



**Chandler · Arizona**  
*Where Values Make The Difference*



**MEMORANDUM**

**Transportation & Development - PZ Memo No. 12-098**

**DATE:** OCTOBER 9, 2012

**TO:** PLANNING AND ZONING COMMISSION

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

**FROM:** ERIK SWANSON, CITY PLANNER *ES*

**SUBJECT:** ZUP12-0025 BRENNTAG PACIFIC, INC.

**Request:** Use Permit approval to allow for additional storage tanks within an existing outdoor storage tank yard

**Location:** 6750 W. Boston Street;  
South and west of the southwest corner of Chandler Boulevard and Beck Avenue

**Applicant:** Ward Hollon; Hollon Design Associates, LLC

**RECOMMENDATION**

The request is for Use Permit approval to allow for additional storage tanks within an existing outdoor storage tank yard. Staff, upon finding consistency with the General Plan, recommends approval with conditions.

**BACKGROUND**

The subject site is located south and west of the southwest corner of Chandler Boulevard and Beck Avenue. The subject site is located in a predominantly industrial zoned area with General Industrial (I-2) zoned properties to the east, south, and southwest. West, adjacent to the site is the Southern Pacific Railroad. North is an automotive repair facility. The site includes two warehouse/distribution buildings. Outdoor chemical storage is only conducted adjacent to the site's western building and adjacent to the rail spur.

The subject site received Use Permit approvals in 1989 and 2003, all for chemical bulk storage and chemical re-drumming and distribution. The previous approvals were specific to the number of chemical containers, storage of materials, and site layout. The current request is to remove the

existing eight storage tanks and replace them with eight larger storage tanks. The existing eight tanks total 51,500 gallons and range in size from 500-20,000 gallon tanks and will be replaced with eight tanks totaling 125,500 gallons also ranging in size from 500-20,000 gallon tanks. No changes to the types of chemicals being stored, or to the site is proposed. Additionally, heights of the proposed storage tanks are not increasing from what currently exists.

Typical hours of operation are normal business hours from 6:30 a.m. to 5 p.m., Monday through Friday, with occasional work being done on the weekends. Adjacent to the site's west side is a railroad spur that Brenntag Pacific uses as part of their operations. Brenntag has a rail spur on their property that is completely enclosed and screened that can accommodate up to four tanker cars. Southern Pacific has access to the rail cars for the loading and unloading of the tankers from the rail line. Under no circumstances does Brenntag Pacific store their tankers outside of their property.

### **DISCUSSION**

Staff supports the request citing that the user, as well as previous users, has operated at the subject site successfully without cause for concern, and the storage yard has been well integrated into the site with visibility of the tanks only along the railroad tracks. Additionally, the proposed modifications to the storage tanks are consistent with what is currently existing (location, height, chemicals).

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Due the proximity of the site and its larger surroundings, a neighborhood meeting was not held, but rather notification of the request was sent to all property owners within a 600-foot radius.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

### **RECOMMENDED ACTION**

Staff, upon finding consistency with the General Plan, recommends approval of ZUP12-0025 BRENNTAG PACIFIC, INC., Use Permit approval allow for additional storage tanks within an existing outdoor storage tank yard, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to other locations.
3. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
4. The site shall be maintained in a clean and orderly manner.

