



MEMORANDUM Transportation & Development – PZ Memo No. 13-081

DATE: OCTOBER 2, 2013
TO: PLANNING AND ZONING COMMISSION
THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER
FROM: SUSAN FIALA, CITY PLANNER
SUBJECT: ZUP13-0019 BRYCON CONSTRUCTION

Request: Use Permit approval to install a 1,640 gallon argon fuel storage tank in a screened exterior service area
Location: 6915 West Frye Road, east of the southeast corner of 56th Street and Frye Road
Applicant: Brycon Construction

RECOMMENDATION

Planning Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommends approval, subject to conditions.

BACKGROUND

The subject site is located at 6915 West Frye Road, east of the southeast corner of 56th Street and Frye Road. The business is within the Santan Technology Park and is zoned Planned Area Development (PAD). Surrounding developments include technology, industrial, and warehouse businesses such as Arizona Industrial Hardware (AIH), KTEC Business and Supplies, and Bashas' Warehouse. The Santan Freeway (Loop 202) is south and the Union Pacific Railroad (UPRR) is west of the business.

The request is for Use Permit approval to install a 1,640 gallon argon fuel storage tank in a screened exterior service area. The fuel storage tank will be installed at the southeast corner of the site and in a loading service and dock area. An eight foot tall concrete masonry wall with solid gates will be constructed around the tank. The split faced block will be integrally colored to match the existing walls of the west service area.

Brycon Construction has been in business for 20 years and specializes in clean room environments and process piping. Brycon Construction also builds municipal buildings and renovates healthcare facilities, commercial interiors, and historic projects.

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.

Planning Staff supports the request, finding the request for the installation of a 1,640 gallon argon fuel storage tank as an ancillary use to the direct operation and services provided by Brycon Construction.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was mailed to all property owners on August 23, 2013. The applicant and Planning Staff have not received any inquiries to this request.
- As of the date of this memo, Planning Staff is not aware of any opposition or concerns with this request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan and zoning, recommends approval of ZUP13-0019 BRYCON CONSTRUCTION, subject to the following conditions:

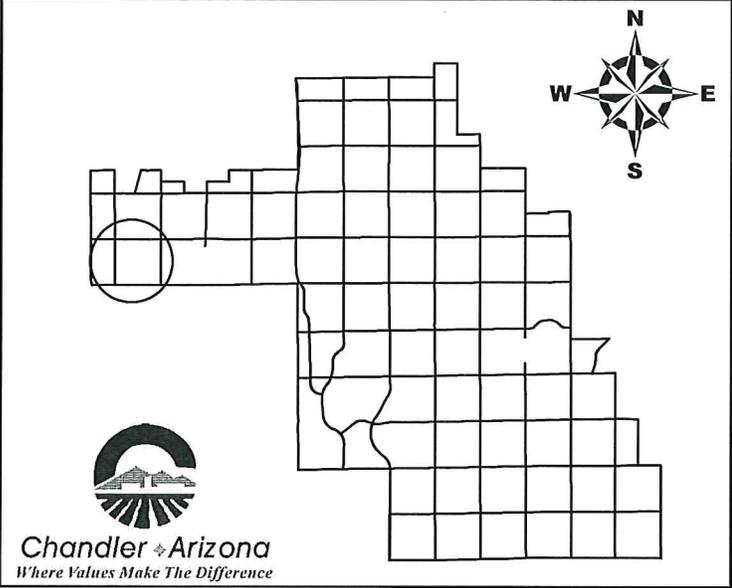
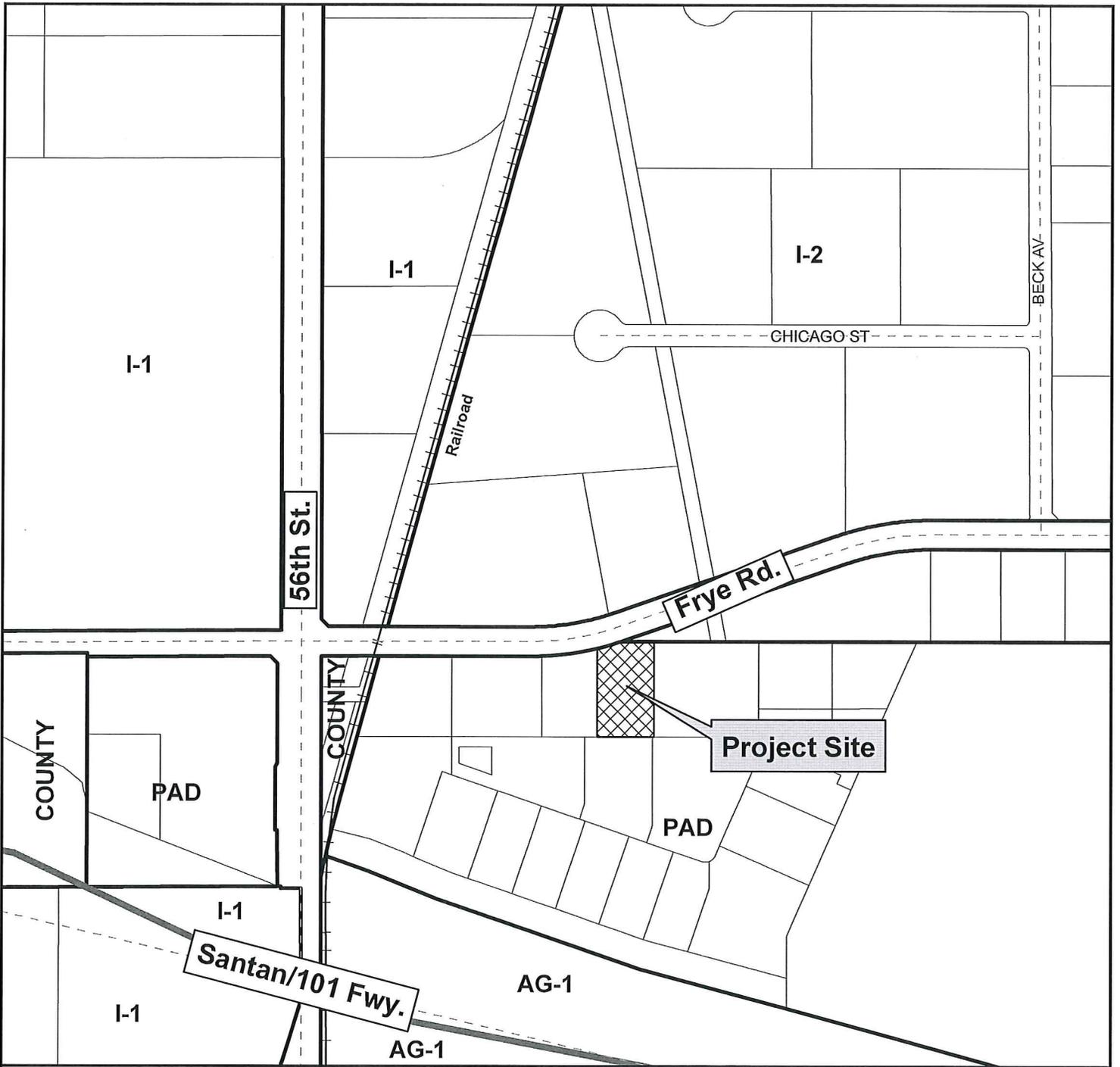
1. Development shall be in substantial conformance with narrative, site plan, and associated conditions of approval.
2. The tank shall be constructed to comply with all City of Chandler Building and Fire Codes.
3. Fuel containment shall be in accordance with all State and Federal laws.
4. A Spill Prevention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

PROPOSED MOTION

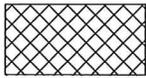
Move to recommend approval of Use Permit, ZUP13-0019 BRYCON CONSTRUCTION, subject to the conditions recommended by Planning Staff.

