



MEMORANDUM Transportation & Development – PZ Memo No. 13-089

DATE: OCTOBER 16, 2013
TO: PLANNING AND ZONING COMMISSION
THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*
FROM: SUSAN FIALA, CITY PLANNER *SFA*
SUBJECT: ZUP13-0018 SHOPPERS SUPPLY

Request: Use Permit approval to install a 500 gallon dispensing propane tank in an outdoor fenced storage area
Location: 2880 South Alma School Road, west of the northwest corner of Alma School and Queen Creek roads
Applicant: Jon Herges, General Manager of Shoppers Supply

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 2880 South Alma School Road, west of the northwest corner of Alma School and Queen Creek roads and is zoned Planned Area Development (PAD). The business is in the former Target location in Ocotillo Plaza. The surrounding uses include: agriculture to the west and north, Clemente Ranch single-family residential to the northwest, and retail and commercial developments at the remaining three corners of the intersection.

The request is for Use Permit approval to install a 500 gallon dispensing propane tank in an outdoor fenced storage area. The dispensing propane tank will be above-ground and installed in an existing screened outdoor side yard, located on the southwest side of the building. Access to the tank will be by company certified personnel through a locked gate.

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Shoppers Supply started in 1966, by George Schmidt. The business started out as a small Fleet and Farm store operation in Spencer, Iowa. The business grew into a family owned, multi-store retailing business and in 1989, George's son, Jim, took over the stores. Today, Shoppers Supply is operated by Jim and his son Tyler. Shoppers Supply opened its first store outside of Iowa, in December 2011, expanding to Apache Junction, Arizona.

The Chandler Shoppers Supply is the second store in Arizona. Shoppers Supply carries a large selection of merchandise including: automotive, clothing and footwear, hand and power tools, electrical, farm and ranch supplies, feed, housewares, lawn and garden, pet supplies, and plumbing.

Hours of operation are Monday through Saturday, from 8:00 a.m. to 7:00 p.m., and from 9:00 a.m. to 5:00 p.m. on Sunday. The business employs approximately 40 to 50 staff members.

Bulk storage fuel tanks that dispense fuels, regardless of the total 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.

Planning Staff supports the request, finding the request for the installation of a 500 gallon dispensing propane fuel storage tank as an ancillary use to the direct operation and services provided by Shoppers Supply.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on September 5, 2013. No one other than the applicant attended the meeting.
- 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 ZUP13-0018 SHOPPERS SUPPLY, 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.

PROPOSED MOTION

Move to recommend approval of Use Permit, ZUP13-0018 SHOPPERS SUPPLY, subject to the conditions recommended by Planning Staff.