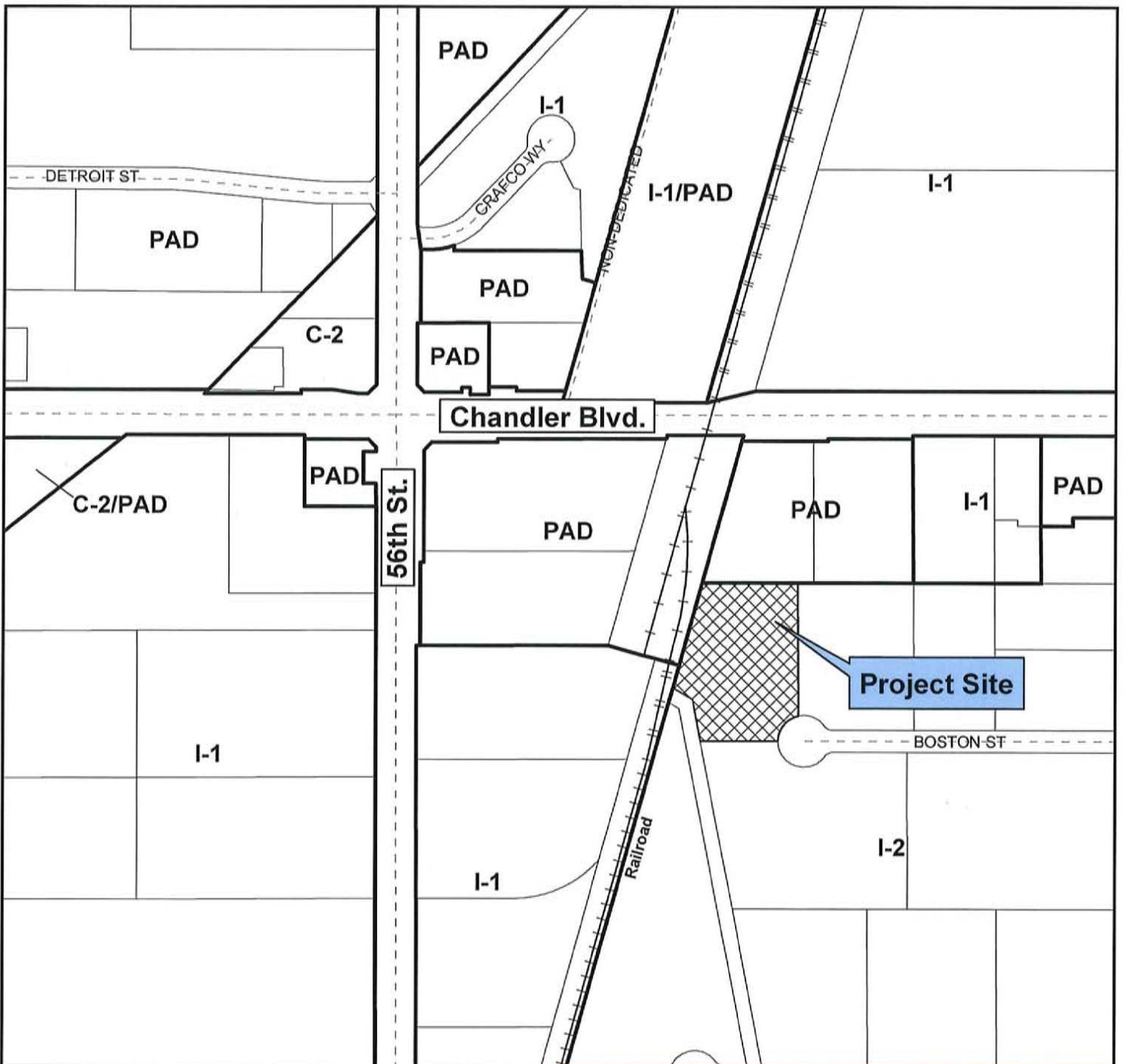
5. Compliance with the City of Chandler's Fire Department provisions with regard to the Hazardous Material Management Plan.

