



Chandler • Arizona
Where Values Make The Difference



MEMORANDUM

Planning & Development - PZ Memo No. 12-132

DATE: OCTOBER 8, 2012

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

SUBJECT: ZUP12-0024 UFP CHANDLER, LLC

Request: Use Permit approval to allow a bulk fuel storage tank greater than 500 gallons on property zoned I-1/PAD (Planned Industrial District with a Planned Area Development zoning overlay)

Location: 6878 West Chandler Boulevard, east of the northeast corner of 56th Street and Chandler Boulevard

Applicant: Robert Carochi, Union Distributing & Donnie MacDonald, UFP Chandler, LLC

Project Info: Existing light industrial manufacturing facility of lumber products with on-site fuel for motorized equipment and trucks; requesting a 1,000 gallon aboveground fuel tank

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and I-1/PAD zoning, Planning Staff recommends approval subject to conditions.

BACKGROUND

The request is to allow an aboveground fuel tank greater than 500 gallons on-site to provide fuel to Universal Forest Products (UFP) equipment and trucks. The proposed tank is 1,000 gallons and replaces existing underground fuel tanks.

The subject site is located east of 56th Street on the north side of Chandler Boulevard adjacent to the railroad tracks. The property is zoned I-1/PAD for light industrial uses. North of the site is Ergon Asphalt and northwest of the site is Crafcro, which are both light industrial companies.

UFP is requesting to allow one 1,000 gallon fuel tank for use by the company's own vehicles and equipment. A photo is attached showing the look of a similar fuel storage tank. The tank is within a concrete vault. For 20 years, there have been underground tanks, which will be removed and replaced with the aboveground tank. The tank will be located north of the existing gated access to the yard, which is on the property's west 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 tank will also need to meet all other applicable State and Federal Laws. The proposed tanks will be aboveground and located near the existing tanks.

Planning Staff supports the request for the fuel storage tanks as an ancillary use for the direct operation and services provided by the UFP business.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on September 12, 2012. No one attended other than the applicant.
- As of the date of this memo, Staff is not aware of any opposition or concerns with this request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan and I-1/PAD zoning, recommends approval of ZUP12-0024 UFP CHANDLER, LLC, subject to the following conditions:

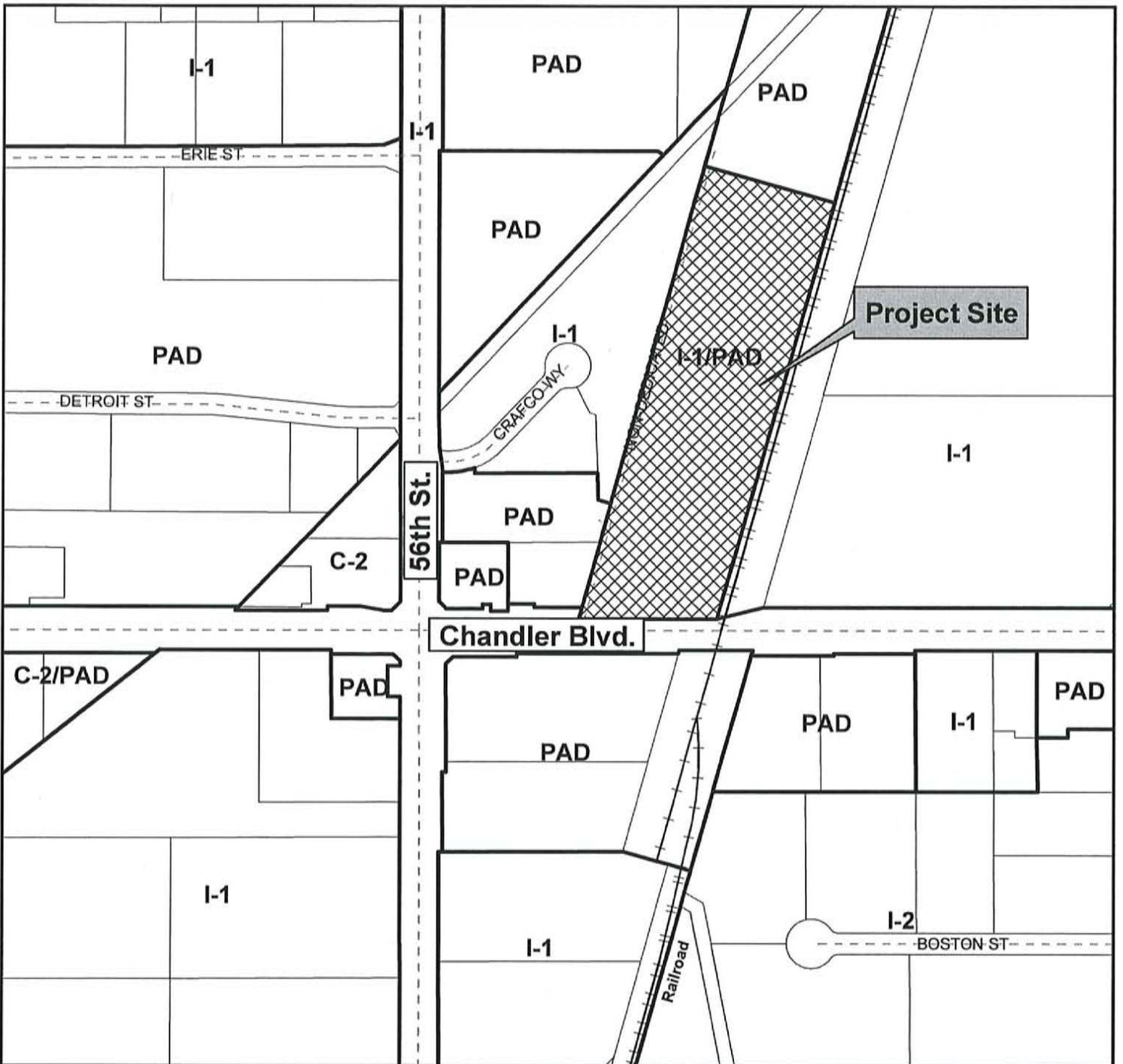
1. Development shall be in substantial conformance with narrative, site plan, exhibits, and associated conditions of approval.
2. The tank shall be constructed to comply with all City of Chandler Building and Fire Codes.
3. Fuel containment shall be in accordance with all State and Federal laws.
4. A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

PROPOSED MOTION

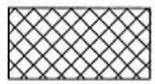
Motion to recommend approval of Use Permit case ZUP12-0024 UFP CHANDLER, LLC, subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Proposed Tanks Location plans
4. Example Fuel Tank Photo
5. Tank Manufacturer Detail