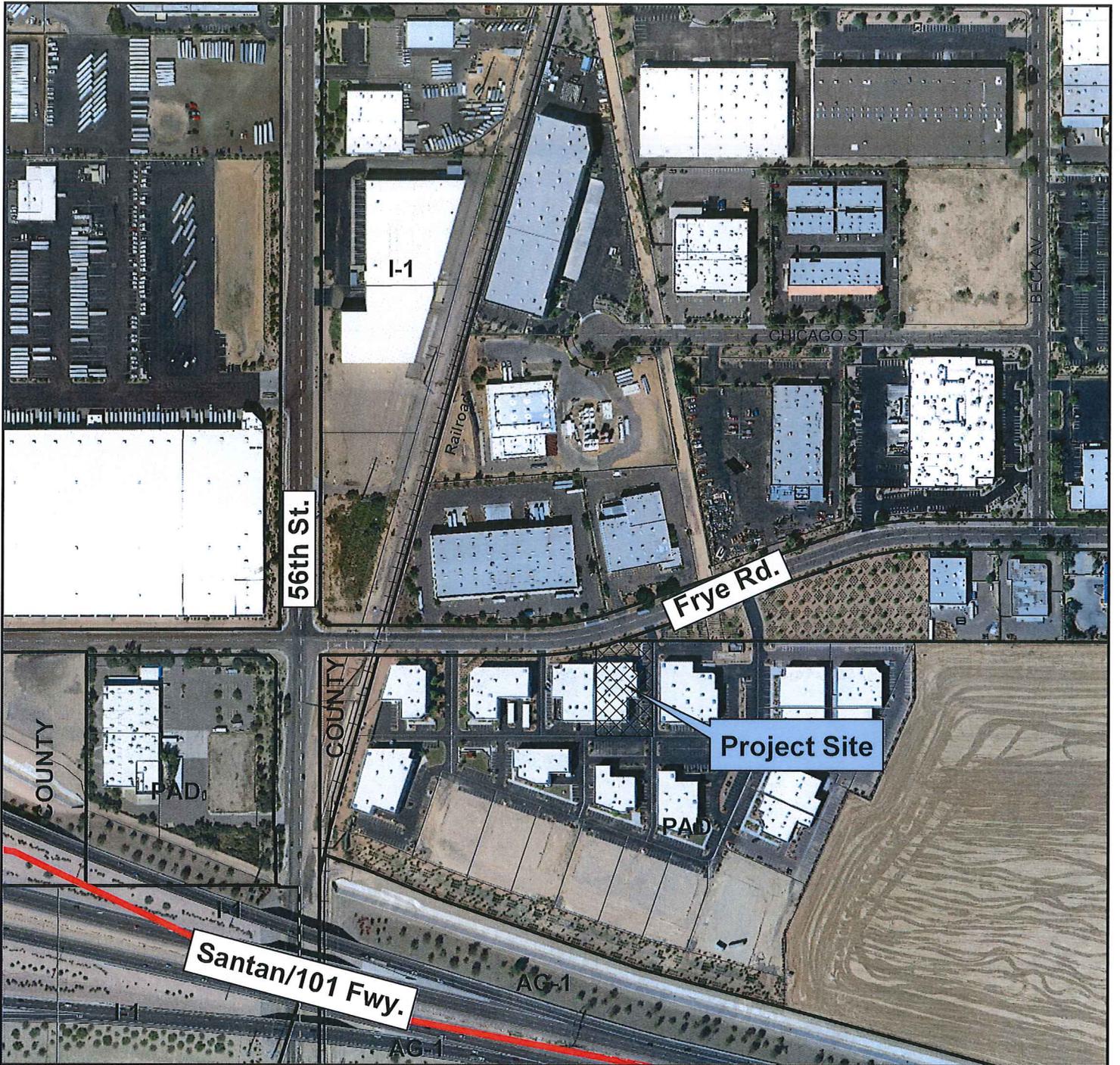
Attachments

1. Vicinity Maps
2. Site Plan
3. Elevations
4. Manufacturer Product Sheet
5. Narrative
6. Representative photos of enclosure

