building's south side. Bulk storage fuel tanks greater than 500 gallons require approval of a Use Permit. In all instances fuel tanks need to receive building permit approval, which includes Fire Department review and approval. The fuel tanks will also need to meet all other applicable State and Federal Laws.

Staff supports the request for the two 5,000 gallon underground fuel storage tanks as an ancillary use to the direct operation and services provided by Triumph Air Repair.

#### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was mailed to all property owners and City Registered Neighborhood Organizations in the surrounding area. The applicant and Planning Staff have not received any inquiries to this request.
- As of the date of this memo, Staff is not aware of any opposition or concerns with this request.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to approve.

In Favor: 7    Opposed: 0

#### **RECOMMENDED ACTION**

Upon finding consistency with the General Plan and I-1 zoning, Planning Commission and Staff recommend approval of ZUP11-0024 TRIUMPH AIR REPAIR, subject to the following conditions:

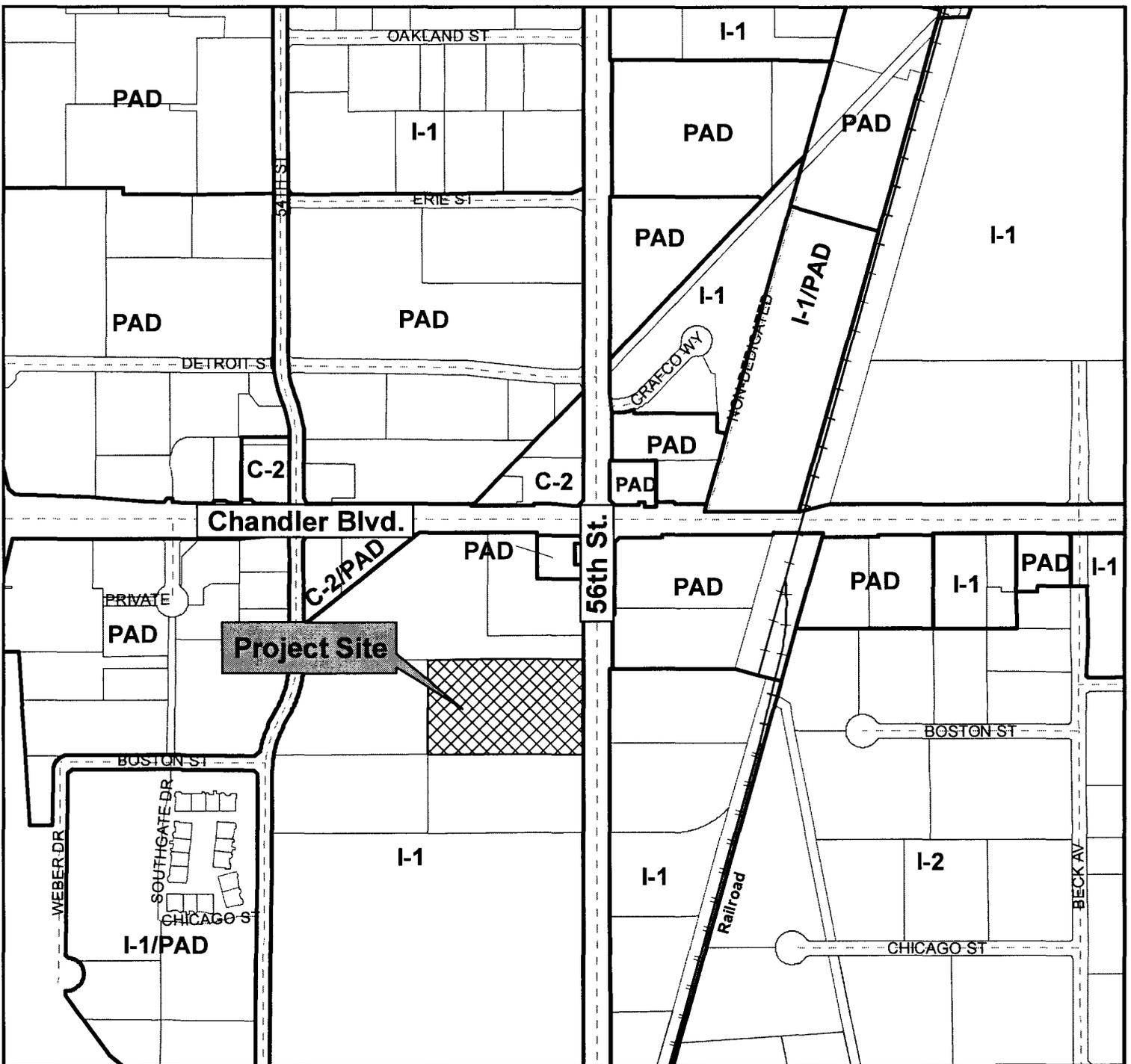
1. Development shall be in substantial conformance with narrative, site plan, and associated conditions of approval.
2. The tank shall be constructed to comply with all City of Chandler Building and Fire Codes.
3. Fuel containment shall be in accordance with all State and Federal laws.
4. A Spill Prevention Plan shall be kept on file with the Fire Marshall.