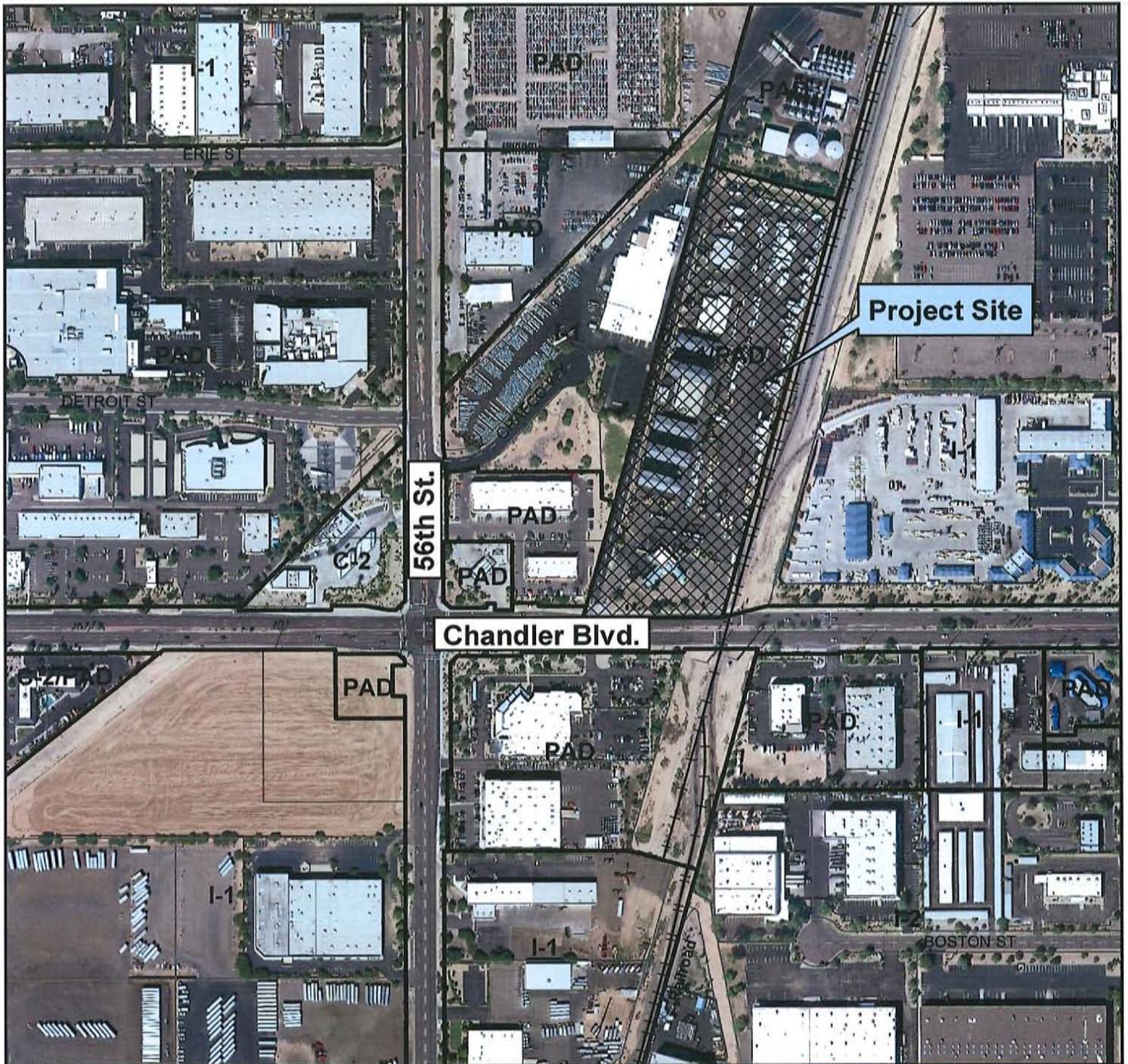


Vicinity Map



ZUP12-0024

UFP Chandler LLC



Project Site

56th St.

Chandler Blvd.

Vicinity Map



ZUP12-0024

UFP Chandler LLC

Project Narrative: UFP Chandler – Above Ground Storage Tank installation

Date: 9/21/2012

To City of Chandler Planning Division:

Based on the recommendation of Universal Forest Products regulatory compliance department, we are in the process of removing the underground fuel tanks at our Chandler Arizona location. The under ground fuel tanks have been in the ground for 20 years (installed in 2nd Quarter, 1991).

To replace the underground tanks, we are proposing to install an above ground 1000 gallon fuel tank installed, owned and maintained by our fuel vendor, Union distributing.

The proposed 1000 gallon fuel tank , will not be visible from the street (Chandler Blvd) due to the height of the wall and main gate.

We have discussed this project and process with our local Fire Marshall/inspector who has visited the site with the purpose of becoming familiar with the tank, placement, operation, and safety.

The underground fuel tank removal has been contracted to a state licensed contractor, Apex, and they have secured all required permitting. The underground fuel tank removal is scheduled to commence once a use permit has been secured.

