

#14

SEP - 6 2007



Chandler · Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 07-200

DATE: AUGUST 17, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER RD
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR 
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER 

FROM: BILL DERMODY, CITY PLANNER 

SUBJECT: PDP07-0024 84 LUMBER COMPANY

Request: Preliminary Development Plan (PDP) amendment approval for a 1,000-gallon fuel storage tank on an industrial site

Location: 275 E. Willis Road, approximately ¼ mile east of the southeast corner of Willis Road and Arizona Avenue

Applicant: 84 Lumber Company

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Airpark Area Plan, and Planned Area Development (PAD) zoning, Planning Commission and Staff recommend approval of Preliminary Development Plan (PDP) amendment subject to conditions.

BACKGROUND

The request is to amend the approved PDP in order to allow a 1,000-gallon fuel storage tank to be located on the 20-acre, L-shaped 84 Lumber industrial site at 275 E. Willis Road, just east of the Southern Pacific Railroad ¼ mile east of Arizona Avenue on the south side of Willis Road. The site is surrounded by existing and planned industrial and commercial properties, most of which are not currently developed. Adjacent to the north and east is a 12.5-acre vacant parcel that is conceptually zoned Planned Area Development (PAD) for light industrial uses. Further east and to the south are unincorporated properties designated for light industrial uses by the Airpark Area Plan. North across Willis Road are three properties conceptually zoned PAD for light industrial uses. West across the railroad tracks are the existing Santan Gateway retail center (north of Willis Road) and undeveloped land designated for Commercial/Office/Business Park by the Airpark Area Plan (south of Willis Road).

84 Lumber is an industrial business that specializes in building materials supplies and truss manufacturing. The site contains five main buildings, two small storage sheds, and several open areas designated for outdoor storage of lumber. The request is to allow a 1,000-gallon fuel storage tank to be located on the southern end of the property, immediately south of a 7,000 square foot saw shed, in order to service 84 Lumber's own vehicles. A driveway passes between the fuel tank and the southern property line wall. The tank was not approved through the 2003 zoning and PDP approval of the property. The tank currently exists on the property illegally and will be moved a few feet farther from the saw shed in order to abide by state regulations.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- At the time of this writing, Staff has received no communication from citizens or neighboring property owners opposed to this request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 5 Opposed: 1 (Rivers) Absent: 1 (Anderson)

Planning Commission discussed the safety of allowing above-ground fuel storage tanks near the Chandler Municipal Airport.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, Airpark Area Plan, and PAD zoning, recommend approval of PDP07-0024 84 LUMBER COMPANY subject to the following conditions:

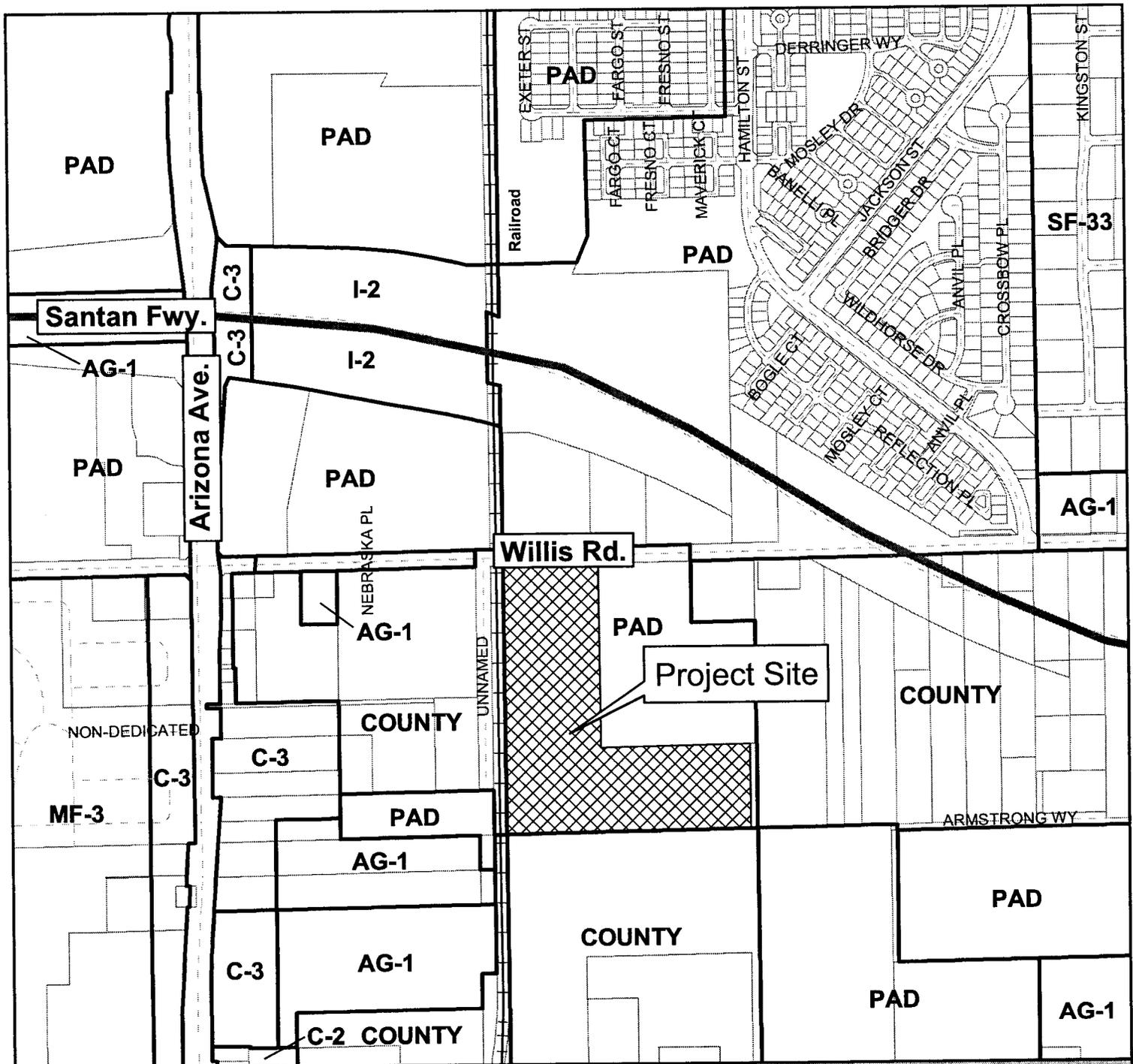
1. Development shall be in substantial conformance with existing zoning and PDP approvals except as modified by the application materials of this request (narrative and site plan) and associated conditions of approval.
2. Fuel containment shall be in accordance with all State and Federal laws.
3. The tank shall be constructed to comply with all City of Chandler Building and Fire Codes.
4. A Spill Prevention Plan shall be kept on file with the Fire Marshall.

PROPOSED MOTION

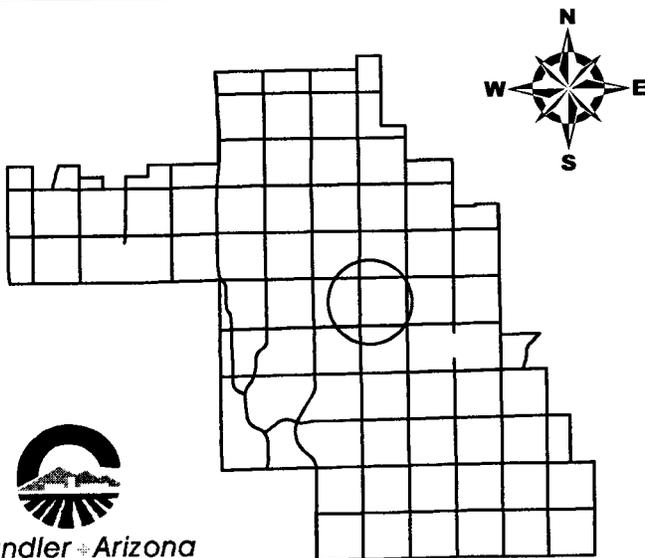
Move to approve amended Preliminary Development Plan in case PDP07-0024 84 LUMBER COMPANY subject to the conditions recommended by Planning Commission and Staff.

