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OCT 22 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 09-130

DATE: OCTOBER 8, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: ZUP09-1001 BANKER INSULATION, INC

Request: Use Permit approval to locate an 8,000-gallon fuel tank on a Planned Industrial (I-1) zoned property

Location: 111 S. 56th Street,
South of the southeast corner of Chandler Boulevard and 56th Street

Applicant: Robert Glenn, AAG Construction Inc.

RECOMMENDATION

The request is for Use Permit approval to locate an 8,000-gallon fuel tank on an I-1 zoned property. Planning Commission and Staff, upon finding consistency with the General Plan and I-1 zoning, recommend approval with conditions.

BACKGROUND

The subject site is located south of the southeast corner of Chandler Boulevard and 56th Street, within an area predominantly zoned for industrial uses. Directly north is a construction company with outdoor storage. East, adjacent to the site is the Southern Pacific Rail Road, with I-2 zoned properties east of the tracks. South and west of the subject site are distribution centers.

Banker Insulation has operated in the valley since 1977, and has been at this location since the beginning of the year. Banker Insulation specializes in insulation for residential and commercial

buildings. The request is to allow an 8,000-gallon fuel tank to be located on the east side of the site to allow their commercial vehicles the ability to fuel-up prior to making deliveries.

Banker Insulation operates approximately 25 commercial trucks, and has approximately 50 employees. Hours of operation are from 6 a.m. to 7 p.m. Monday thru Friday, and generally closed on weekends. There are two buildings on the site. The main building, adjacent to 56th Street, serves as the headquarters. The second building, internal to the site, is the maintenance facility. The fuel tank will be located at the eastern end of the property, approximately at the mid-point of the site. The tank will have two nozzles to allow for fill-up from either end of the tank. It is anticipated that the tank will need to be refilled approximately every thirty days when business increases.

Fuel tanks containing 100 to 500 gallons can receive an Administrative Use Permit, which does not trigger the public hearing process. Fuel tanks exceeding 500 gallons are considerable with a Use Permit on I-1 zoned property. In all instances fuel tanks need to receive building permit approval, which as a part, requires Fire Department review and approval. The fuel tank will need to meet all other applicable State and Federal laws.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- An orange 11" X 17" placard public hearing sign was posted on the property.
- Due to the location of the site a neighborhood meeting was not held, rather a letter explaining the request was sent to all property owners within a 600-foot radius.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and I-1 zoning, recommend approval of ZUP09-1001 BANKER INSULATION, subject to the following conditions:

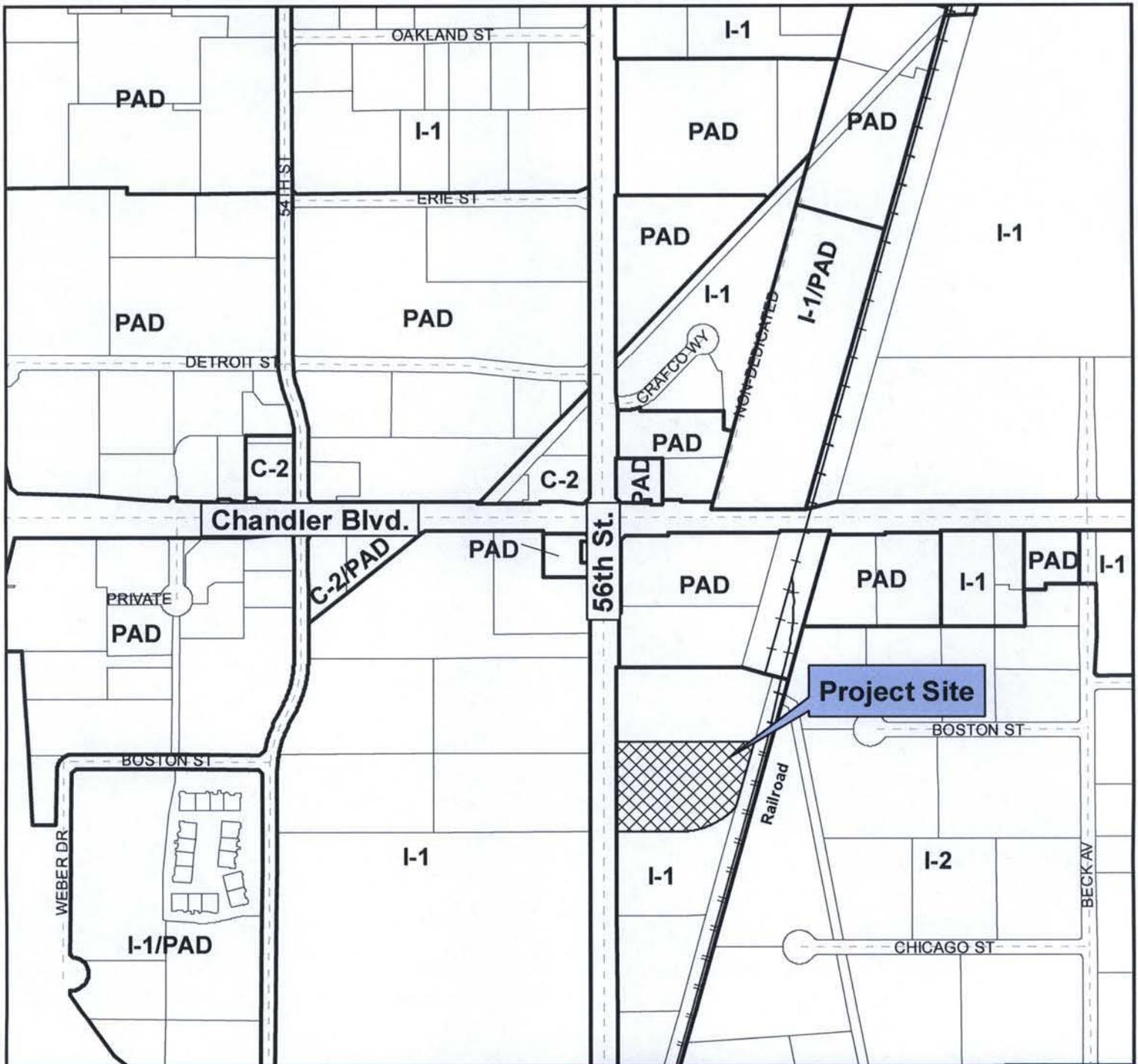
1. Development shall be in substantial conformance with narrative, site plan, and associated conditions of approval.
2. Fuel containment shall be in accordance with all State and Federal laws.
3. The tank shall be constructed to comply with all City of Chandler Building and Fire Codes.
4. A Spill Prevention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

PROPOSED MOTION

Move to approve ZUP09-1001 BANKER INSULATION, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Fuel Tank Elevation
4. Applicant Narrative