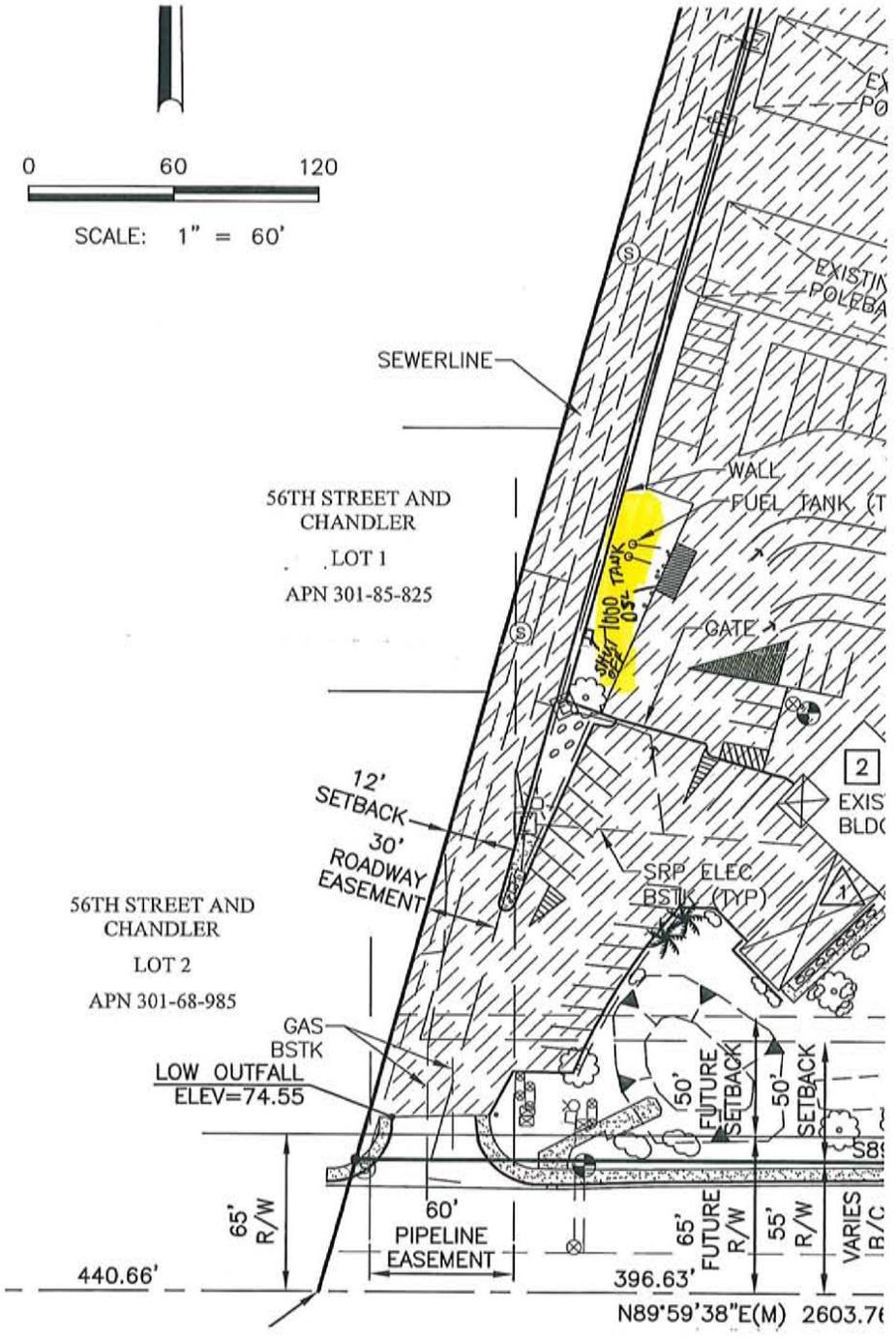
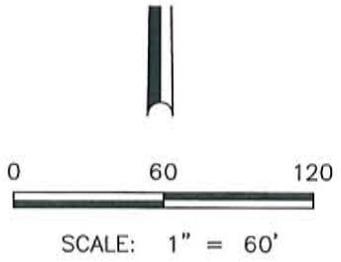
Sincerely,