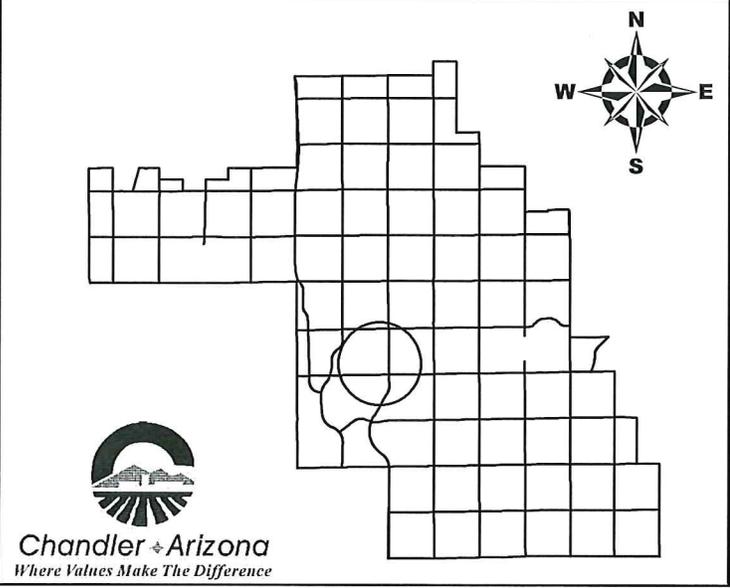
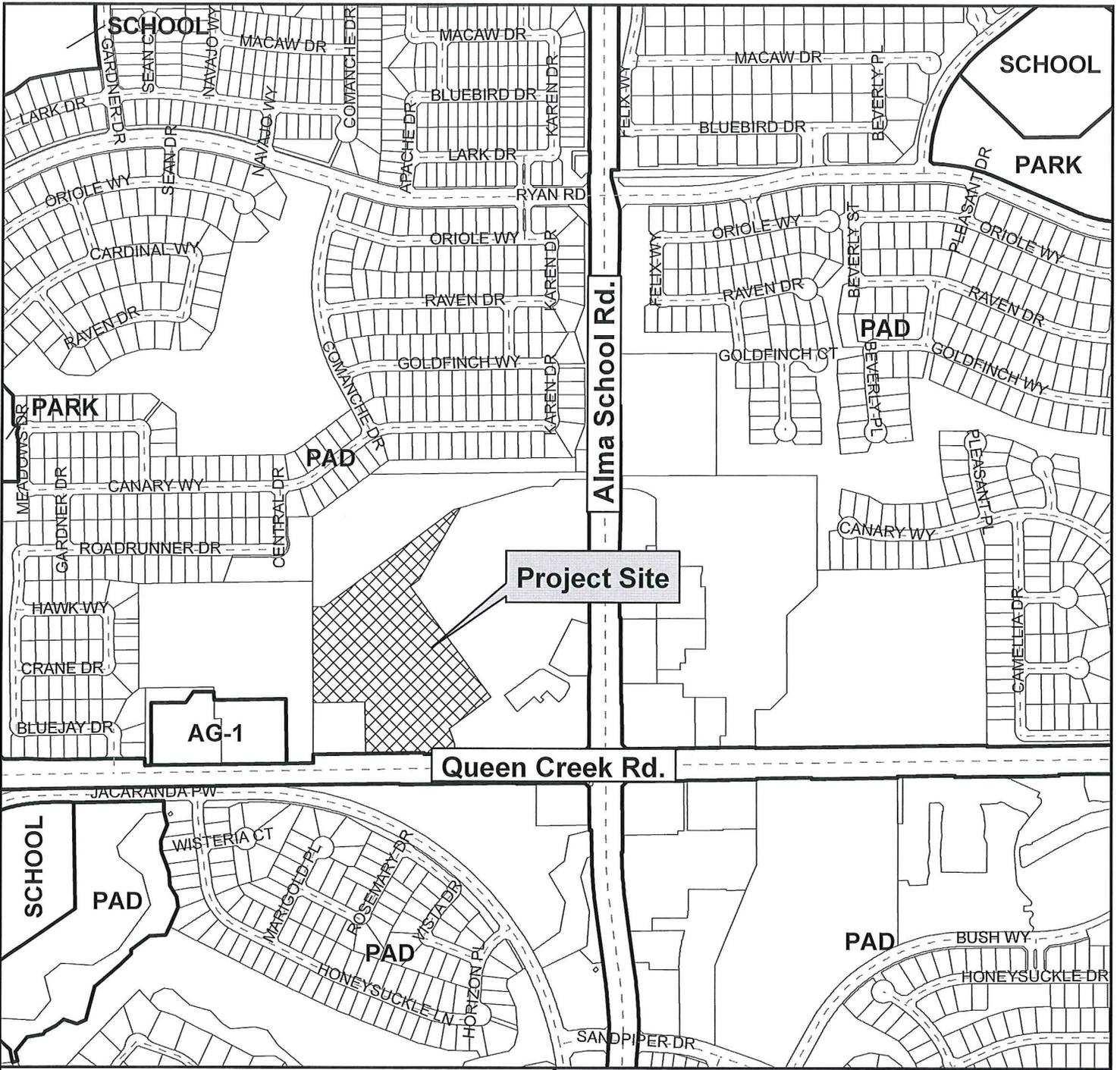
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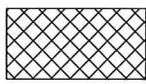
October 16, 2013