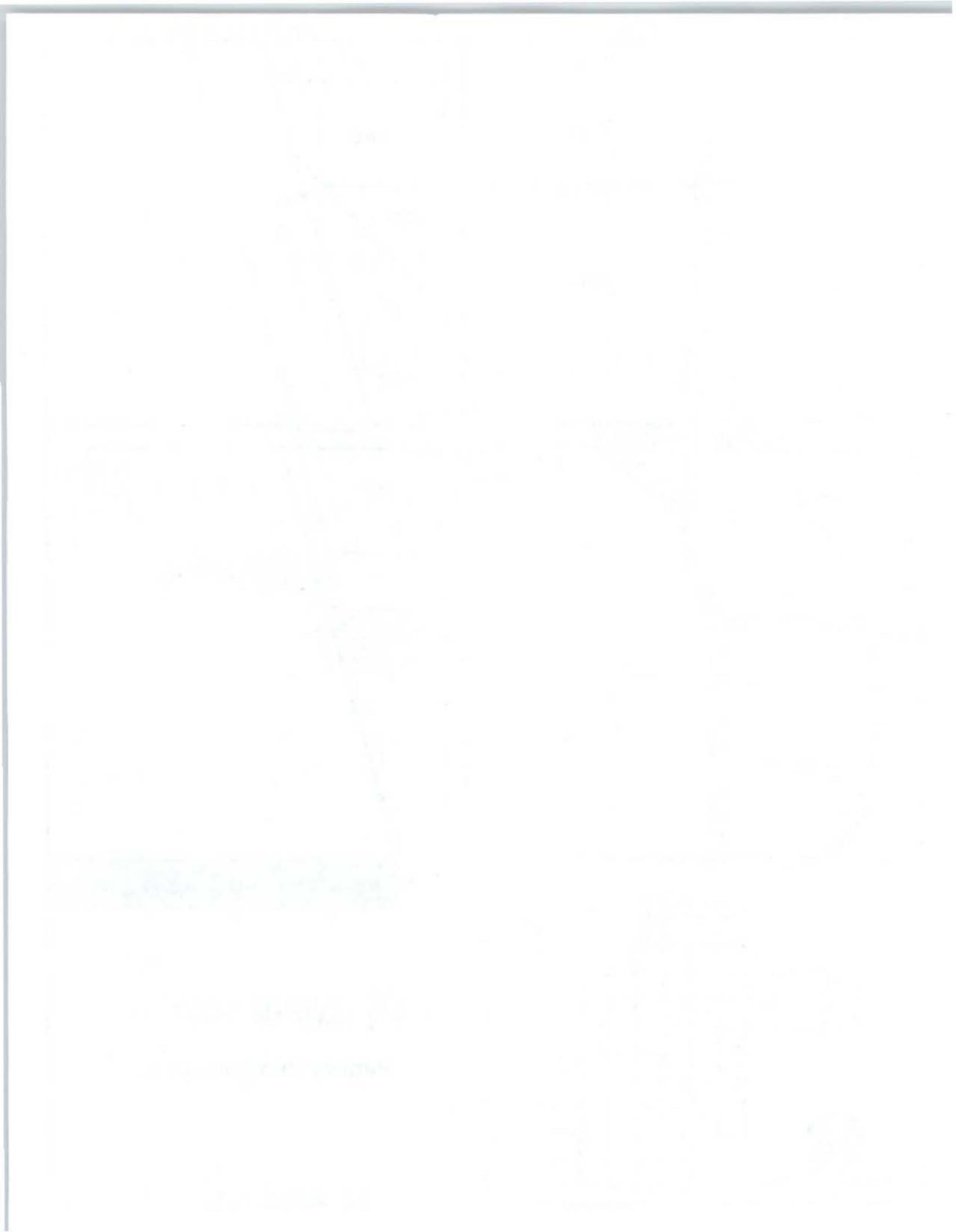


Vicinity Map



ZUP09-1001

Banker Insulation Inc.