#### **PROPOSED MOTION**

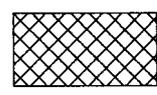
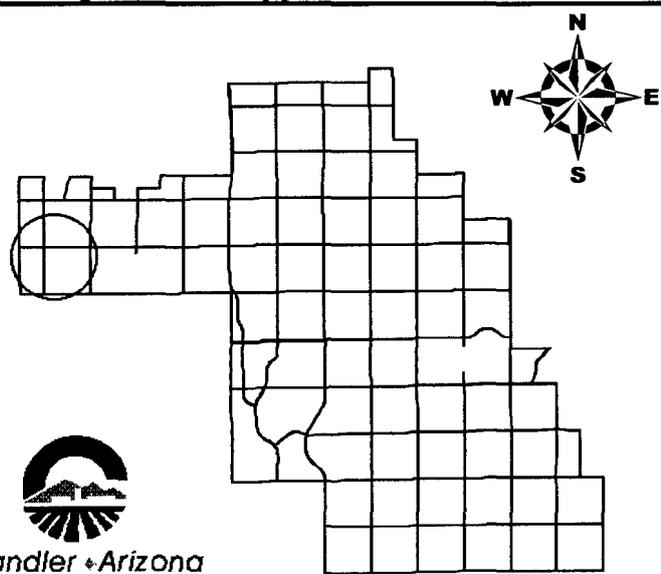
Move to approve Use Permit case ZUP11-0024 TRIUMPH AIR REPAIR, subject to the conditions recommended by Planning Commission and Staff.