**PROPOSED MOTION**

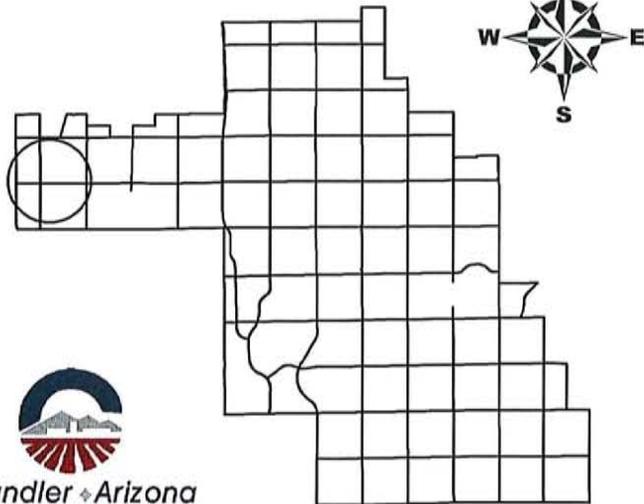
Motion to recommend approval of ZUP12-0025 BRENNTAG PACIFIC, INC. Use Permit approval allow for additional storage tanks within an existing outdoor storage tank yard, subject to the conditions recommended by Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Tank Farm Reconfiguration Plan
4. Applicant Narrative

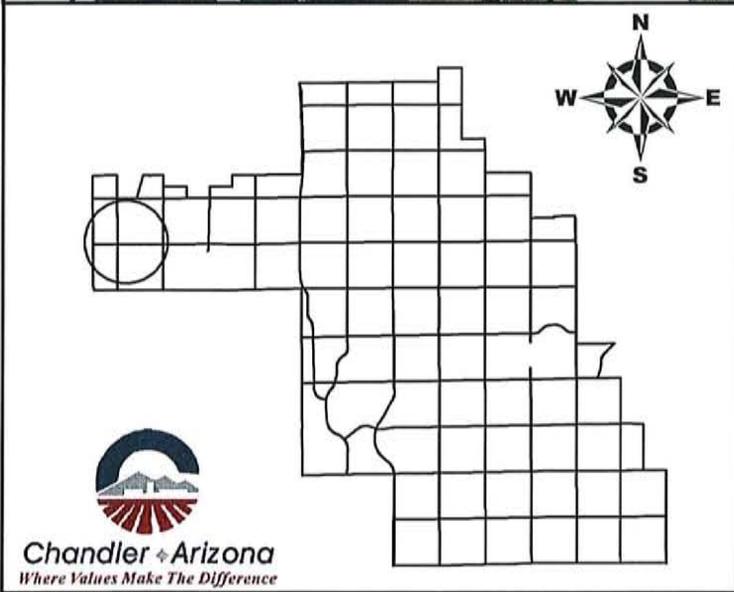
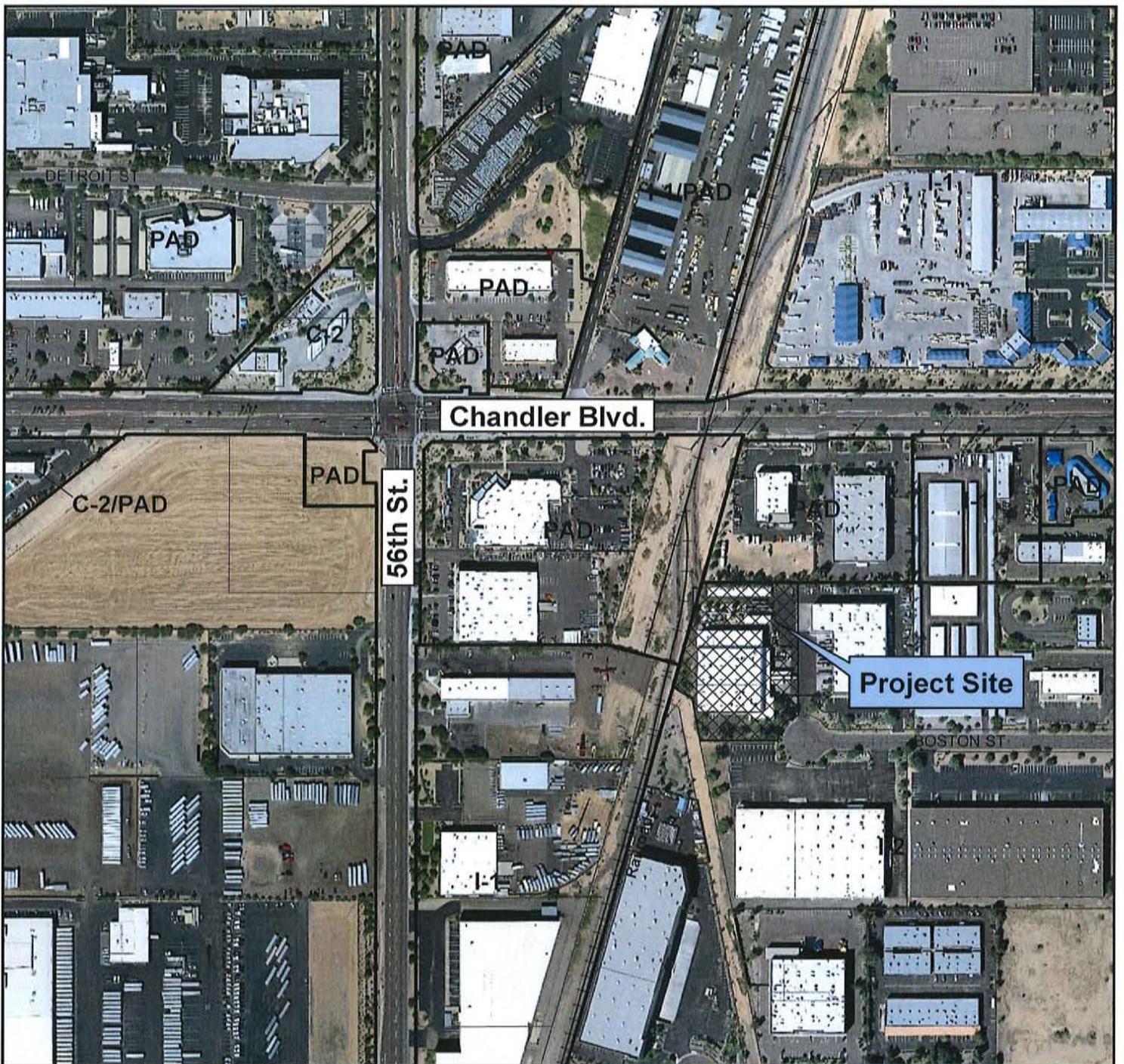