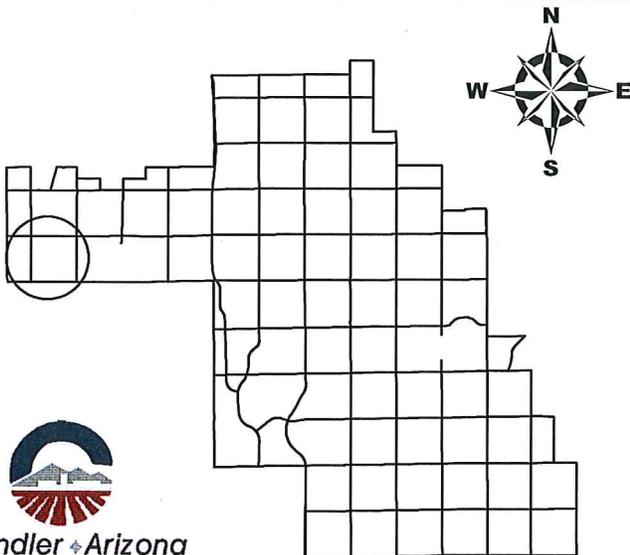


Vicinity Map

 ZUP13-0019
Brycon Construction



Vicinity Map



ZUP13-0019

Brycon Construction



HS Series

Bulk Stations

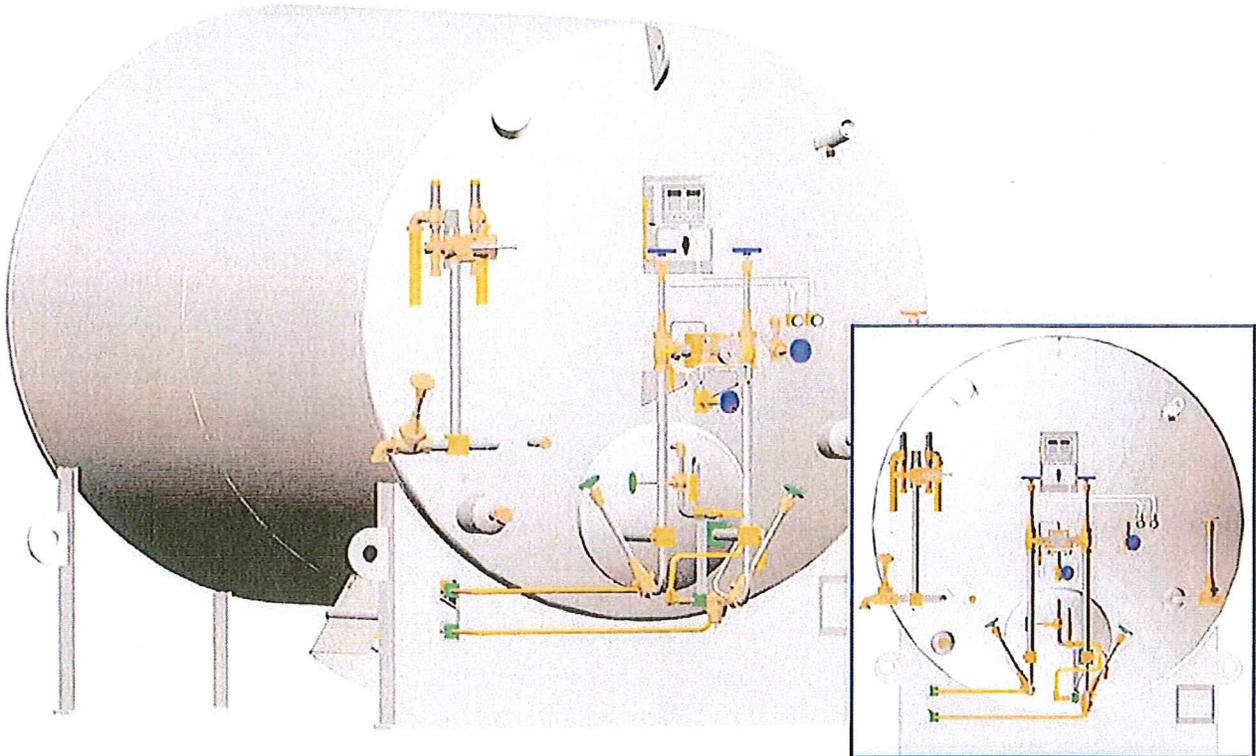


Chart Storage Systems Division, the leader in cryogenic bulk tanks, is pleased to present the new **Horizontal Series Bulk Stations** for liquid Nitrogen, Oxygen or Argon service. These HS Bulk Stations are engineered and built with the same quality you have come to expect, and have standard features along with pre-engineered options sure to satisfy all of your requirements. Chart's HS Series Bulk Stations are designed to ASME code and available in 175 and 250 psig (12 and 17 bar) as standards, with other pressures available upon request.

Our composite insulation system gives you the competitive edge with high thermal performance, extended hold times, low life-cycle costs and light weight to reduce your operational and installation costs. Chart leads the industry with an innovative modular piping system designed for performance, durability and low maintenance. The features and benefits include:

- ◆ Piping modules designed for ease of access to all operational control valves with stainless steel interconnecting piping to minimize the number of connections, reducing maintenance and cost of ownership.
- ◆ High performance safety system with dual relief valves and rupture disks supplied as a standard.