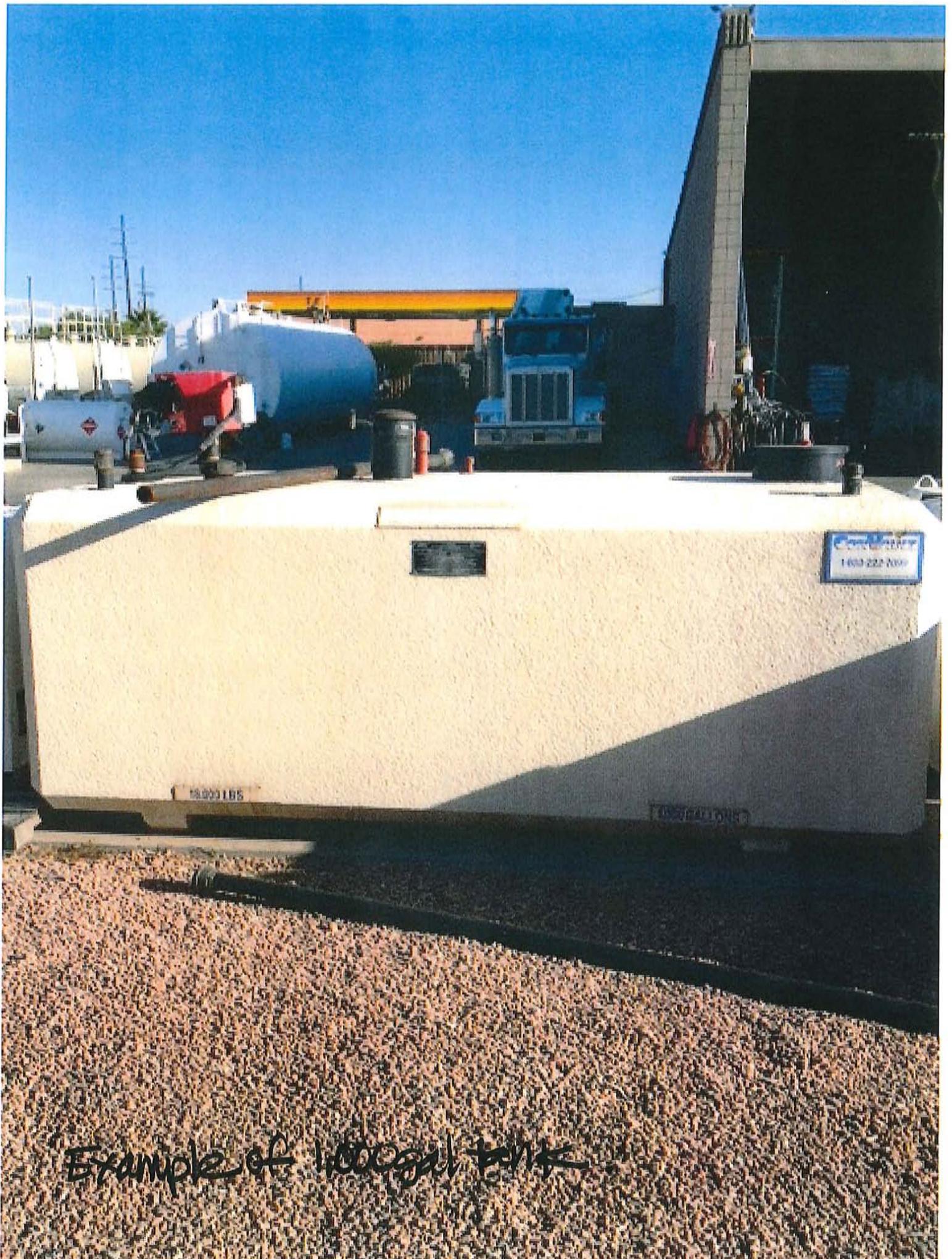
Donnie MacDonald
Plant Manager
UFP Chandler LLC

