



Chandler • Arizona
Where Values Make The Difference

#64
JUN 28 2007

MEMORANDUM

Planning & Development - CC Memo No. 07-146

DATE: JUNE 12, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER *WMP*
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR *DB*
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR *JK*
BOB WEWORSKI, PLANNING MANAGER *BW*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: UP07-0010 T.W. STEEL CORP. ADDITION

Request: Request Use Permit approval for additional building structures beyond what was approved with the original site plan.

Location: 1100 N. Hamilton Street
North and east of Ray Road and the Union Pacific Railroad

Applicant: Tony Sanchez

RECOMMENDATION

Planning Commission and Staff, upon finding consistency with the General Plan and the General Industrial (I-2) zoning district recommend approval with conditions.

BACKGROUND

The subject site is located just east and north of Ray Road and the Union Pacific Railroad track. North, adjacent to the site is the Festiva Court single-family residential neighborhood. Directly east is self-storage facility. South of the subject site are two industrial businesses. West and adjacent to the site is the Union Pacific Railroad, and beyond that is vacant land zoned Planned Area Development (PAD) for residential. Access to the site, which does not have frontage along Ray Road, is provided via an access easement from Hamilton Street.

The subject site was originally approved in 1991 in order to construct and operate a steel fabricating facility. In order to allow for the steel fabrication a Use Permit was granted by City

Council. All development was required to be in substantial conformance with the approved exhibits.

The subject site was recently cited due to additional structures that were constructed without Building Permits or obtaining a new Use Permit. There are approximately 10 structures that have been built. With approval of the Use Permit the applicant will then submit for the proper building permits. This application is requesting Use Permit approval to allow for the additional structures. The use has not changed since the original approval.

T.W. Steel specializes in the fabrication and welding of miscellaneous steel shapes for the construction of steel buildings within the Phoenix metropolitan area. There are approximately 35 shop and office employees and 15 field installers. The original site plan provided parking spaces for 50. Zoning Code for this site would require a total of 91 parking spaces. At the time of approval the parking was waived based upon the type of business, but a provision was made to require additional parking if necessary. Additional parking has not been required thus far.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- Notices were mailed to all property owners within a six-hundred (600') foot radius and all Registered Neighborhood Organizations (RNO's) within one ¼ mile.
- A legal notice was advertised in the newspaper.
- An 11" by 17" public hearing sign was installed on the property.
- A neighborhood meeting was held on Monday May 21, 2007 at the Downtown Community Center. One neighbor was in attendance and had general questions.

PLANNING COMMISSION VOTE REPORT

Motion to Approve: In Favor: 5 Opposed: 0 Absent: 2 (Irby, Anderson)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and the General Industrial (I-2) zoning district, recommend approval of the Use Permit subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. 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.

PROPOSED MOTION

Move to approve UP07-0010 T.W. STEEL CORP. ADDITION, Use Permit to allow for additional buildings, subject to the conditions recommended by Planning Commission and Staff.