- ◆ New, innovative Vertical Fin Pressure Building System improves performance, while reducing frost and ice build-up to further reduce maintenance costs.
- ◆ Component selection to improve operational performance. Combination Pressure Building/Economizer Regulator for easy pressure adjustment and extended Bonnet Bronze Control Valves for ease of operation.
- ◆ Backed by an industry-leading warranty.
- ◆ Interchangeable gauge systems with a choice of analog or digital telemetry capable systems are available with flexible stainless steel interconnecting lines.

BRYCON ARGON TANK PROJECT NARRATIVE

THE PROJECT INCLUDES THE INSTALLATION OF A NEW ARGON TANK, 1640 GALLON CAPACITY, MODEL HS 1500 SC AS MANUFACTURED BY PHOENIX WELDING SUPPLY. THE NEW TANK IS TO BE INSTALLED IN AN EXTERIOR SERVICE AREA ADJACENT THE EXISTING BUILDING. IT WILL BE MOUNTED ON A NEW CONCRETE PAD WITH STEEL SUPPORTS AND CONCRETE FOOTINGS. CONCRETE FILLED STEEL BOLLARDS WILL BE INSTALLED FOR PROTECTION AROUND THE TANK AND CONCRETE PAD.

THE SERVICE AREA WILL BE SCREENED IN THE FOLLOWING MANNER:
NORTH & WEST SIDES WILL BE SCREENED BY THE EXISTING BUILDING WALLS THAT ARE 25 FEET HIGH (TILT-UP CONCRETE).
THE EAST & SOUTH SIDES WILL HAVE NEW SPLIT FACE CONCRETE BLOCK TO MATCH EXISTING SERVICE AREA IN THE SERVICE YARD NEARBY, WITH PAINTED STEEL GATES.