#### **Attachments**

1. Vicinity Maps
2. Applicant Narrative
3. Proposed Tanks Location plan

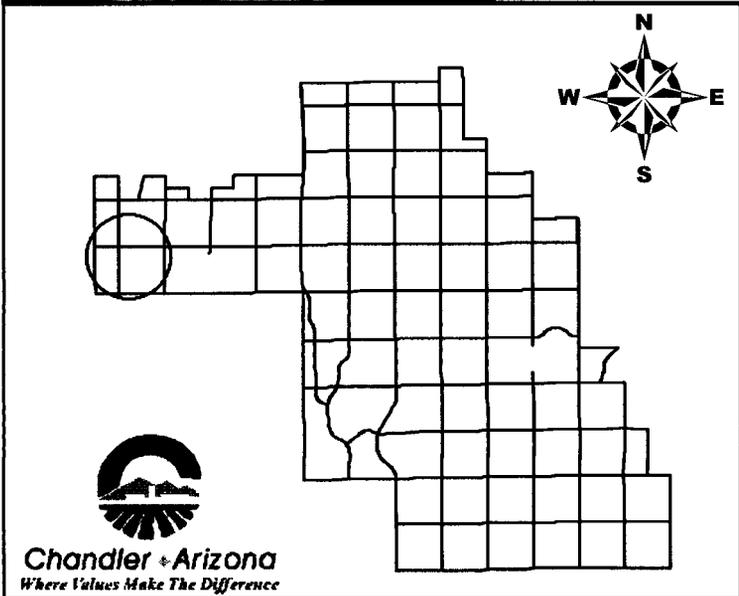


**Vicinity Map**



**ZUP11-0024**

**Triumph Air Repair**

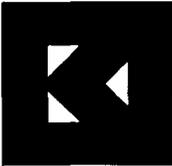


## Vicinity Map



ZUP11-0024

Triumph Air Repair

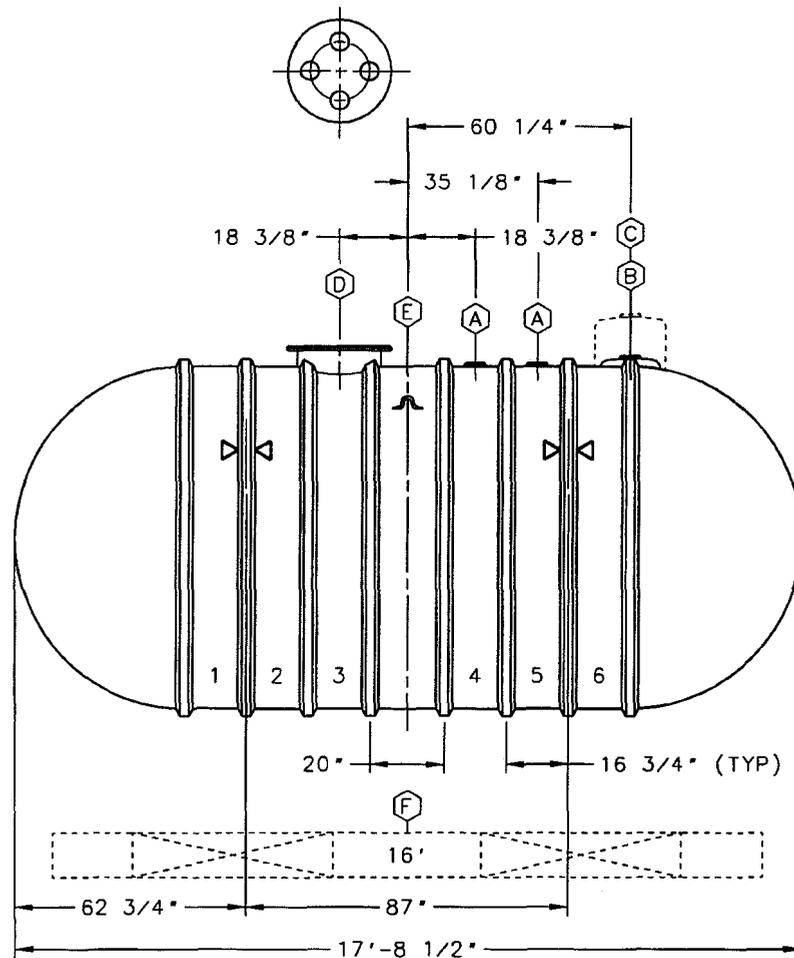


Subject Narrative:  
Use Permit  
Triumph Group  
50 South 56<sup>th</sup> Street  
Chandler, AZ.

We are request a use permit for (2) 5,000 gallon underground fueling tanks to be used on an existing improved site.

Triumph is a global leader in supplying and overhauling aerospace systems and components. Triumph will employ around 114 people. Normal hours are between 6:00AM and 4:30 PM and 4:30 PM and 11:00 PM. 2 shifts, M-F.

The tanks will be located on the South side of the property. The tanks will be double walled / UL approved and comply with all state and federal regulations. Fuel is for private use only and will not be accessible to the public.