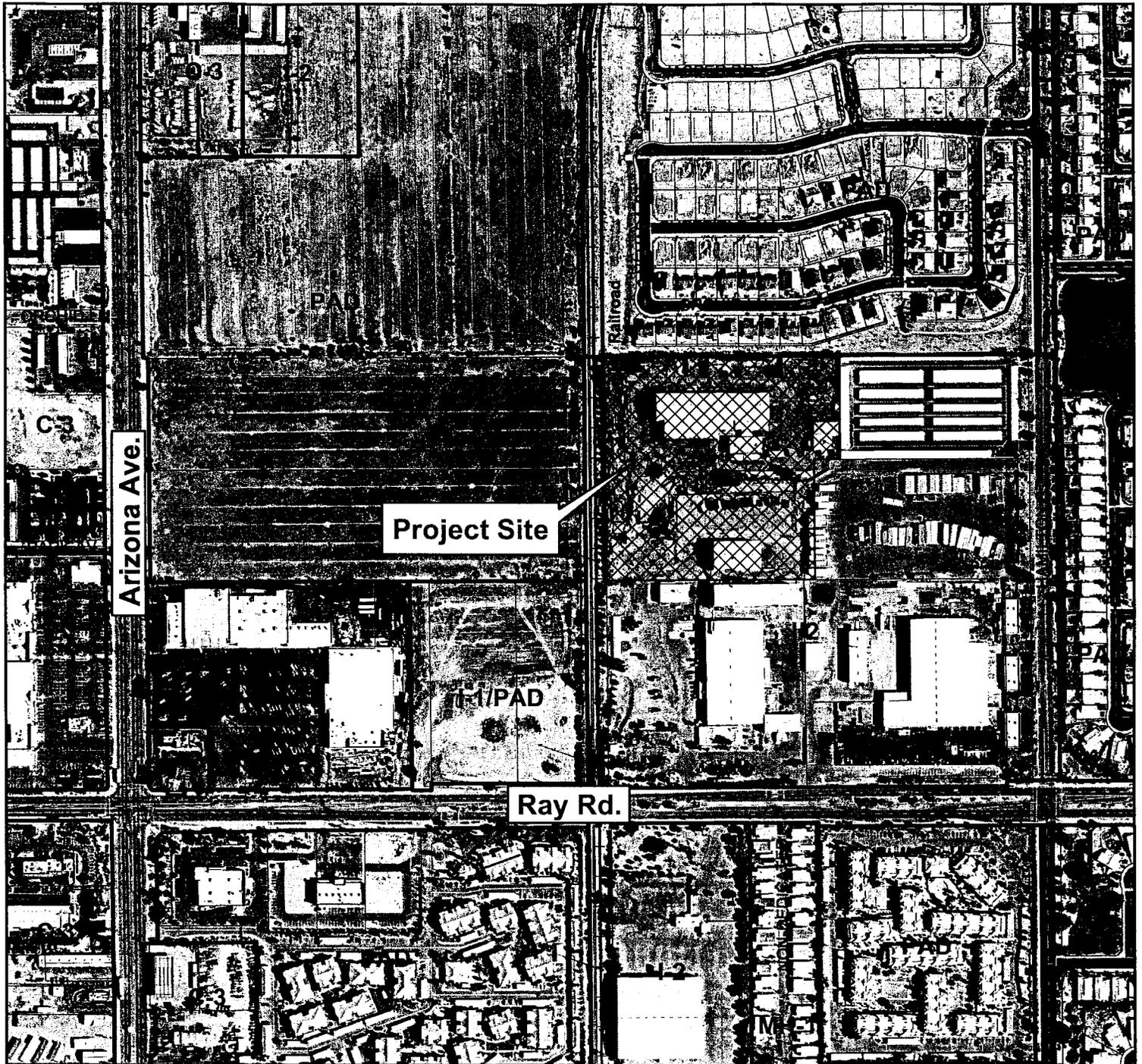
CC Memo 07-146

June 12, 2007

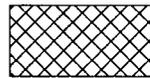
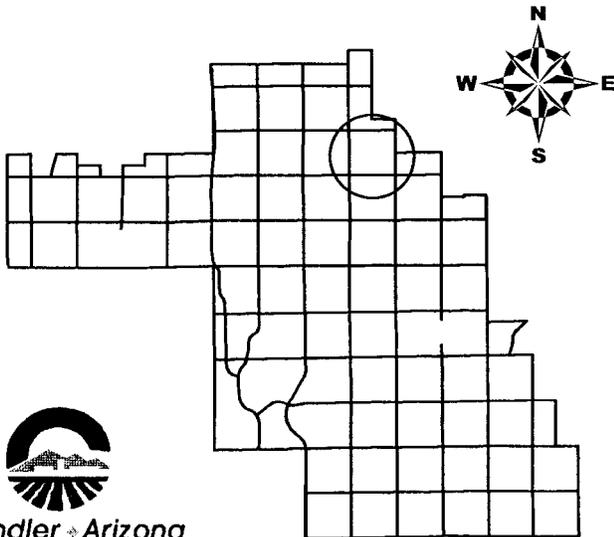
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Attachments:

1. Vicinity Map
2. Vicinity Map highlighting building additions
3. Original Site Plan
4. Site Plan with additional buildings
5. Photographs of additional structures
6. Applicant Narrative



Vicinity Map



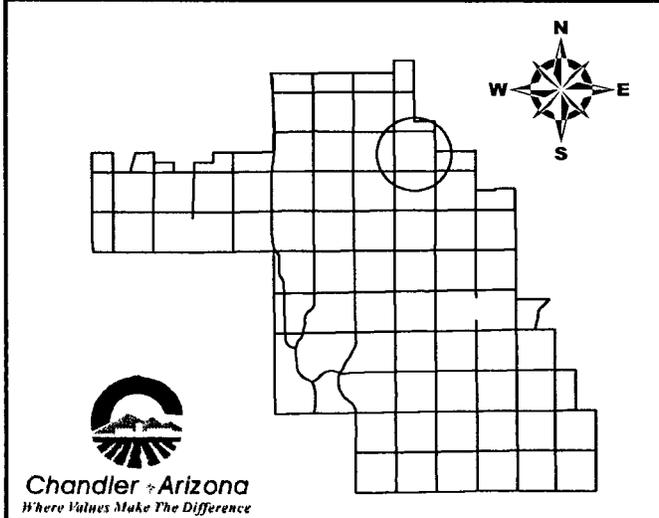
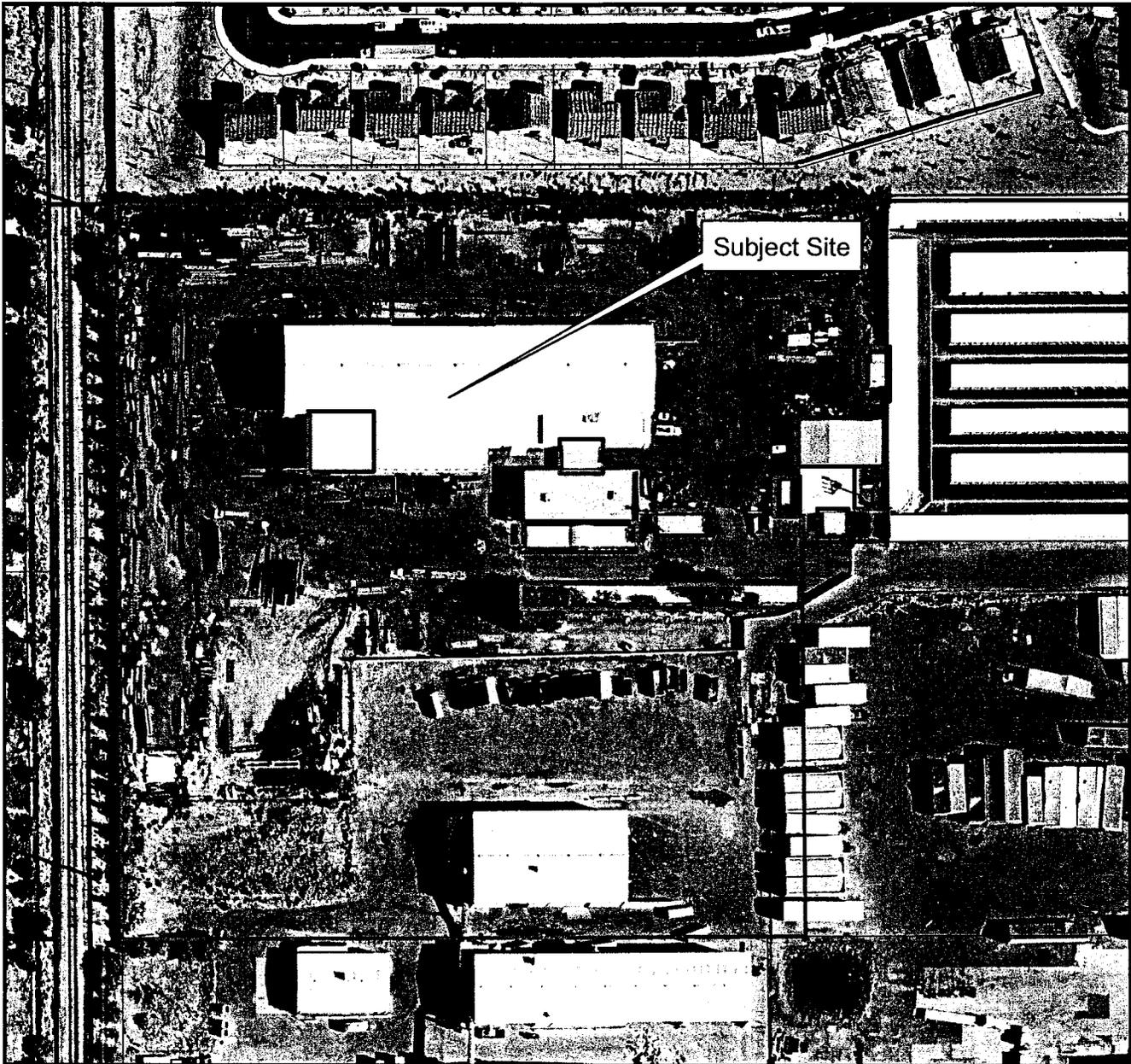
UP07-0010

T.W. Steel Corp. Addition



Chandler Arizona
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CITY OF CHANDLER 2/8/2007