Attachments:

1. Vicinity Map
2. Site Plan
3. Narrative



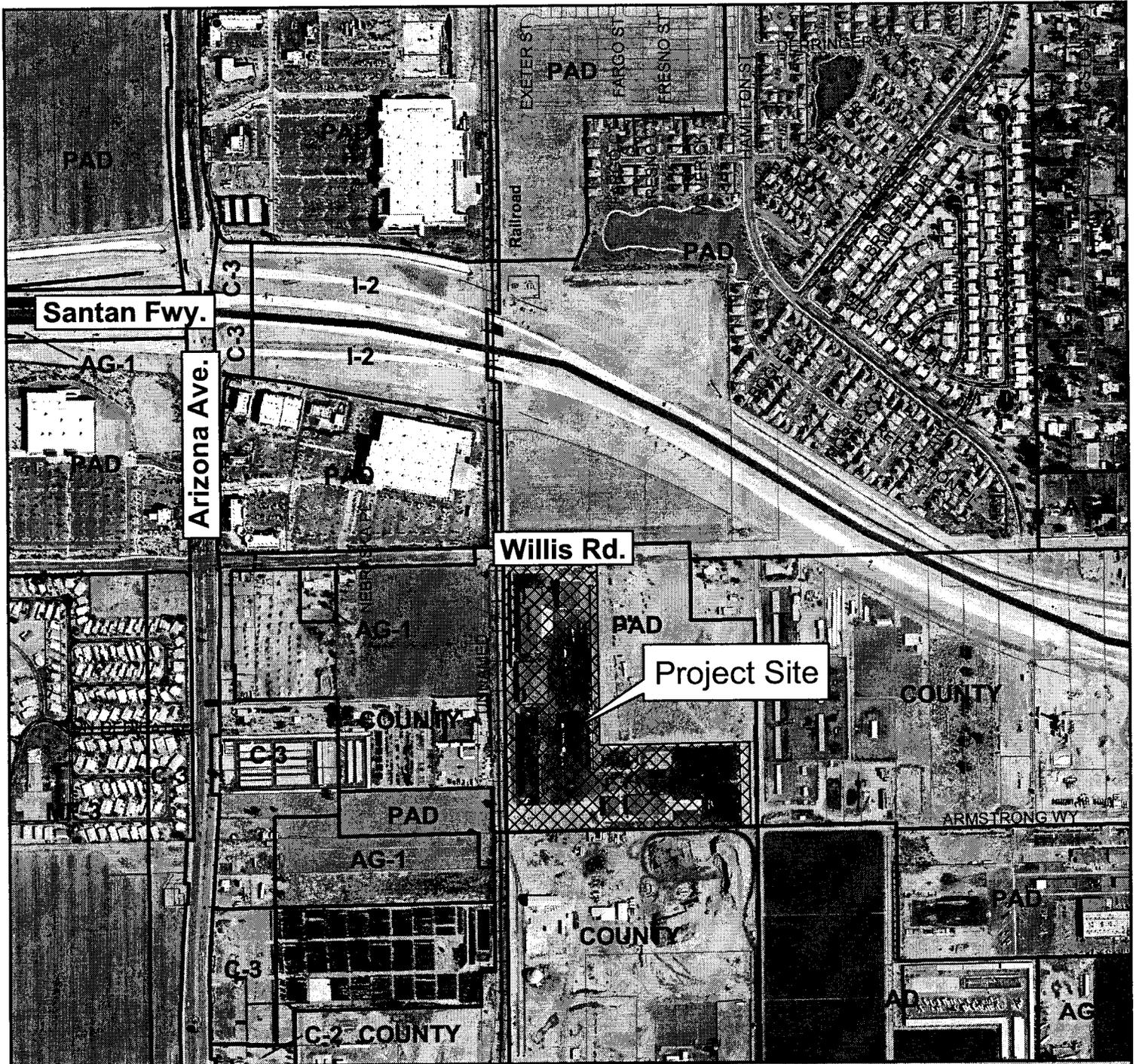
Vicinity Map



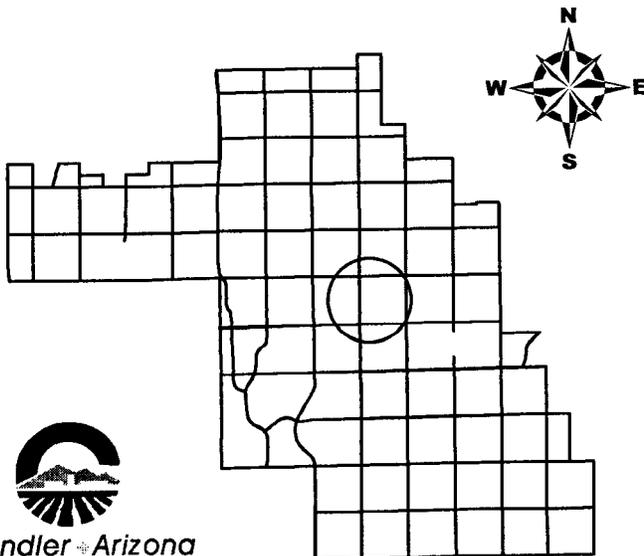
PDP07-0024

84 Lumber Company





Vicinity Map



PDP07-0024

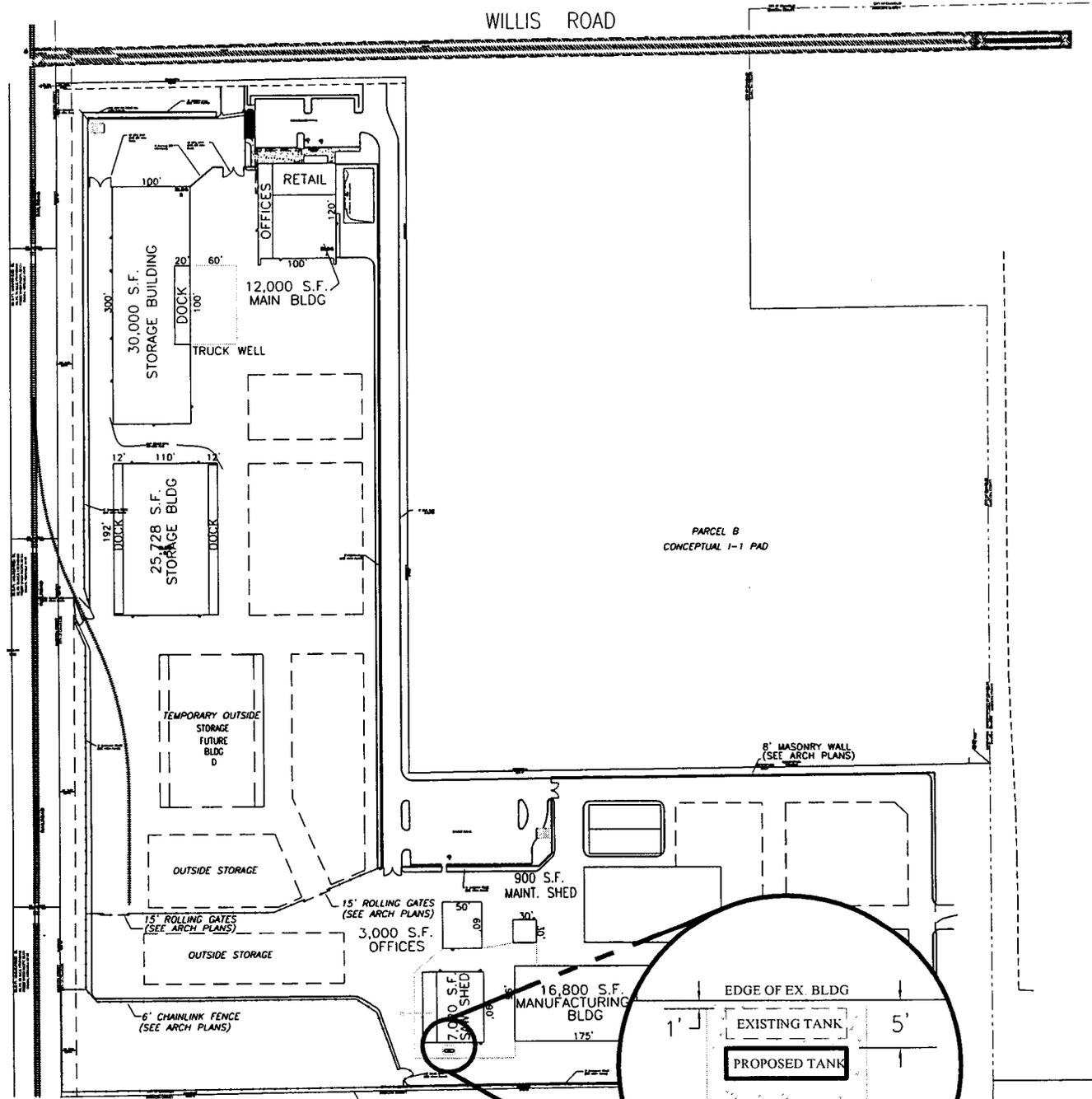
84 Lumber Company



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CITY OF CHANDLER 7/5/2007

WILLIS ROAD



NOTES:

- 1) FUEL TANKS TO BE A MINIMUM OF 15' FROM ALL PROPERTY LINES
- 2) FUEL TANKS TO BE A MINIMUM OF 5' FROM ALL BUILDINGS
- 3) SEE NEXT SHEET FOR FUEL TANK DETAILS, CONCRETE, AND BOLLARDS



84 LUMBER
 1019 ROUTE 519
 EIGHTY FOUR, PA 15330
 (724) 228-3636

FUEL TANK PLAN

275 E WILLIS RD
CHANDLER
 MARICOPA COUNTY, AZ

STORE NO.3005/3080		SITE INFORMATION	
TOTAL ACRES:	20.13	SCALE:	1:200
DEVELOPED:	9.84	DRAWN BY:	RCN
EXCESS ACRES:	10 (T)	DATE:	2/13/07



LUMBER COMPANY

March 15, 2007

City of Chandler Planning & Development
215 E Buffalo Street
Suite 104
Chandler, AZ 85225

To Whom It May Concern:

As you may or may not know the guidelines for diesel fuel have changed. The largest change is the makeup of diesel fuel; the government is reducing the amount of sulfur in the