## Vicinity Map

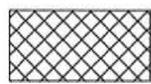


ZUP12-0025

**Brenntag Pacific, Inc.**



## Vicinity Map



ZUP12-0025

**Brenntag Pacific, Inc.**

ADJACENT PROPERTY ZONED AS P.A.D.

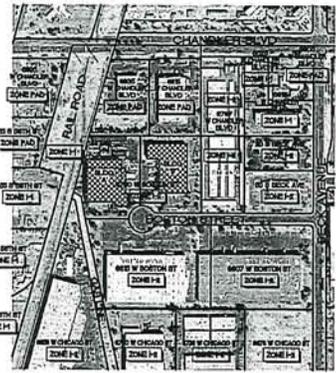
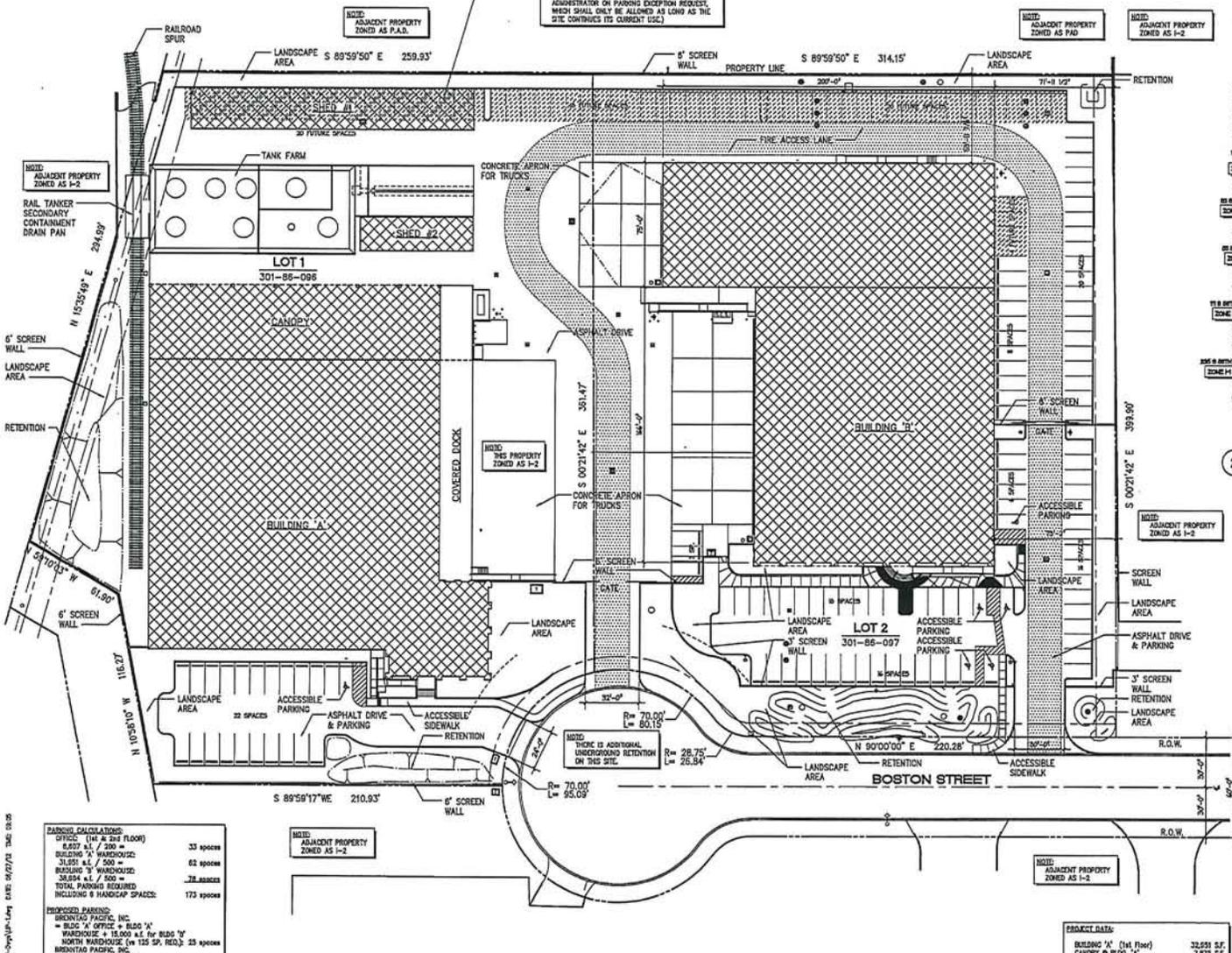
HOLLIDAY DESIGN ASSOCIATES, LLC  
 4470 S LARKSHORE DR. SUITE 104 TEMPE, ARIZONA 85283  
 480-887-7148 FAX 480-887-7105 ARCHITECTURE@HDA-LLC.COM

SITE PLAN  
 CONTEXT PLAN  
 PARKING & PROJECT DATA

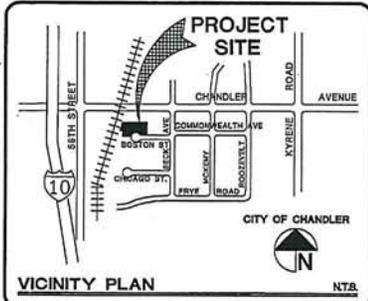
BRENTAG PACIFIC, INC.  
 TANK FARM RECONFIGURATION  
 6740 W BOSTON STREET  
 CHANDLER, ARIZONA