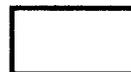
Vicinity Map

T.W. Steel Corp. Addition



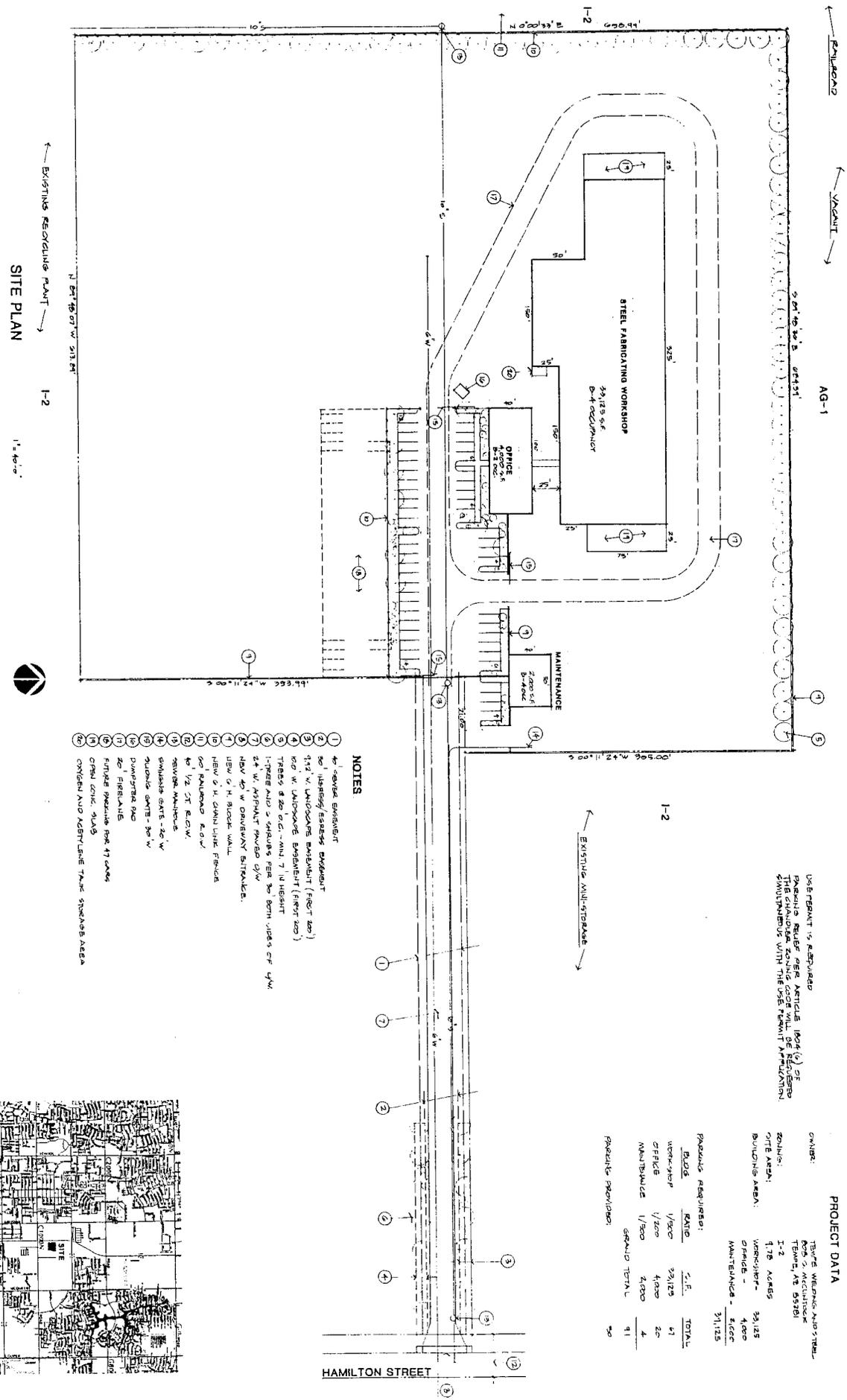
Additional Structures

11 Total additional structures



Site Property Boundary

ORIGINAL SITE PLAN



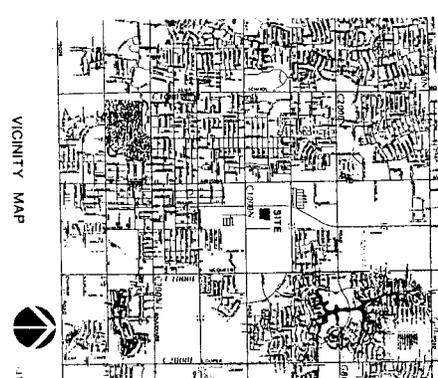
- NOTES**
1. 40' concrete sidewalk
 2. 60" landscape easement
 3. 10' w. landscape easement (first 20')
 4. 10' w. landscape easement (first 20')
 5. 10' w. landscape easement (first 20')
 6. 10' w. landscape easement (first 20')
 7. 10' w. landscape easement (first 20')
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 27. 10' w. landscape easement (first 20')
 28. 10' w. landscape easement (first 20')
 29. 10' w. landscape easement (first 20')
 30. 10' w. landscape easement (first 20')

PROJECT DATA

OWNER: T.W.S. CORPORATION AND TRUST
 PROJECT: 1-2
 SITE AREA: 178 ACRES
 BUILDING AREA: 49,125
 OFFICE: 4,000
 MAINTENANCE: 4,000
 TOTAL: 31,125

PERMITS REQUIRED:

PERMITS	EXIST.	S.F.	TOTAL
WORK-YEAR	1/200	39,125	41
OFFICE	1/200	4,000	20
MAINTENANCE	1/200	4,000	4
GRAND TOTAL			65



GREGORY L. HITCHENS ASSOCIATES ARCHITECTS

1550 East University Drive
 Suite 110
 Mesa, Arizona 85203

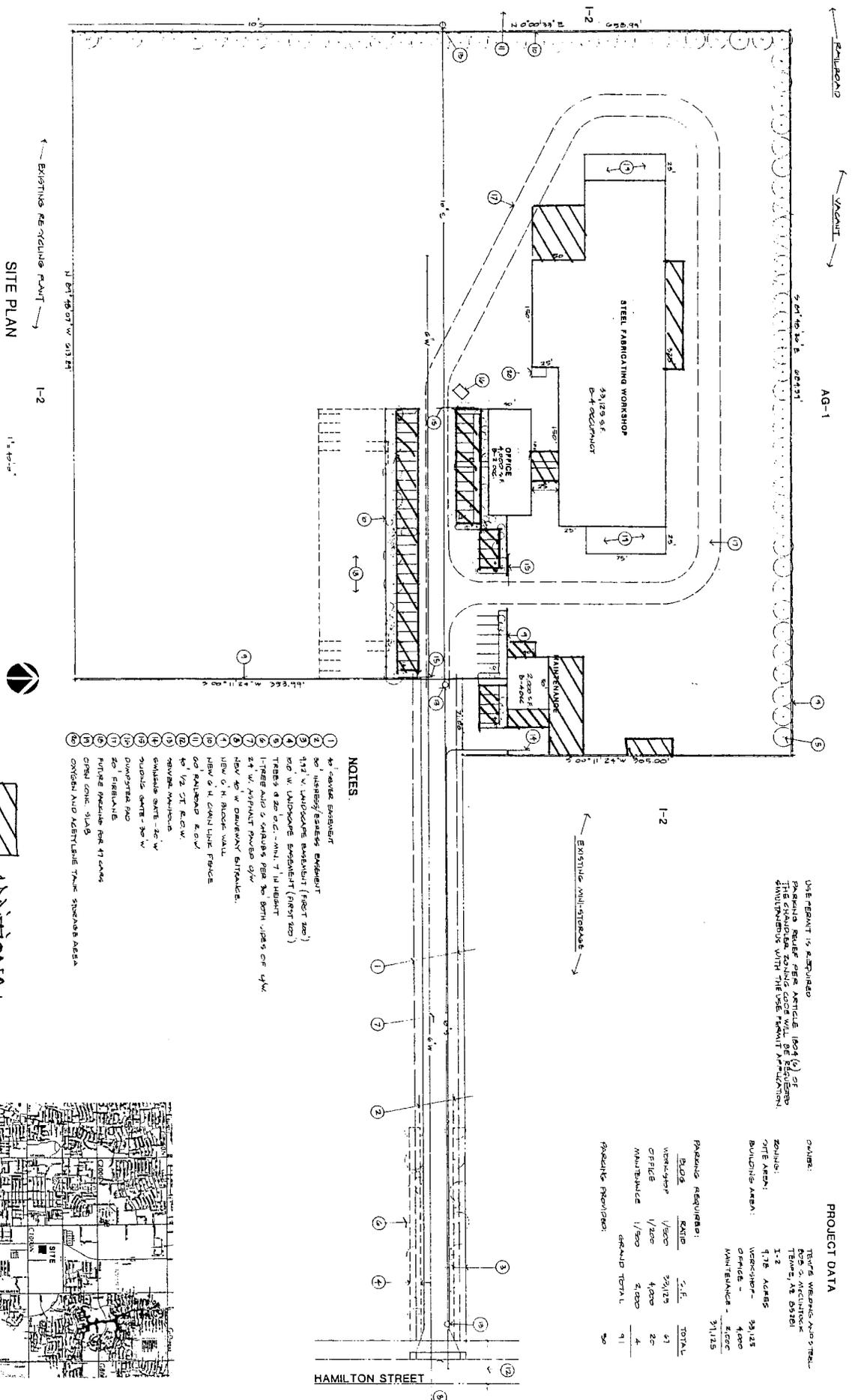
Telephone 480-844-8313

PROPOSED SITE PLAN FOR:
T.W.S. CORPORATION CHANDLER

DATE: 1-17-81
 JOB NO.: 1142
 DRAWN BY: G.L.H.

1 OF 3

SITE PLAN WITH ADDITIONAL BUILDINGS



USE PERMIT IS REQUIRED
 PERMITS SHALL BE OBTAINED FROM THE CHANDLER BUILDING DEPARTMENT WITH THE CITY ENGINEER'S APPROVAL.

PROJECT DATA

OWNER: T.W.S. CORPORATION
 ADDRESS: 1550 EAST UNIVERSITY DRIVE, MESA, AZ 85201
 PROJECT NO.: 10E3
 DATE: 1-17-91

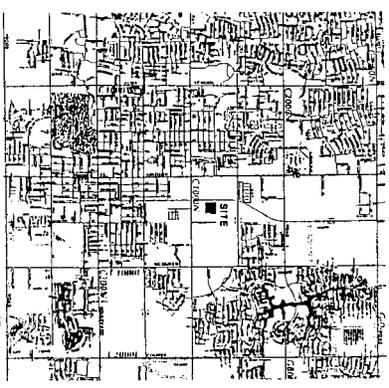
PRELIMINARY REQUIREMENTS:

BLDG	EXIST	S.F.	TOTAL
WORKSHOP	0	33,125	33,125
OFFICE	0	2,000	2,000
WAREHOUSE	0	2,000	2,000
GRAND TOTAL		37,125	37,125

NOTES

1. 4' CEMENT BASEMENT
2. 30' W/STRENGTH BASEMENT
3. 11' W/ WINDSTOP BASEMENT (FIRST FLOOR)
4. 10' W/ WINDSTOP BASEMENT (SECOND FLOOR)
5. TRUSS 20' x 20' - 11' x 7' W/STRENGTH
6. TRUSS AND 2' SPACERS FOR 30' BORN JIBS OF 4' W/STRENGTH
7. 24' W/ WINDSTOP BASEMENT
8. NEW 40' W/ WINDSTOP BASEMENT
9. NEW 6' H. BLOCK WALL
10. NEW 6' H. CONCRETE FENCE
11. 60' RAILROAD E.G.W.
12. 40' 1/2" ST. E.G.W.
13. SEWER MAINLINE
14. 30' W/STRENGTH BASEMENT
15. 30' W/STRENGTH BASEMENT
16. 30' W/STRENGTH BASEMENT
17. 30' W/STRENGTH BASEMENT
18. 30' W/STRENGTH BASEMENT
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29. 30' W/STRENGTH BASEMENT
30. 30' W/STRENGTH BASEMENT

