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MEMORANDUM Planning and Development – CC Memo No. 09-008

DATE: JANUARY 23, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
JEFF KURTZ, ACTING PLANNING AND DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

FROM: KEVIN MAYO, PRINCIPAL PLANNER

SUBJECT: PDP08-0038 CHAPMAN BMW

- Request: Preliminary Development Plan (PDP) approval for the installation of a 6,000-gallon fuel tank as part of an automotive sales and service development
- Location: Southwest corner of 54th Street and Orchid Lane (1/4 mile north of Ray Road)
- Project Info: Approximately 6.51-acres
- Applicant: Anthony Villareal
Barry R. Barcus Architect, Inc.

RECOMMENDATION

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

BACKGROUND

The application requests Preliminary Development Plan (PDP) approval to install one 6,000-gallon above ground fuel tank on property zoned PAD (Planned Area Development). An amendment to the existing PDP is required because the fuel tank exceeds 500-gallons. The subject site is surrounded by Interstate 10 to the west and the Chapman Chevrolet automotive dealership to the east. Orchid Lane abuts the property's north side, with the Audi, Lexus, Mercedes and Smart Car automotive dealerships located north of Orchid Lane. South of the subject site is the existing Chandler Gateway West retail development.

The subject site received conceptual PAD zoning for automotive sales in May 1986. Construction of the Chapman Chevrolet automotive dealership began in 1998 on the eastern 10.5-acres of the 17-acre site, leaving the western 6.5-acres (subject site) for the future development of another dealership. A Preliminary Development Plan for the BMW dealership was approved in March 2007 for the site plan and building elevations. Construction of the dealership is nearing completion.

The proposed tank location is at the property's south side, behind the existing BMW sales and service facility. The fuel tank will be adequately screened from any street views including I-10 due to its placement behind the existing building and parking structure. The fuel tank is cylindrical in shape and approximately 8-feet wide by 23-feet long and approximately 9-feet in height with vent piping extending 1-foot above the tank. The fuel tank will be painted white to match the existing buildings. The tank will be constructed to all fire codes and contain a spill catch double wall tank and leak sensors. All environmental issues related to these operations are subject to State and Federal laws. The Chandler Fire Marshall has reviewed the application and has found the location to be in conformance with fire safety standards.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on 12/11/08 at the Chandler Community Center. No neighboring property owners attended the meeting.

At the time of this writing, Staff is not aware of any opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 6 Opposed: 0 Absent: 1 (Irby)

RECOMMENDED ACTION

Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Staff recommend approval of the Preliminary Development Plan subject to the following conditions:

1. Development shall be in substantial conformance with exhibits submitted as part of this application and shall be kept on file in the City of Chandler Planning Services Division, in File No. PDP08-0038 CHAPMAN BMW.
2. Fuel containment shall be in accordance with all State and Federal laws.

PROPOSED MOTION

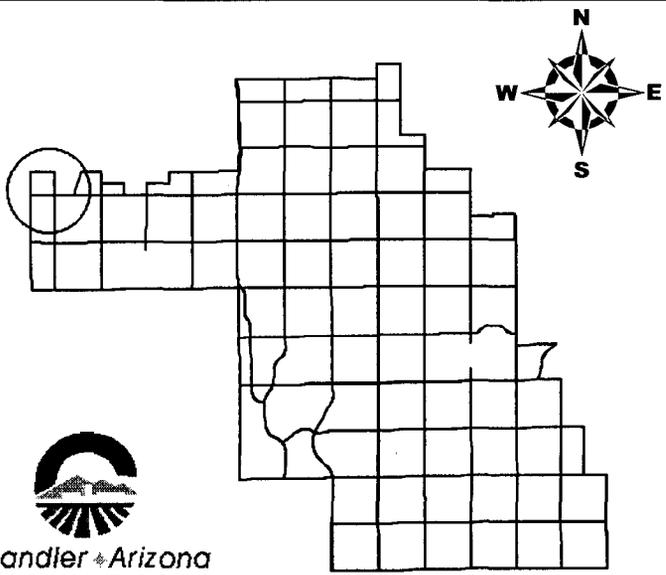
Move to approve the Preliminary Development Plan in case PDP08-0038 CHAPMAN BMW subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Detail Exhibits



Vicinity Map



PDP08-0038

Chapman BMW



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CITY OF CHANDLER 10/5/2008



BARRY R. BARCUS ARCHITECT, INC.