Attachments

1. Vicinity Maps
2. Site Plan
3. Manufacturer Product Specifications
4. Narrative
5. Photos

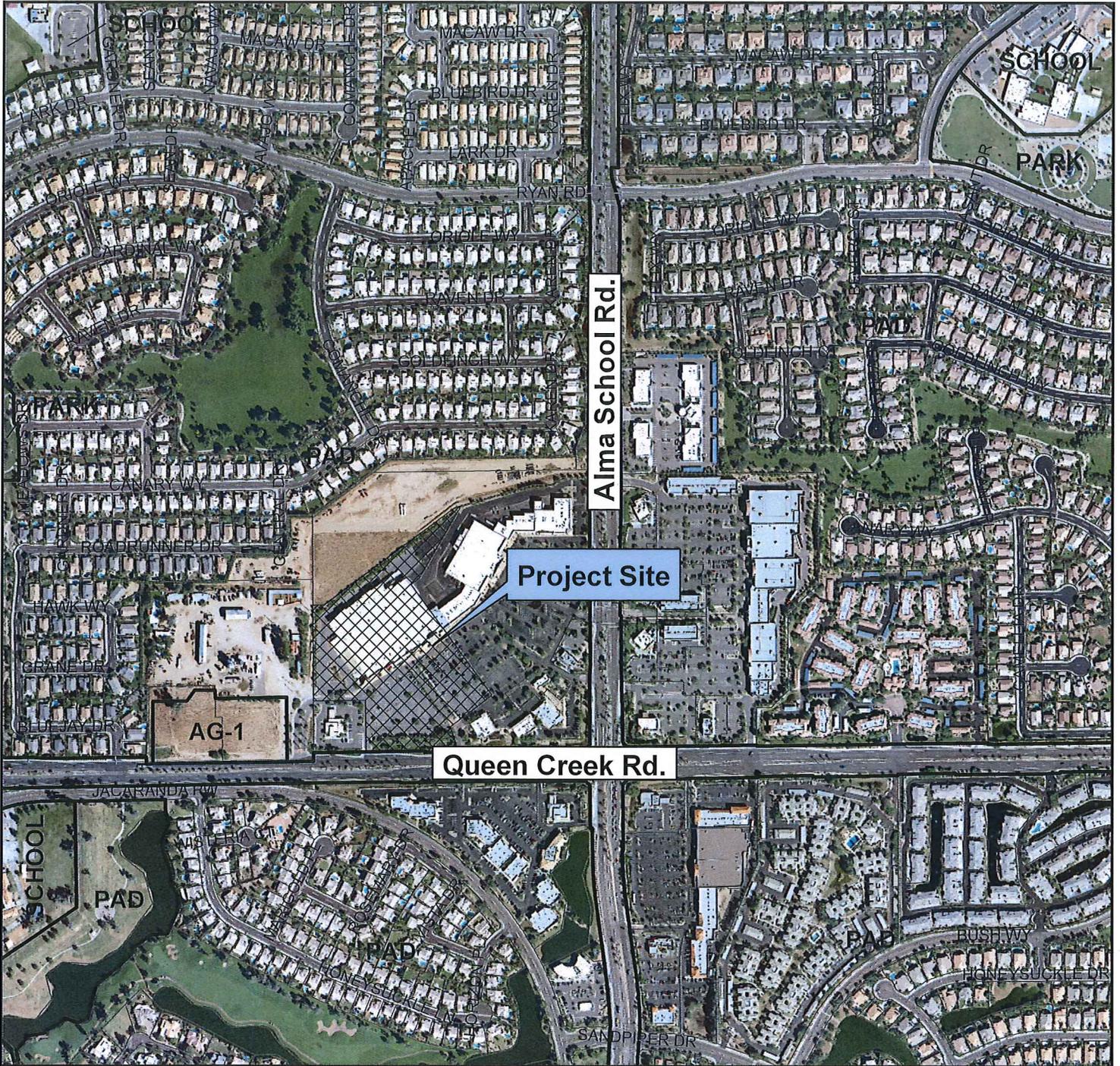


Vicinity Map



ZUP13-0018

Shoppers Supply



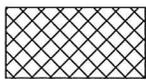
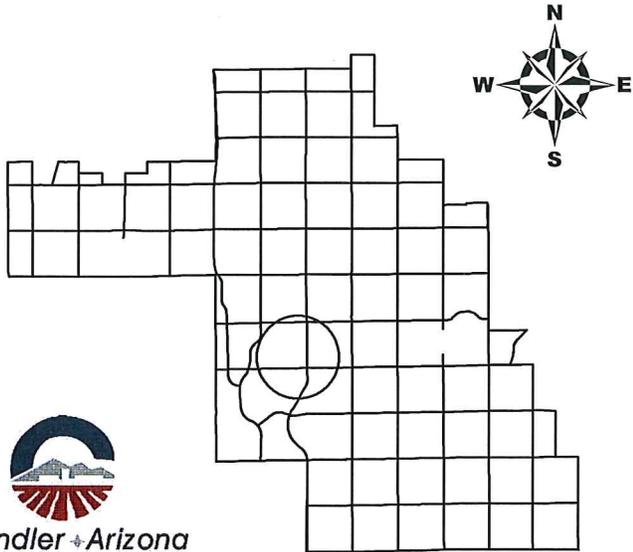
Alma School Rd.