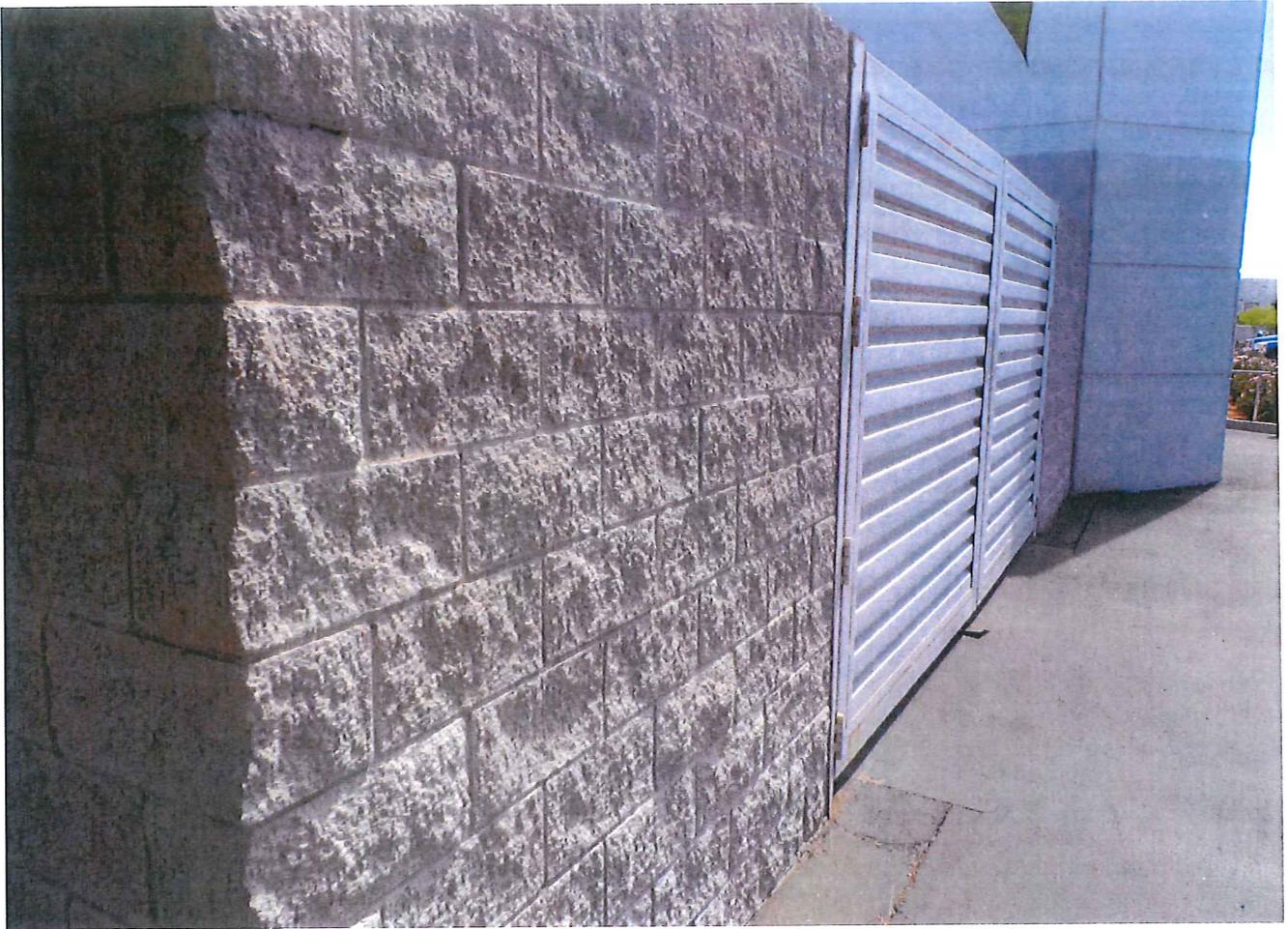
BRYCON CONSTRUCTION HAS BEEN IN BUSINESS FIOR 20 YEARS AND SPECIALIZES IN CLEAN ROOM ENVIRONMENTS & PROCESS PIPING. IN ADDITION BRYCON HAS BUILT MUNICIPAL BUILDINGS, HEALTHCARE FACILITY RENOVATIONS, AS WELL AS COMMERCIAL INTERIOR RENOVATIONS AND HISTORIC RENOVATION PROJECTS.

THE BUILDING SIZE IS:

BUILDING SIZE: 17,414 SF (BRYCON SUITE)
TOTAL BUILDING AREA: 34,818 SF (BOTH SUITES)
PROPERTY SIZE:

THE PROPERTY MEETS THE ZONING CODE IN THAT IT IS LOCATED IN AN INDUSTRIAL ZONE (PAD LIGHT INDUSTRIAL, ZONING CASE PL98-0115)

HOURS OF OPERATION: 5:30AM – 3:30PM, M-F, OCCASIONALLY WORK ON SATURDAY
NO. OF EMPLOYEES: 10



SPLIT FACE CMU SCREEN WALL 8' HIGH



WEST ELEVATION – EXISTING SERVICE AREA