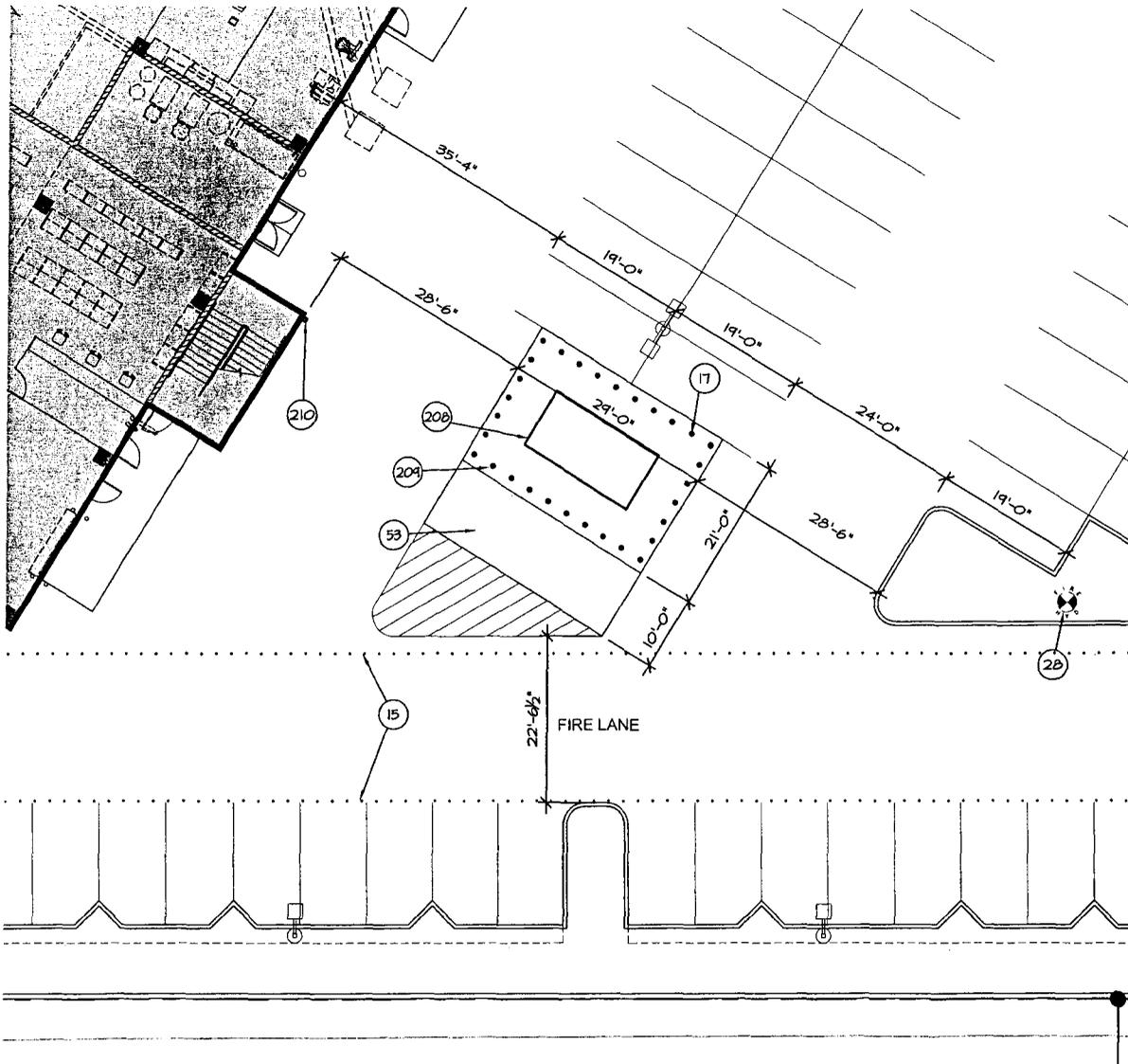
PROJECT NARRATIVE FOR
ABOVE GROUND FUEL TANK AT:

Chapman BMW
7455 W. ORCHID LANE
Chandler, Arizona 85226

Chapman BMW proposes to install a single pre-manufactured, above ground, fueling station. This station will service only the Chapman BMW auto dealership. The fuel tank will be located on steel skids on top of a concrete slab with protective 3'-6" high bollards surrounding it. There will be an emergency shut off switch on the face of the building adjacent to the fuel tank. The fueling station and tank will be located behind the 6' high compound wall, out of line of sight from Orchid Lane and I-10 freeway. The tank will be painted white to match the building.

Legal Description:

Lot 5 & Tract A, Chandler Gateway West as required in Book 474 of maps, page 2 in the office of county recorder of Maricopa County, Arizona.



ENLARGED SITE PLAN

SCALE

1/16"=1'-0"



KEYNOTES

- 15. FIRE LANES W WB-50 TURNING RADIUS
- 17. 48" HIGH, 6" DIA. CONCRETE FILL STEEL PIPE BOLLARD
- 20. FIRE HYDRANT
- 53. 6" THICK CONC. PAD WITH 6 x 6 x 1.4 WNF ON 4" ABC, 12" TURN DOWN AT EDGES, PROVIDE FLUSH TRANSITION TO ADJACENT SURFACES
- 20B. 6,000GAL. FUEL TANK ON 29' x 21' CONC. SLAB W CONC. FILLED PIPE BOLLARDS SPACED AT 3'-0" O.C. MAX.
- 209. 29' x 10' CONC. FUELING PAD
- 210. FUEL EMERGENCY STOP SWITCH

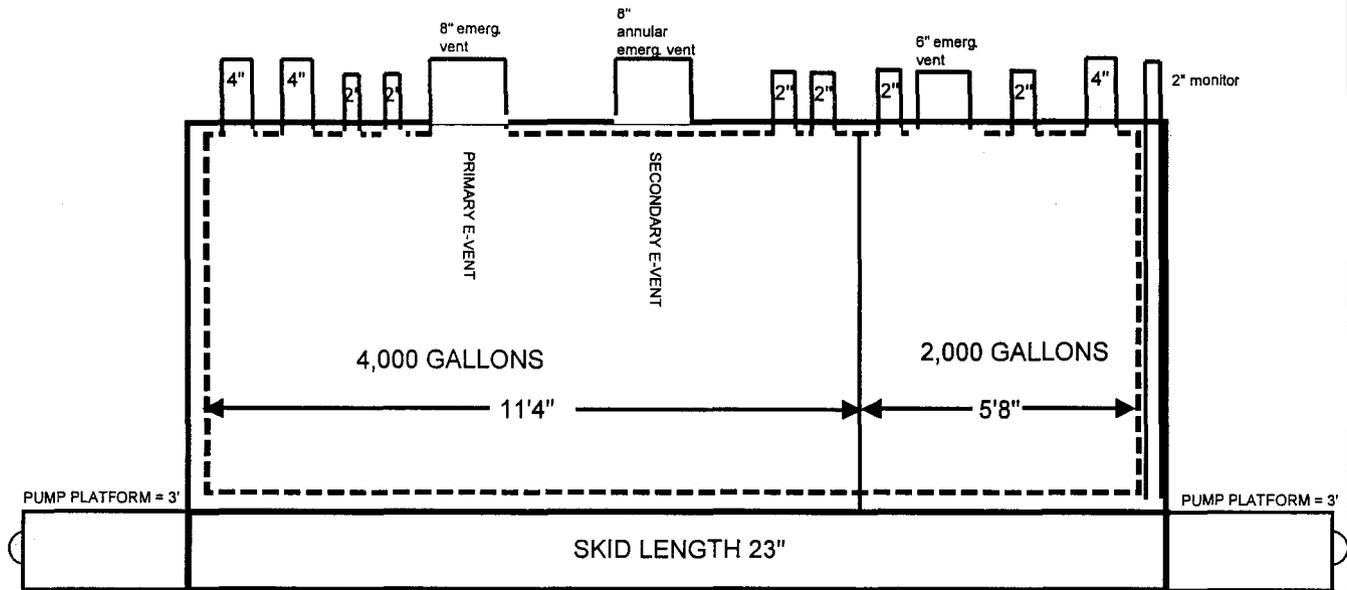
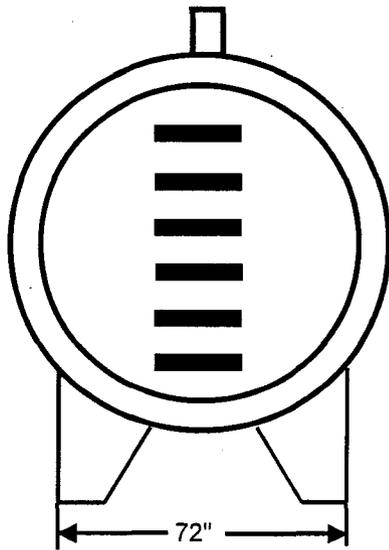
FIRE DEPARTMENT NOTES