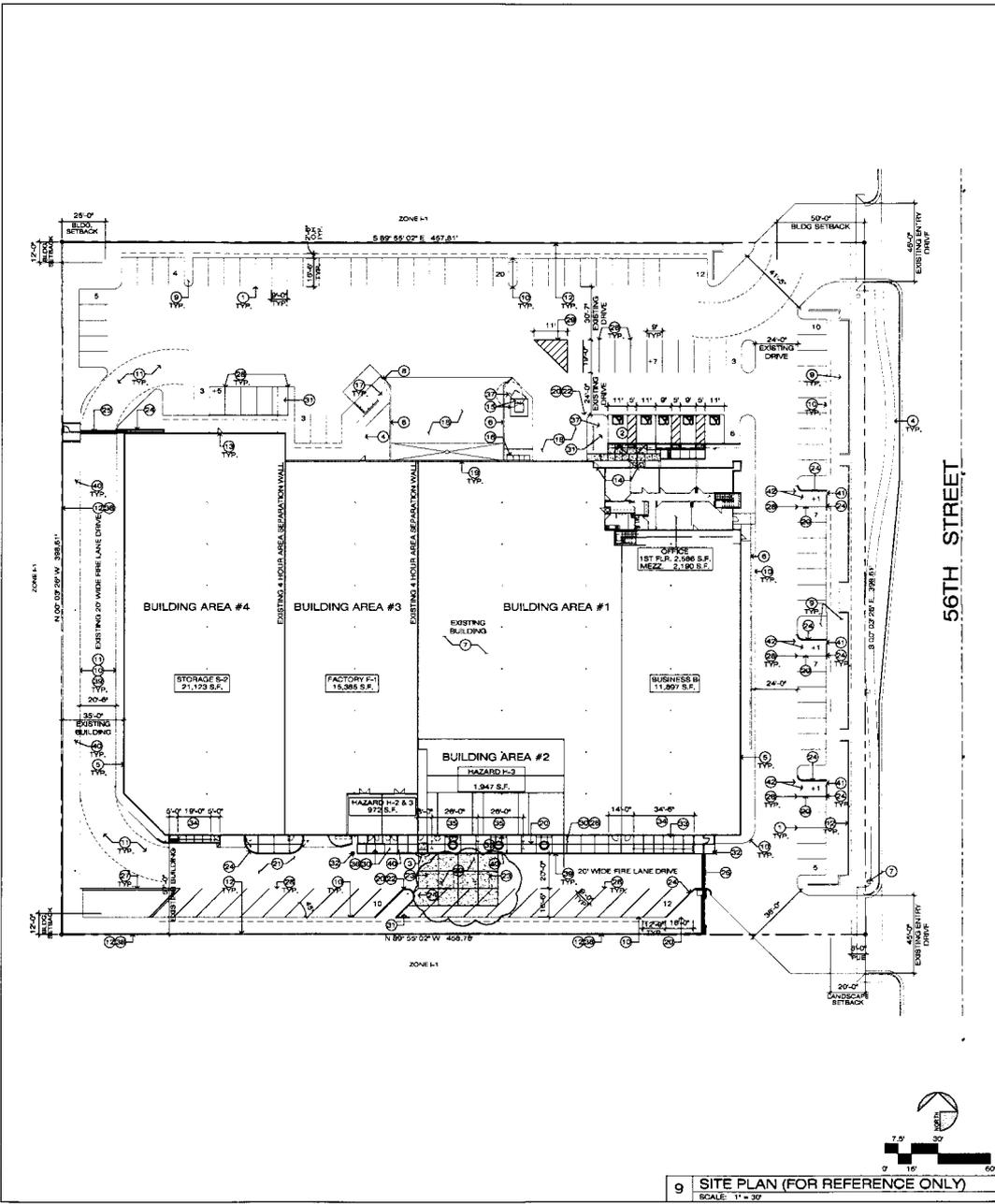


(A)	4" NPT SERVICE FITTING WITH 12"x12" STRIKER PLATE
(B)	4" NPT MONITOR FITTING
(C)	OPTIONAL 18" DIA. HYDROSTATIC MONITORING RESERVOIR WITH 4" NPT FITTING
(D)	22" DIA. MANWAY WITH 4-4" NPT FITTINGS IN COVER & 4-12"x12" STRIKER PLATES
(E)	LIFTING LUG (2 TOTAL)
(F)	OPTIONAL 16' PREFABRICATED CONCRETE DEADMAN (2 DEADMEN REQUIRED PER TANK)
⊗	HOLD DOWN STRAP LOCATION

**XERXES**<sup>®</sup>  
CORPORATION

TITLE  
8' DIA. DOUBLE-WALL  
CAP. 5,000 GALLONS

DATE 2-10 DR. NO. S11-003.05



9 SITE PLAN (FOR REFERENCE ONLY)  
SCALE: 1" = 30'

**KEYNOTES**

1. EXISTING PARKING STALL TO REMAIN
2. RE-WORK EXISTING ADA COMPLIANT PARKING STALL & SIGNAGE
3. NEW ACCESSIBLE RAMP
4. EXISTING HARDSCAPE TO REMAIN
5. EXISTING BUILDING WALL TO REMAIN
6. EXISTING RETAINING WALL TO REMAIN
7. EXISTING FIRE DEPARTMENT
8. EXISTING TRASH ENCLOSURE TO REMAIN
9. EXISTING LANDSCAPING TO REMAIN
10. EXISTING CONCRETE CURB TO REMAIN
11. EXISTING FIRE LANE / DRIVE TO REMAIN
12. EXISTING SITE SCREEN WALL TO REMAIN
13. EXISTING HOLLOW METAL DOOR TO REMAIN
14. EXISTING STORE FRONT DOOR TO REMAIN
15. REMOVE EXISTING TRANSFORMER & INSTALL NEW UTILITY CO TRANSFORMER AND CONCRETE PAD
16. REMOVE EXISTING SERVER ENTRANCE SECTION. REPLACE WITH NEW 3,000 AMP SERVICE
17. EXISTING PIPE BOLLARD TO REMAIN