ADDITIONAL STRUCTURES



VICINITY MAP

GREGORY L. HITCHENS ASSOCIATES ARCHITECTS

1550 East University Drive
 Suite M
 Mesa, Arizona 85203

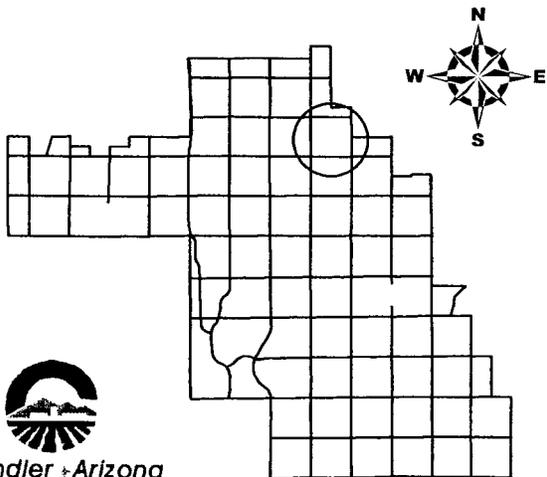
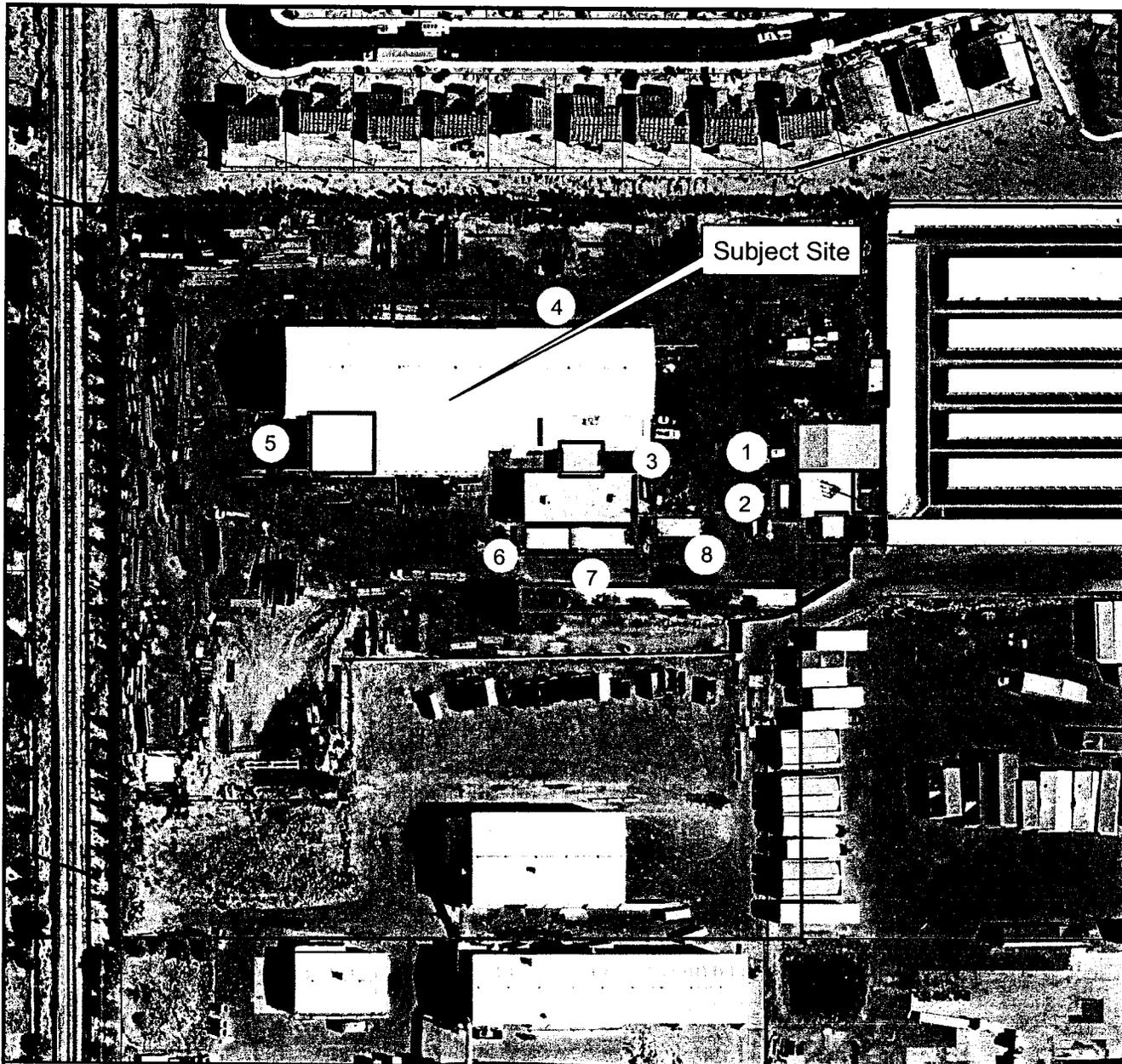
Telephone
 602
 844-8313

DATE: 1-17-91
 JOB NO.: 10E3
 DRAWN BY: G.L.H.