Removing Existing tanks &
Proposed aboveground
tank area

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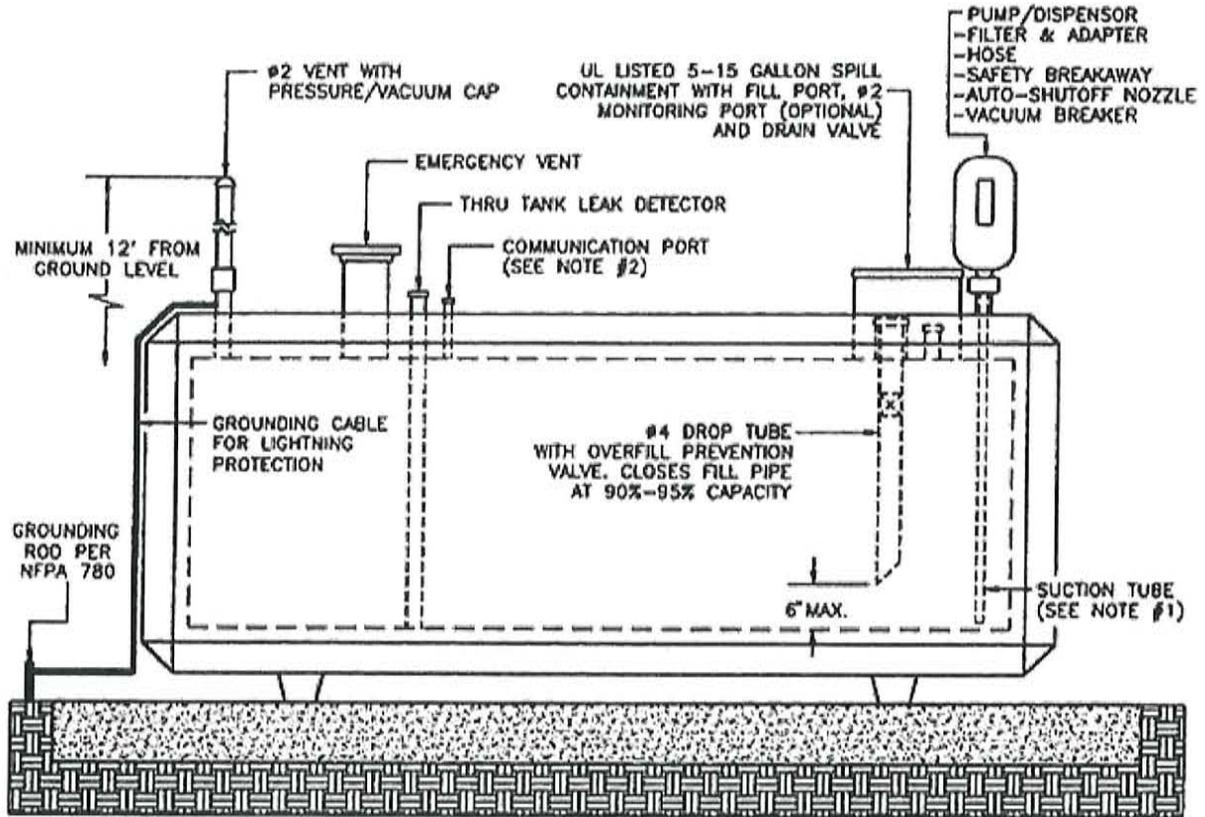




Example of 1000 gal tank

CONVAULT
Dispensing Application #1
On-Tank Suction-Type System

DRAWING TOC | NEXT



NOTES:

1. BOTTOM OF FOOT VALVE/STRAINER TO BE 1" FROM BOTTOM OF STEEL TANK.
2. COMMUNICATION PORT NOT NEEDED FOR DOUBLE WALL STEEL TANKS.
3. STAIRWAY ASSEMBLY TO FILL PORT (OPTIONAL).

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