18. EXISTING LOADING DOCK TO REMAIN
19. EXISTING OVERHEAD ROLL UP DOOR TO REMAIN
20. REMOVE CURB
21. REMOVE EXTERIOR EQUIPMENT ENCLOSURE
22. REMOVE LANDSCAPING - REWOK IRRIGATION SYSTEM AS REQUIRED
23. NEW 10,000 GAL. UNDERGROUND FUEL TANK (QTY. 2)
24. #4 CONCRETE CURB TO MATCH EXISTING
25. NEW GATE
26. EQUIPMENT YARD
27. 12" WIDE PAINTED RED STRIPE WITH 6" HIGH WHITE LETTERS TO READ "NO PARKING FIRE LANE"
28. NEW 4" WIDE PAINTED PARKING STRIPES, COLOR TO MATCH EXISTING
29. DIAGONAL 4" WIDE PAINTED STRIPES @ 30° D.C. & CONT. BORDER.
30. NEW CONCRETE PAD
31. INFILL PATCH, REPAIR &/OR REPLACE ASPHALT PAVING
32. #6 CONC. FILLED STEEL PIPE BOLLARD
33. CUT & RASE EXISTING D.S. LEADERS AS REQUIRED TO DRAIN ONTO NEW CONCRETE SLAB
34. SLOPED CONCRETE WALK 1:20 (MIN) MAX. RUNNING SLOPE & 1:50 (MIN) MAX. CROSS SLOPE. WARP ASPHALT PAVING AT LANDING FLUSH.
35. STUB FUEL LINES FROM UNDERGROUND TANKS
36. NEW EQUIPMENT RAMP, LANDING & RAILING
37. REMOVE EXISTING TREE
38. BID ALTERNATE: INSTALL W.I. SECURITY FENCING ON EXISTING MASONRY FENCE
39. FIRE LANE: PAINT CURB FACE AND TOP BRILLIANT RED
40. FIRE LANE SIGN - BOTTOM CH SIGN TO BE 7' ABOVE GRADE AND SPACING NO MORE THAN 75' APART
41. NEW CURB OPENING
42. SAW CUT EXISTING PAVING FOR NEW CONSTRUCTION. ALIGN AND PATCH BACK ASPHALT PAVING AND BASE