- 1. FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. THE MIN. STANDARDS SHALL COMPLY WITH SECTIONS 503.1 AND 503.2 OF THE INTERNATIONAL FIRE CODE - 2006 EDITION WITH LOCAL MUNICIPALITY AMENDMENTS.
- 2. PER SECTION 503.3, CONTRACTOR SHALL INSTALL A SIGN AT THE ENTRANCE TO THE PROPERTY DURING CONSTRUCTION. THIS SIGN SHALL BE 48" X 48" WITH RED LETTERING ON A WHITE BACKGROUND STATING: "FIRE ACCESS ROAD - NO PARKING (JOB ADDRESS)"
- 3. ALL GATES REQUIRE A SEPARATE PERMIT THROUGH THE FIRE DEPARTMENT.

GENERAL NOTES

- 1. ALL SIGNAGE SHALL BE SUBJECT TO A SEPARATE REVIEW AND APPROVAL PROCESS.
- 2. ALL NEW GROUND MOUNTED AND ROOF MOUNTED EQUIPMENT, INCLUDING UTILITIES, SHALL BE SCREENED FROM VIEW WITH PARAPETS OR WALL EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- 3. KNOX BOXES SHALL BE PROVIDED AND INSTALLED AT ALL GATE LOCATIONS (EXCEPT REFUSE ENCLOSURES).
- 4. A SEPARATE PERMIT IS REQUIRED FOR EACH GATE OR GATE SYSTEM.
- 5. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRICAL EQUIPMENT, BACK-FLOW DEVICES AND OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH BUILDING COLOR.
- 6. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY.





UL 2080 Listed "Fire-Resistant" tank
 UL 2085 Listed "Protected" tank
 Both the Inner and Outer steel tanks are built to UL standards
 Uniform Fire Code UFC - Article 79 as a "Protected" tank
 UL 2244 Aboveground Flammable Liquid Tank System
 National Fire Protection Association (NFPA) 30 & 30A
 International Fire Code (IFC) 2000-Chapter 34

Ballistics protection per UFC Article 79, and per UL 2085
 Impact protection per UFC Article 79, and per UL 2085
 California Air Resources Board (CARB) testing requirements
 for air emissions
 Steel Tank Institute (STI) Standard F941 for Thermally
 Insulated Aboveground Storage Tanks

NOTE: DRAWING NOT TO SCALE	Tank Description	Steel Required - Inner Tank	Tappings	Not shown
	6,000 Split (4k - 2k) Gallon UL-2085 Fireguard 124" x 25'10" Long off-white alkoyd enamel exterior Weight: 21,000	1/4" A-36 Carbon Steel Required - Outer Tank 1/4" A-36 Carbon Skid - per UL specification	3 - 4" tappings 1 - 2" monitor 6 - 2" FNPT 2 - 8" bolted flanges 1 - 6" FNPT	