Project Site

Queen Creek Rd.

AG-1

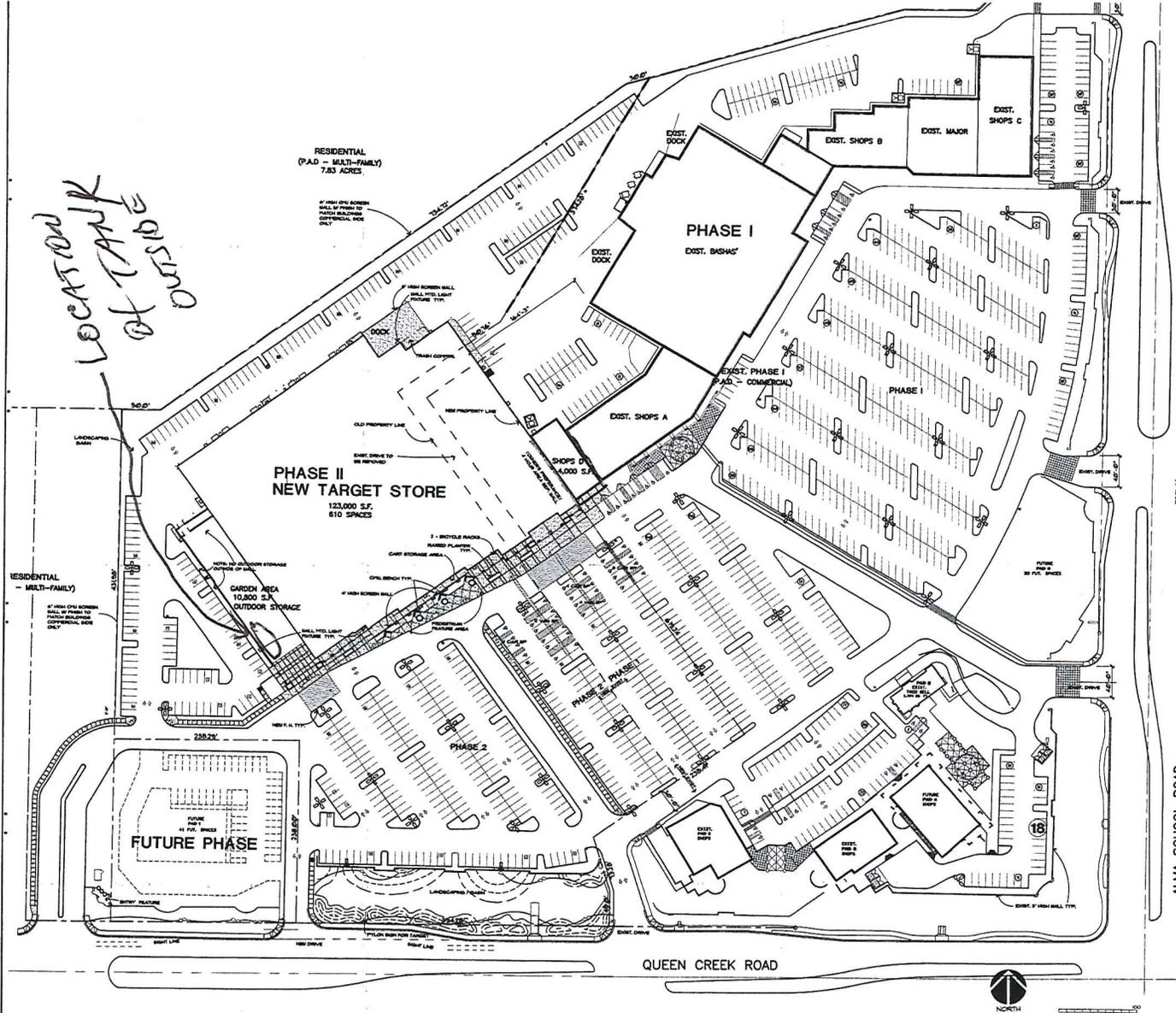
Vicinity Map



ZUP13-0018

Shoppers Supply





LOCATION of TANK OUTSIDE

PHASE I	8370 SF - PHASE I
PHASE II	14820 SF - SHOPS A
	8370 SF - SHOPS B
	10340 SF - SHOPS C
	6200 SF - PAD 1
	9240 SF - PAD 2
	6200 SF - PAD 3
	2000 SF - PAD 4
	2000 SF - PAD 5
	4000 SF - PAD 6
SUB-TOTAL 57,440 SF	
PHASE II	123,000 SF - TARGET
	6,200 SF - PAD 1 (MAX)
	4,000 SF - SHOPS D
SUB-TOTAL 133,200 SF	
TOTAL 261,234 SF	

(12) SITE DATA

TARGET

BUILDING AREA - 123,000 SF
OCCUPANCY - 5M1 (RETAIL SALES)
BUILDING HEIGHT - 40' AT HIGHEST POINT
TYPE OF CONSTRUCTION - III - AREA 1 HR (UNLIMITED AREA)

(24) CODE DATA



ARCHICON
Architecture &
Interiors
337 N. 7th St.
Chandler, AZ 85226
(480) 948-1111