JOB# 1202  
 DATE: 6/19/12  
 SHEET UP-1

NOTES: OBSTACLES IN FUTURE PARKING SPACES ARE TO BE REMOVED AND FUTURE PARKING SHALL BE PROVIDED HEREIN REQUIRED BY ZONING ADMINISTRATOR PER SECTION 1804 (E) OF THE ZONING ORDINANCE. (REFER TO ACTION TRACK BY THE ZONING ADMINISTRATOR ON PARKING EXCEPTION REQUESTS. THESE SHALL ONLY BE ALLOWED AS LONG AS THE SITE CONTINUES ITS CURRENT USE.)



2 CONTEXT PLAN  
 NO SCALE



VICINITY PLAN  
 NTA

**PARKING CALCULATIONS:**

OFFICE (1st & 2nd FLOOR)	33 spaces
8,857 s.f. / 267 =	
BUILDING 'A' WAREHOUSE:	62 spaces
31,858 s.f. / 515 =	
BUILDING 'B' WAREHOUSE:	78 spaces
38,854 s.f. / 500 =	
TOTAL PARKING REQUIRED	173 spaces
INCLUDING 6 HANDICAP SPACES:	

**EMPLOYED PARKING:**

BRENTAG PACIFIC, INC.	
BLDG 'A' OFFICE + BLDG 'B'	
WAREHOUSE + 15,000 s.f. for BLDG 'B'	
NORTH WAREHOUSE (on 125 SP. REQ.)	25 spaces
BRENTAG PACIFIC, INC.	
23,854 s.f. for BLDG 'B'	
SOUTH WAREHOUSE (on 48 SP. REQ.)	87 spaces
PARKING PROVIDED PER EXCEPTION:	112 spaces

**TOTAL ULTIMATE ON-SITE PARKING:**

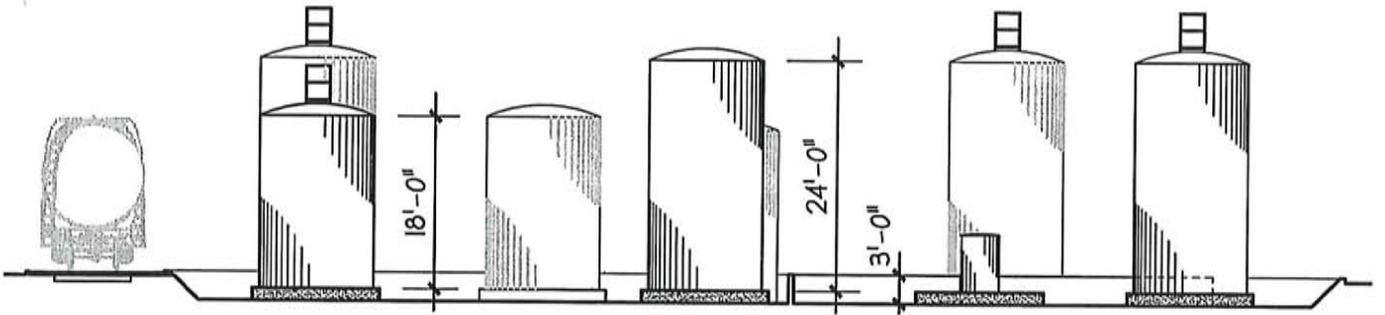
CURRENT PARKING PROVIDED	112 spaces
INCLUDING 6 HANDICAP SPACES:	
FUTURE PARKING PROVIDED PER ZONING CODE SECTION 1804 (E):	62 spaces
TOTAL ULTIMATE PARKING PROVIDED:	174 spaces