fuel. Sulfur is a component in the fuel and aids in the lubricity of the engine. Off road diesel has more sulfur than on road diesel which is currently being purchased for our stores. Due to these changes in diesel fuel, an analysis was submitted and approved to install tanks at our stores to aid in lowering our fuel expenses as well as convenience.

The purpose of this tank is to fuel the company's fork lifts used on site. The hours of operation are daylight hours when the store is open; from 6am to 6pm seven days a week.

84 Lumber Company has a store located at 275 E Willis Road that currently has a 1,000 gallon above ground storage tank of diesel fuel. The tank that is currently in place is not compliant with the codes and standards that are adopted in the state of Arizona.

In our previous discussion, I did mention that we were looking into installing two separate tanks. However, we decided that 1 (one) 1,000 gallon tank is sufficient and we will not be installing a second tank. We are also not going to be purchasing a new tank. There is not difference in the size or dimensions of the tank. The 84 Lumber Company has purchased the tank that currently is on our property from Tyco Enterprise, Inc.

The existing tank is approximately one foot from building F (the saw shed). The State of Arizona follows the NFPA 30 which states that, "Protected tanks, less than 6000 gallons must be 15 feet from property line, 5 feet from building or public way, and 3 feet between each tank". The work we are proposing to do is to make this tank compliant with the adopted regulations.

We are emptying the tank and picking it up with our company's fork lifts to move the tank exactly four feet from its current location. This will place the tank exactly five feet from the building and compliant with the regulations.



LUMBER COMPANY

When speaking with the manufacturer, he informed me that the tank has a shut-off valve. Per my conversation with him, he explained that the shut-off valve is a flap at the end of the dispensing tube that stops the possible over-flow of fuel.

If you have any questions or need further information please do not hesitate to call.

Very Truly Yours,

A handwritten signature in cursive script that reads 'Stephanie L. Bianco'.

Stephanie L. Bianco
Legal Assistant
Permit Coordinator – Fuel Tanks