10E3

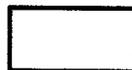
PROPOSED SITE PLAN FOR:
T.W.S. CORPORATION CHANDLER





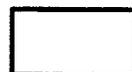
Vicinity Map

T.W. Steel Corp. Addition



Additional Structures

11 Total additional structures



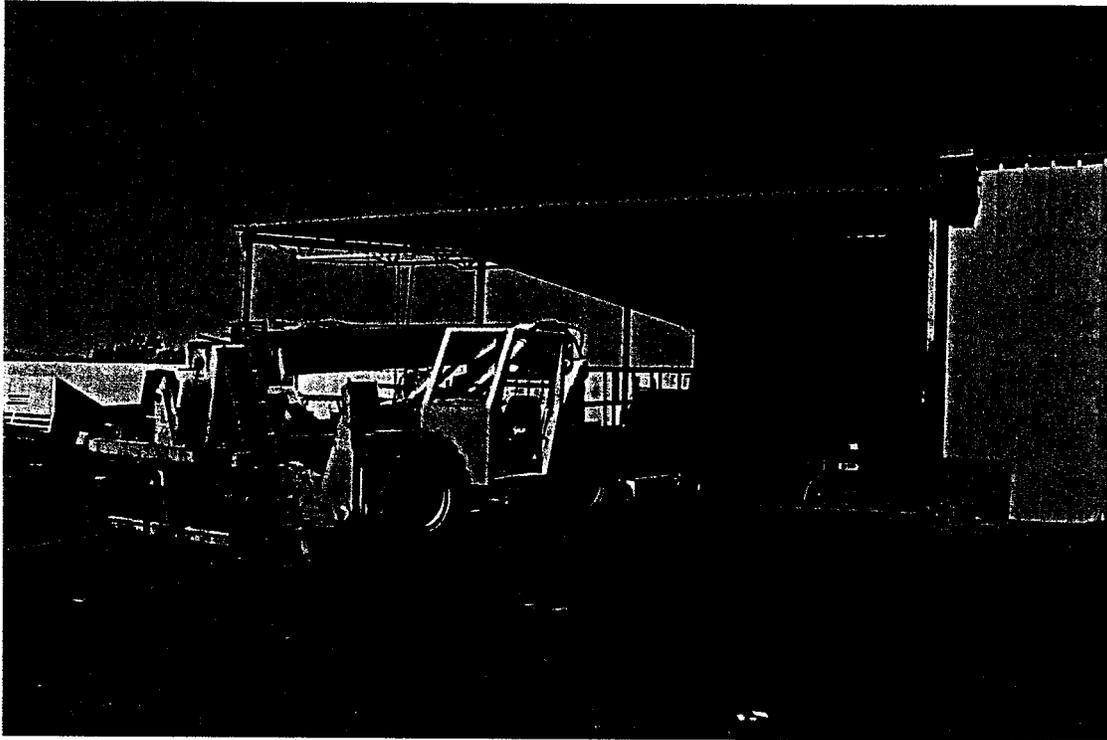
Site Property Boundary

Photo Location

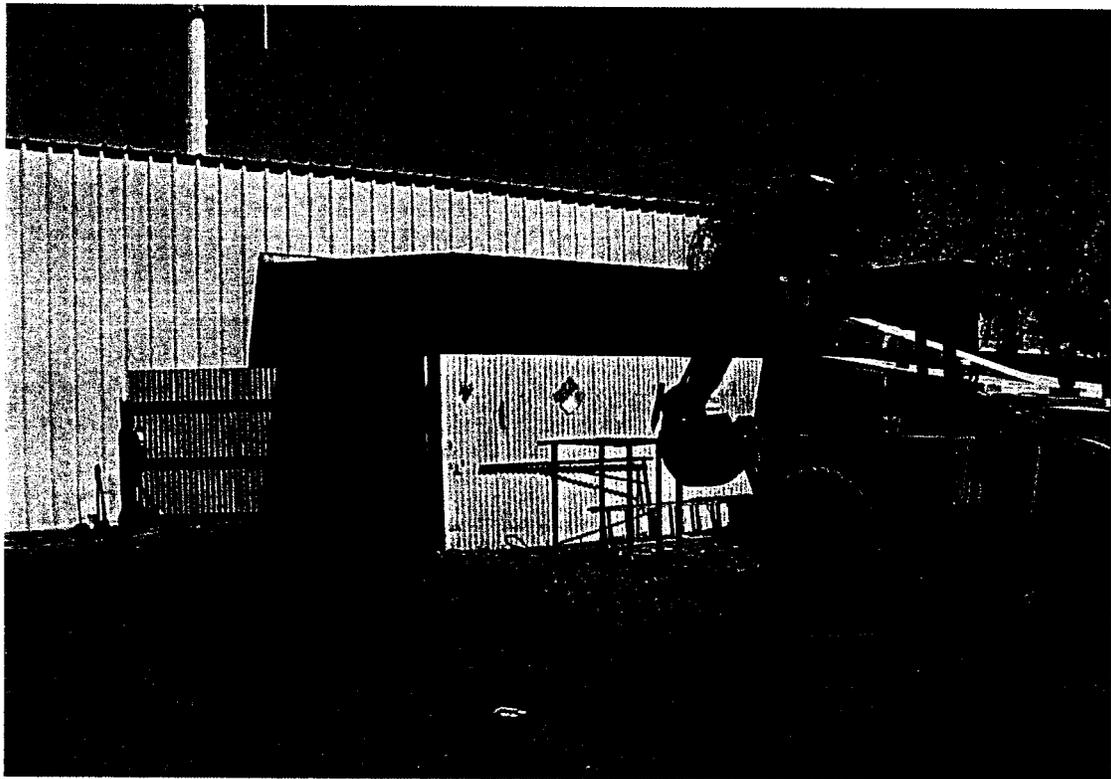


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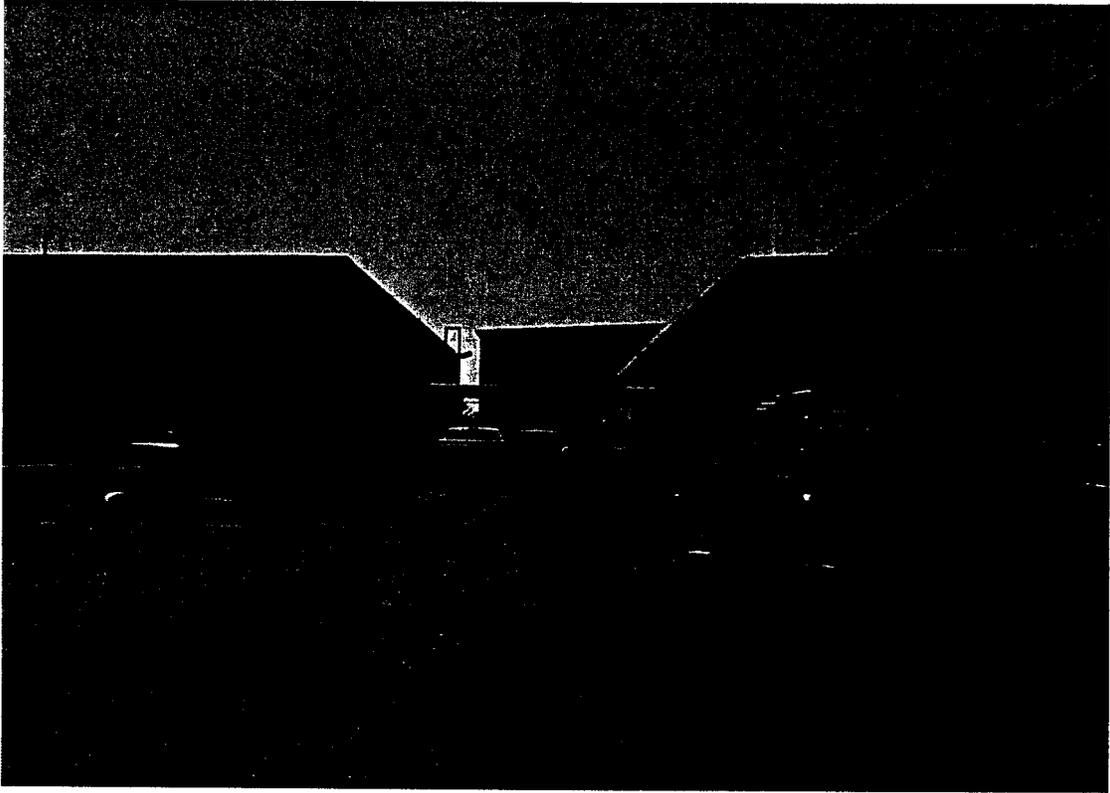
CITY OF CHANDLER 05/31/2007