OCOTILLO PLAZA
TARGET - PHASE II
ALMA SCHOOL ROAD AND QUEEN CREEK ROAD
CHANDLER, ARIZONA

APP NO.	520000
PROJECT NO.	CD
DESIGNED BY	JERRY PLANCH
CHECKED BY	
DATE	

APPROVED BY	
DATE	

SET NO.	
DATE	



PLOT DATE: 4-9-00

DR-1

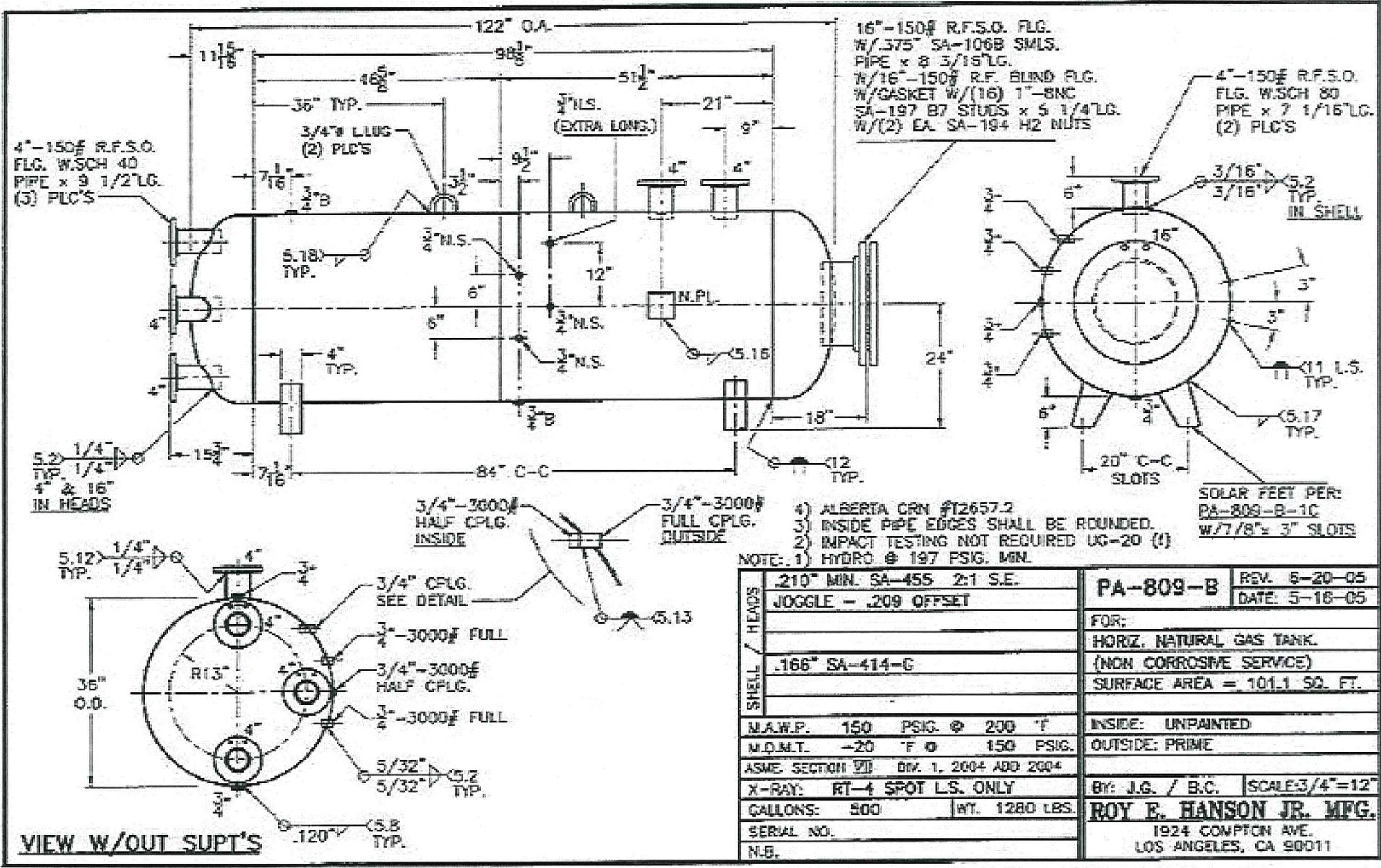
(19) SITE PLAN

(24) AREA MAP

SCALE: 1" = 50'-0"

Jerry Planch





16"-150# R.F.S.O. FLG.
W/.375" SA-106B SMLS.
PIPE x 8 3/16" LG.
W/16"-150# R.F. BLIND FLG.
W/GASKET W/(16) 1"-SNC
SA-197 B7 STUDS x 5 1/4" LG.
W/(2) EA. SA-194 H2 NUTS

4"-150# R.F.S.O.
FLG. W.SCH 80
PIPE x 7 1/16" LG.
(2) PLC'S

4"-150# R.F.S.O.
FLG. W.SCH 40
PIPE x 9 1/2" LG.
(3) PLC'S

SOLAR FEET PER:
PA-809-B-1C
W/7/8" x 3" SLOTS

- NOTE: 1) HYDRO @ 197 PSIG. MIN.
2) IMPACT TESTING NOT REQUIRED UG-20 (I)
3) INSIDE PIPE EDGES SHALL BE ROUNDED.
4) ALBERTA CRN #T2657.2

HEADS	.210" MIN. SA-455 2:1 S.E.	PA-809-B	REV. 5-20-05
	JOGGLE - .209 OFFSET		DATE: 5-18-05
SHELL		FOR:	
	.166" SA-414-G	HORIZ. NATURAL GAS TANK. (NON CORROSIVE SERVICE)	
		SURFACE AREA = 101.1 SQ. FT.	
	M.A.W.P. 150 PSIG @ 200 °F	INSIDE: UNPAINTED	
	N.D.M.T. -20 °F @ 150 PSIG.	OUTSIDE: PRIME	
	ASME SECTION VIII Div. 1, 2004 ADD 2004		
	X-RAY: RT-4 SPOT L.S. ONLY	By: J.G. / B.C.	SCALE: 3/4"=12"
	GALLONS: 500	WT. 1280 LBS.	
	SERIAL NO.	ROY E. HANSON JR. MFG.	
	N.B.	1924 COMPTON AVE. LOS ANGELES, CA 90011	

VIEW W/OUT SUPT'S

ZONING CASE: ZUP 13-0018 – USE PERMIT SHOPPERS SUPPLY, CHANDLER, AZ

September 17, 2013

Re: Proposed Propane Tank Installation

My name is Tyler Schmidt and I am the business owner of Shoppers Supply located at 2880 S. Alma School Road, Chandler, Arizona. I am requesting a zoning Use Permit that would allow a 500 gallon dispensing propane tank to be operated on the premises.

The tank will be a dispensing tank which will be screened from the public view and located on the southwest side of the building in an existing fenced and gated side yard. It will be accessed through a locked gate and surrounded by red crash posts. Employees who are certified company trained will have access to the dispensing of propane.

Shoppers Supply is a retail ranch and home store which caters to the general public along with ranchers, home owners and contractors. We sell house wares, lawn and garden supplies, plumbing, electrical, tools automotive, pet supplies, equine supplies and feed, sporting goods, firearms, clothing and boots. We employ a staff of 40-50 personnel. Our hours of operation are Monday through Saturday from 8:00 AM to 7:00 PM and Sunday from 9:00 AM to 5:00 PM.

Sincerely,



Tyler Schmidt



Existing side yard location for propane tank installation