**PROJECT DATA**

**SCOPE OF WORK:**  
THIS PROJECT WILL CONSIST OF MINOR SITE IMPROVEMENTS, INCLUDING 2 FUEL TANKS, ADDITIONAL PARKING SPACES TO MEET TENANTS SPECIFIC PARKING NEEDS. THE SOUTH SIDE OF THE PARCEL. PARKING WILL BE CHANGED TO 45 DEGREE PARKING WITH A ONE WAY 20' WIDE FIRE LANE DRIVE. THIS IS TO ALLOW A 10' WIDE EQUIPMENT YARD ALONG THE SOUTH SIDE OF THE BUILDING. THE SOUTHERN AND WESTERN FIRE LANE DRIVE WILL BE SECURED WITH NEW GATES, CONFORMING TO THE FIRE DEPARTMENTS REQUIREMENTS.

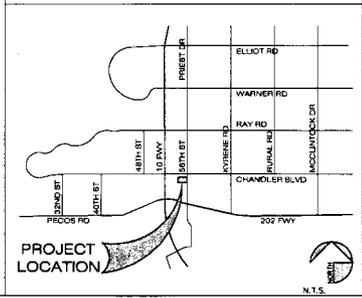
**SITE DATA:**  
ADDRESS: 50 SOUTH 56TH STREET  
EXISTING ZONING: I-1 (NO CHANGE)  
OCCUPANCY: B - BUSINESS  
(SEE BLDG AREA)  
F-1 FACTORY INDUSTRIAL  
H-2 & H-3 TESTING CELLS & HAZMAT STORAGE  
R-4B FULLY FIRE SPRINKLED  
CONSTRUCTION TYPE:  
BUILDING AREA  
1ST FLOOR: 77,218 S.F.  
MEZZANINE FLOOR: 2,190 S.F.  
TEST CELLS AREA: 4,871 S.F.  
EQUIPMENT PLATFORM: 1,947 S.F.  
TOTAL: 86,226 S.F.  
GROSS SITE AREA: 204,676 SQ. FT. (4.70 ACRE)  
NET SITE AREA: 192,798 SQ. FT. (4.39 ACRE)  
% COVERED: 77.218 S.F. / 192,798 S.F. = 40.2%