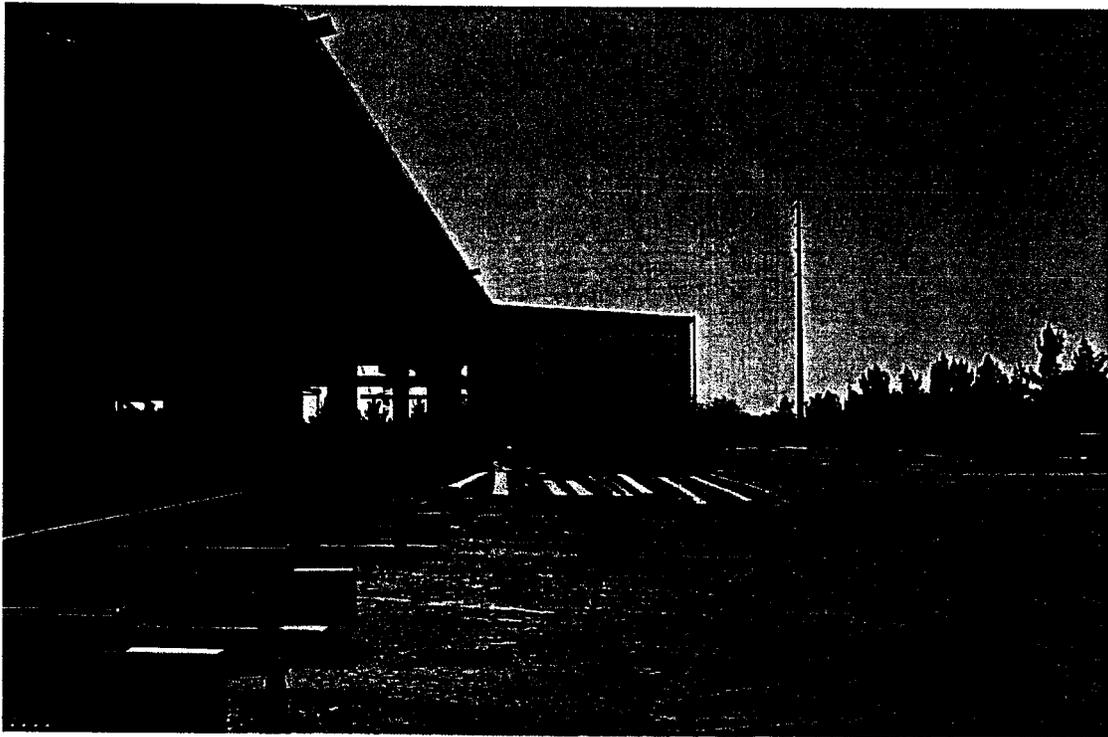
Photograph #1



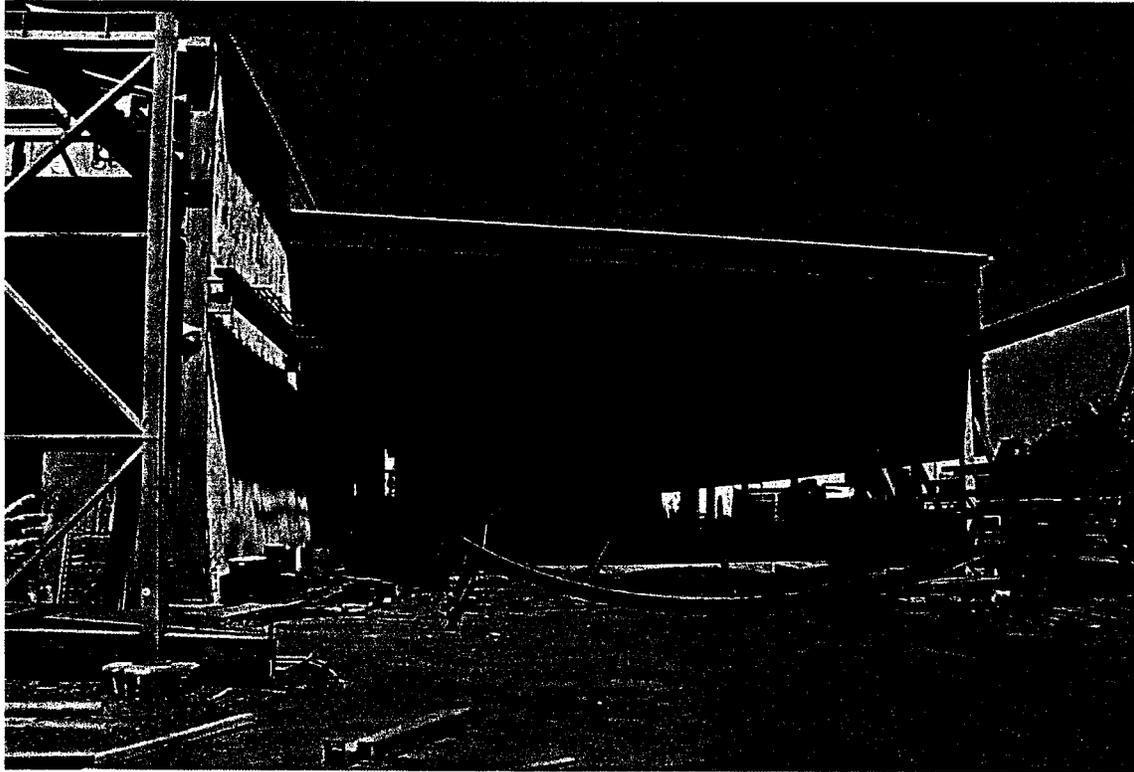
Photograph #2



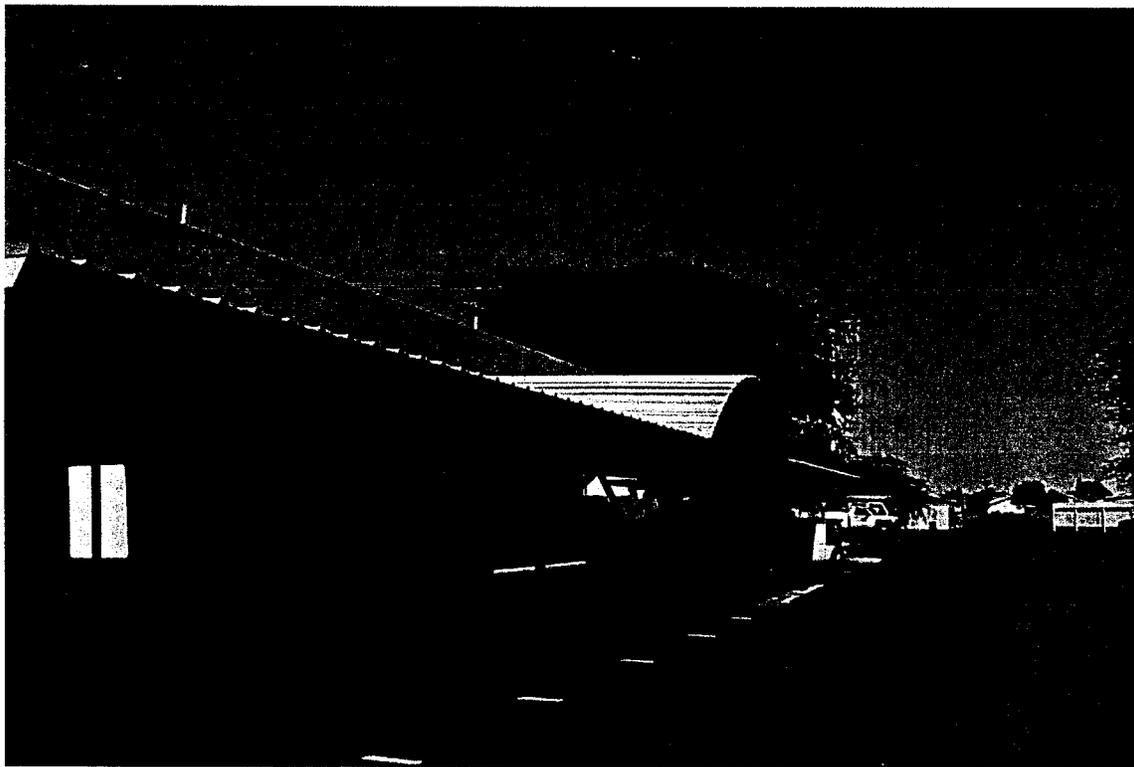
Photograph #3



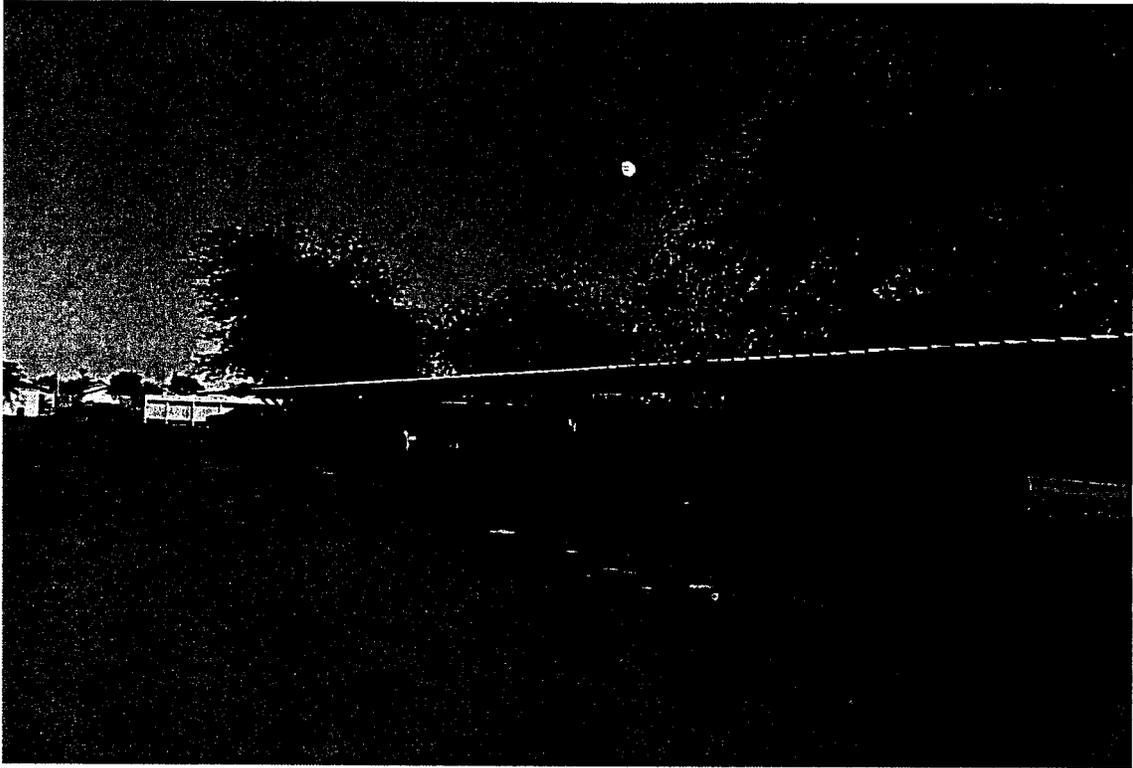
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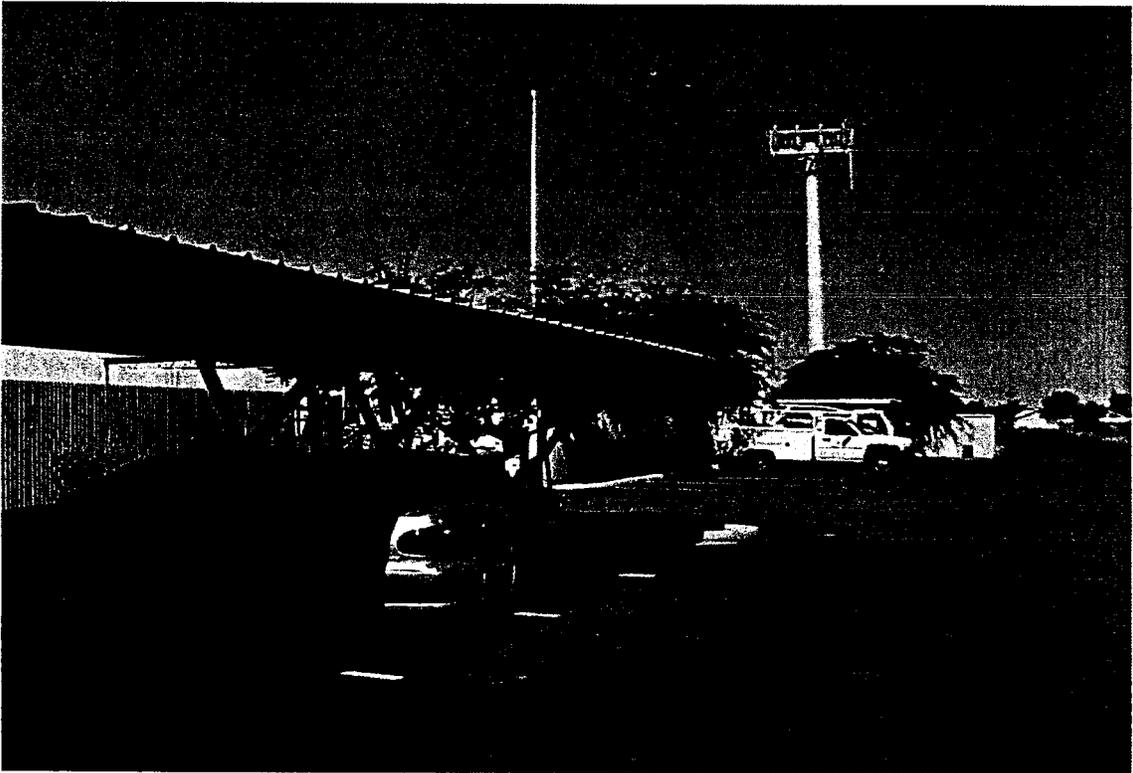
Photograph #5



Photograph #6



Photograph #7



Photograph #8

TW STEEL CORP

1100 North Hamilton, Chandler AZ 85225

Ph: 480-821-7769

Fax: 480-917-3909

T.W. Steel is a structural steel fabricator and erector; we operate from approximately 5:30 am to 6:00 pm Monday thru Friday occasionally Saturdays. We have approximately 35 shop and office employees and 15 field installers. Miscellaneous steel shapes are cut and welded to make parts for construction of steel buildings in the Phoenix metro area. We have been in Chandler at this location since 1991 and hope to continue operation here.

Use permit application to include:

- 1- Steel shade structure at maintenance building of approximately 900 ft. Plans included with application.
- 2- Extension of existing roof structure of fabrication building on south west side of main shop. Plans included with application.
- 3- Addition of a 5200 sq ft work shop on to the northwest end of existing main fabrication shop. Plans included with application.

Construction will match existing structures on property, all are steel with steel deck siding.