1 SITE PLAN

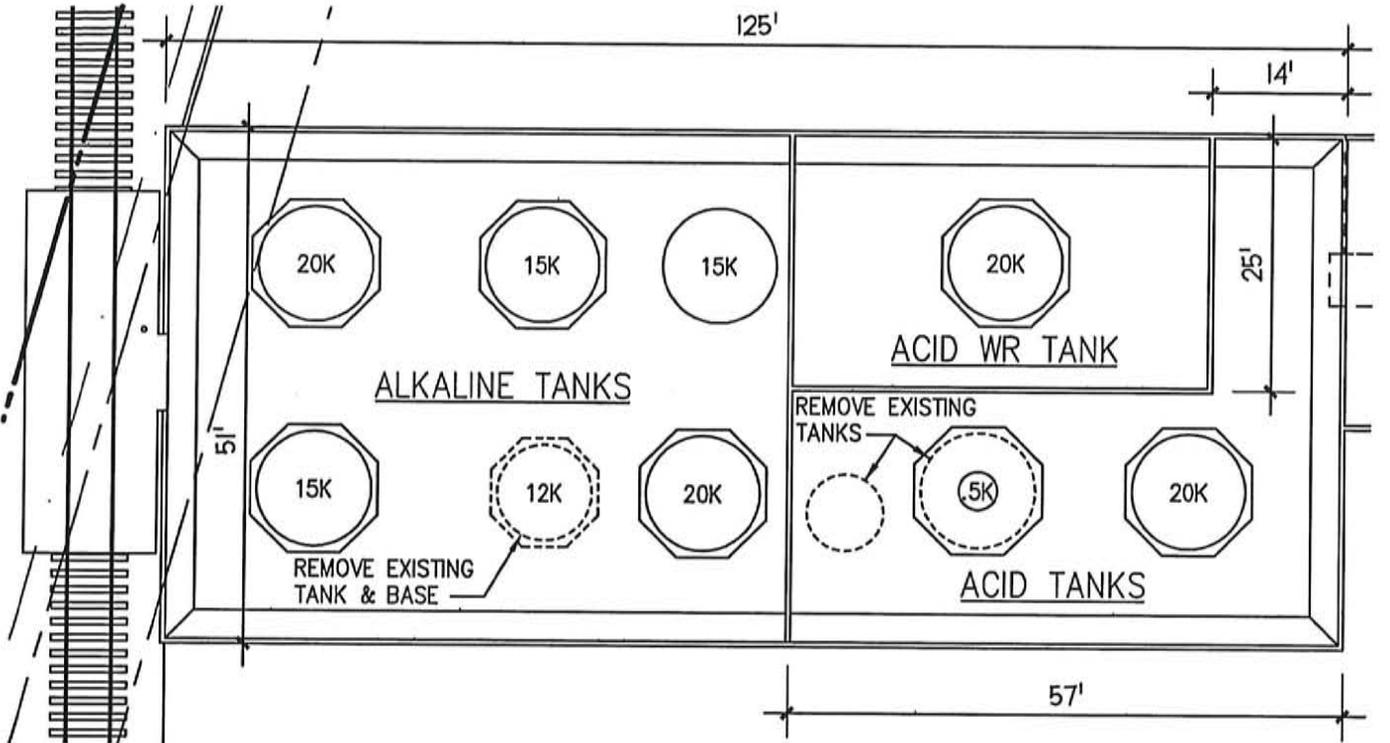
**PROJECT DATA:**

BUILDING 'A' (1st Floor)	32,851 s.f.
WAREHOUSE + BLDG. 'B'	2,875 s.f.
COVERED DOCK @ BLDG. 'A'	2,660 s.f.
SPD #1	4,218 s.f.
SPD #2	1,380 s.f.
BUILDING 'B'	32,625 s.f.
TOTAL BUILDING FOOTPRINT AREA =	86,114 s.f.
SITE AREA	5.69 ACRES (247,931 s.f.)
LOT COVERAGE	35.1%