**ALLOWABLE AREAS:**  
BUILDING AREA #1 BUSINESS 10,973 S.F. -> FACTORY 20,862 S.F. = 37,563 S.F.  
YARD INCREASES: 701 S.F. 40' x 30' 80' x 37' = 108,430 = 208 S.F.  
301,897(1) 57' - 25' x 0.180 - 65' / 30' = 3(0.180) x 2 = 0.36  
106,877(1) 57' - 25' x 0.01 - 67' / 30' = 1.9(0.01) x 1.9 = 0.019  
0.36 + 0.019 = 0.379 AREA INCREASE ALLOWED.  
SPRINKLER INCREASE: 100% INCREASE - 3000%  
F-1 (MOST RESTRICTIVE USE) ALLOWABLE AREA: 12,000 S.F.  
12,000 S.F. x YARD INCREASE 300% = 36,000 S.F.  
SPRINKLER INCREASE 12,000 x 300% = 36,000 S.F.  
TOTAL ALLOWABLE AREA = 52,500 S.F. > 37,563 S.F.  
BUILDING AREA #2 HIGH HAZARD 3,708 S.F.  
H-2 (MOST RESTRICTIVE USE) ALLOWABLE AREA: 7,000 S.F.  
TOTAL ALLOWABLE AREA = 7,000 S.F. > 3,700 S.F.  
BUILDING AREA #3 HIGH HAZARD 972 S.F. -> FACTORY 15,385 S.F. = 16,357 S.F.  
H-2 (MOST RESTRICTIVE USE) ALLOWABLE AREA: 7,000 S.F.  
SPRINKLER INCREASE: SINGLE STORY BUILDING - 300%  
TOTAL ALLOWABLE AREA = 7,000 S.F. x 300% = 21,000 > 16,357 S.F.  
BUILDING AREA #4 STORAGE 21,123 S.F.  
S-2 (MOST RESTRICTIVE USE) ALLOWABLE AREA: 26,000 S.F.  
TOTAL ALLOWABLE AREA = 26,000 S.F. > 21,123 S.F.

**PARKING:**  
EXISTING PARKING: 104 SPACES  
EXISTING ACCESSIBLE PARKING: 1 SPACE  
LOADING: 6 BERTHS  
CITY OF CHANDLER ZONING ORDINANCE, SECTION 35-1804 "UNLISTED USER" WE PROPOSE THAT THIS PROJECT WOULD COMPLY WITH SECTION 35-1804 AND PROPOSE THE FOLLOWING FOR APPROVAL:  
A SINGLE TENANT WILL OCCUPY THE ENTIRE PREMISES. ACTUAL MAXIMUM EMPLOYEE COUNT WILL BE 114. IN TWO SEPARATE SHIFTS. 54-70 MAX. OVERLAP THEREFORE PARKING WILL BE CALCULATED ON TOTAL NUMBER OF EMPLOYEES (114 OCCUPANTS)  
PROPOSED PARKING: 122 STANDARD PARKING SPACES  
PROPOSED ACCESSIBLE PARKING: 2 SPACES  
TOTAL SPACES PROPOSED: 124 SPACES  
LOADING: 6 BERTHS (UNCHANGED)

**CODE INFORMATION:**  
2008 INTERNATIONAL BUILDING CODE  
2008 INTERNATIONAL PLUMBING CODE  
2008 INTERNATIONAL MECHANICAL CODE  
2008 INTERNATIONAL FIRE CODE  
2008 NATIONAL ELECTRIC CODE (NFPA-70)  
2008 INTERNATIONAL ENERGY CONSERVATION CODE

**LEGAL DESCRIPTION:**  
LOT 5, C.C. & F. WILLIAMS FRIED ROAD INDUSTRIAL CENTER, ACCORDING TO BOOK 221 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA - EXCEPT THE WEST 191.22 FEET THEREOF.



**K & I ARCHITECTS**  
1860 N. CENTRAL AVE.  
PHOENIX, AZ 85004  
PH: 602-242-2838  
FAX: 602-242-2888

**CBRE**  
2415 EAST CAMELBACK RD.  
PHOENIX, ARIZONA 85016  
PHONE: (602) 736-6613  
FAX: (602) 736-7117

**TRIUMPH AIR REPAIR**  
SITE IMPROVEMENT AT:  
50 SOUTH 56TH STREET  
CHANDLER, ARIZONA 85226

REVISIONS		
NO.	DESCRIPTION	DATE

**OWNERSHIP OF DOCUMENTS**  
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS THE PROJECT FOR WHICH THEY WERE PREPARED IS DELETED OR NOT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENDED TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO K & I ARCHITECTS AND RECORDS.

SHEET TITLE:  
MASTER SITE PLAN  
JOB NUMBER: 112101  
DRAWN BY: JSP  
CHECKED BY: JAY J.  
ISSUE DATE: 08/24/2011



SHEET NUMBER:  
**SP1.1**