SITE PLAN



**2 TANK FARM RECONFIGURATION ELEVATION**  
 1"=20'-0"



**1 TANK FARM RECONFIGURATION PLAN**  
 1"=20'-0"

P:\JOBS\Brenntag\UP-Dwgs\UP-2.dwg DATE: 06/27/12 TIME: 08:33



**BRENTAG PACIFIC, INC.**  
**TANK FARM RECONFIGURATION**  
 6750 W BOSTON STREET  
 CHANDLER, ARIZONA  
**TANK FARM RECONFIGURATION PLAN**  
**TANK FARM RECONFIGURATION ELEVATION**

**HOLLON DESIGN ASSOCIATES, LLC**  
  
 5470 S LAKESHORE DR, SUITE 104 TEMPE, ARIZONA 85383  
 480-897-7145 FAX 480-897-7106 aroh@hda-az.com

**JOB: 1202**  
**DATE: 6/19/12**  
**SHEET UP-2**

## Use Permit Narrative Statement

Brenntag Pacific, Inc., (Brenntag), located at 6750 W Boston Street, Chandler, AZ has an on-going use for chemical bulk storage, re-drumming and distribution operations. This is a continuing use of this site as conducted by two previous users, L.A. Chemical Company, L.L.C. and Great Western Chemical Co., commencing in 1989,

The facility is on a 5.7 acre site consisting of Lots 1 and 2 of the Williams Field Road Business Park Lots 46 & 47 AMD, MRC 579-07. The facility has two buildings, two sun shade sheds, and a tank farm. Building A houses the administrative offices as well as storage for both hazardous and non-hazardous materials. Re-drumming operations are conducted outside the building under a canopy cover on the north side of the building, adjacent to the tank farm. Building B houses additional store for hazardous and non-hazardous materials. Both buildings have truck dock facilities. Lot 1 is owned by Chandler Industrial Properties LLC and Lot 2 is owned by GWC Chandler LLC, both of Portland, Oregon.

As part of the facility, there is a tank farm for the storage of chemicals that are off loading from rail car tankers. For off loading, the tank cars are positioned on a rail spur on the property, adjacent to the tank farm. The existing Use Permit has permitted eight tanks in the tank farm. Due to increases in demand, Brenntag proposes to reconfigure the tank farm to increase the number and capacity of the tanks. The types of chemicals to be stored are the same as before.

The proposed reconfiguration to the tank farm on Lot 1 consists of:

<u>Existing Tanks &amp; Capacities</u>	<u>Proposed Tanks &amp; Capacities</u>
3 tanks @ 7,000 gal.	3 tanks @ 15,000 gal.
2 tanks @ 500 gal.	1 tank @ 500 gal.
2 tanks @ 20,000 gal.	4 tanks @ 20,000 gal.
1 tank @ 4,000 gal.	

None of the new tanks are taller than the existing tanks. Also, the doubling of the number of trees along the north property line as required by Use Permit Case Z89-096 has been maintained and are now full mature. This provides substantial screening for the properties to the north of the site.

Brenntag has daily service by Union Pacific to move rail tankers onto and off of their site. Brenntag has a private rail spur to their facility where the tankers are located wholly within their fenced and gated site. Union Pacific has access to the Brenntag's spur on a constant basis for spotting the rail tankers on site. Movement of rail cars on the siding outside of Brenntag's property is solely under the control of the Union Pacific Railroad.

There will be no change in the kinds of chemicals currently covered in the HMMP. Quantities naturally will be increased to meet the new production levels projected by our customers.

Brenntag's current, ongoing success in providing customized, total inventory management programs, tailored and dedicated to support the rapidly growing, "Just In Time" requirements of our customers has provided this ongoing opportunity of growth for our business and this facility.

The business office is open from 8:00 AM to 5:00 PM and employs approximately 23 people. The warehousing activities in will be in operation from 6:30 AM to 5:00 PM. The warehousing operations will employ approximately 6 people. The business typically operates 5 days a week.