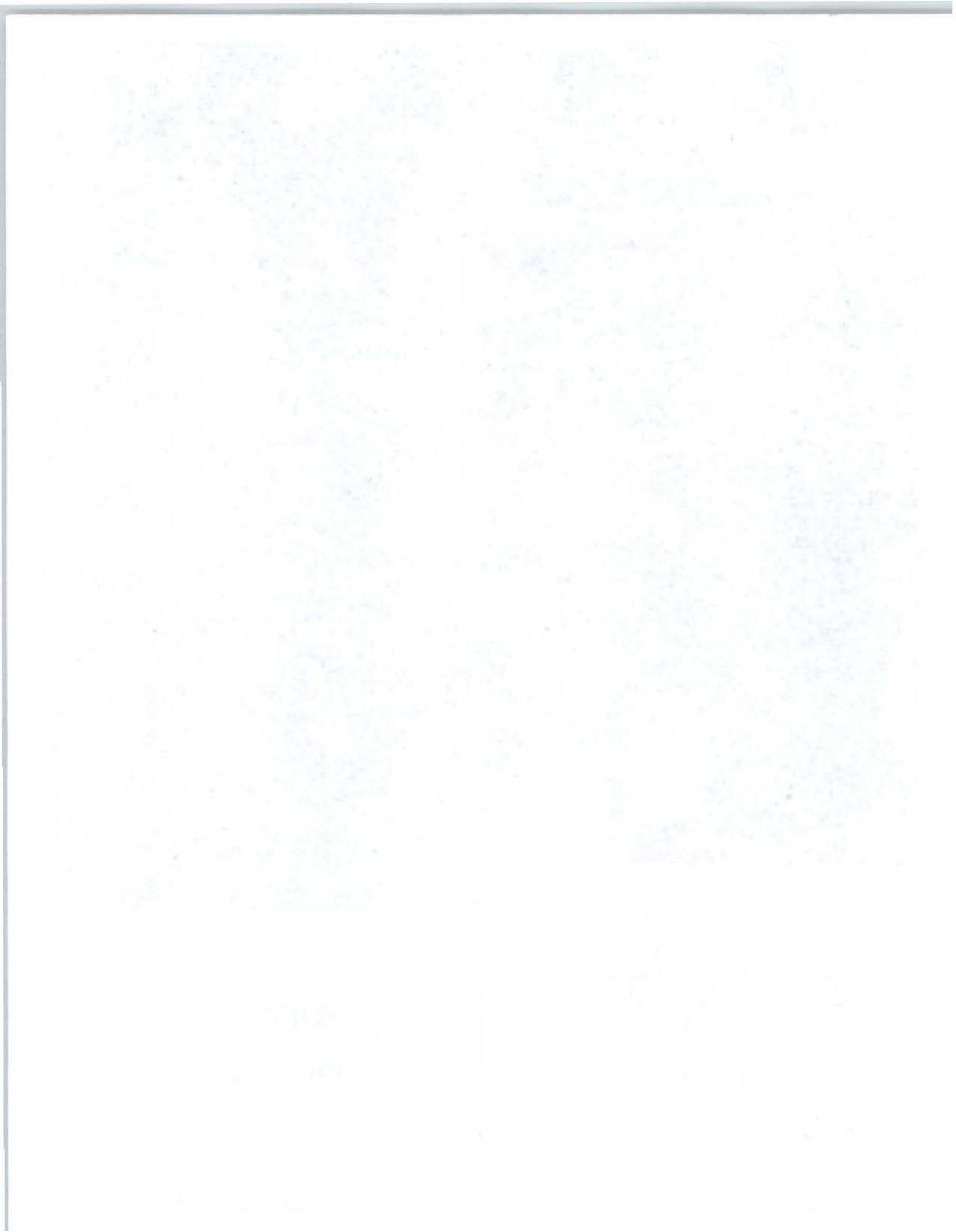
Vicinity Map



ZUP09-1001

Banker Insulation Inc.

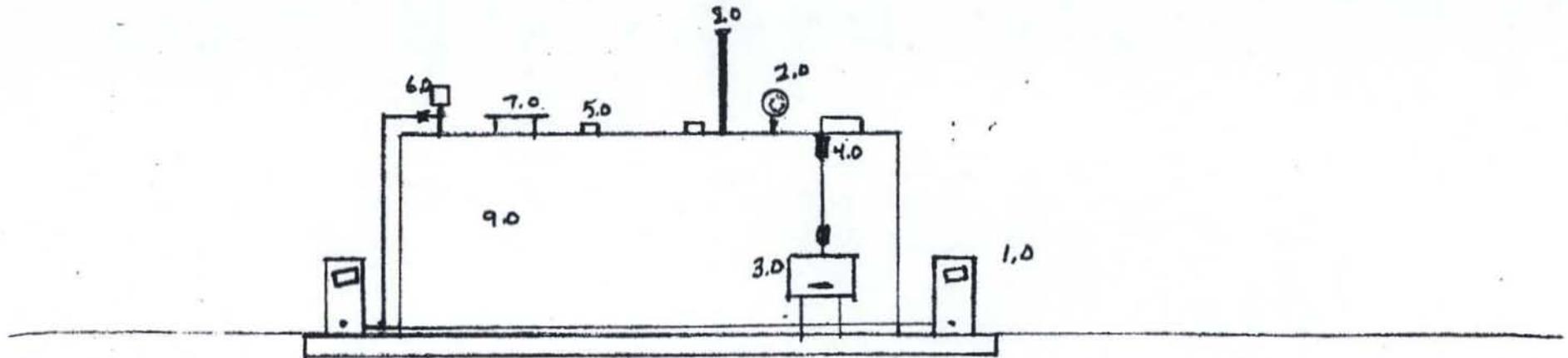






**BANKER INSULATION
8000 GALLON ABOVE GROUND TANK**

- 1.0 FUEL DISPENSERS TYP. OF 2
- 2.0 CLOCK GAUGE WITH OVERFILL ALARM SET 90%
- 3.0 SPILL CONTAINMENT BOX WITH CHECK VALVE
AND SHUT OFF VALVE
- 4.0 OVERFILL PREVENTION VALVE
- 5.0 EMERGENCY VENTS 8 INCH TYP. OF 2
- 6.0 SUBMERSIBLE PUMP WITH SOLENOID VALVE
- 7.0 22 INCH MANWAY
- 8.0 2 INCH VENT TERMINATE WITH VENT CAP 12 FEET AG.
- 9.0 8,000 GALLON FLAMESHIELD TANK





AAG CONSTRUCTION INC.

8601 N. 31st. Dr. • Phoenix, Arizona 85051 • 602-973-9684 • FAX 602-841-6189
Contractors License: ROC B-01-090651

July 31, 2009

City of Chandler
Planning and Development Department
Current Planning Division
215 East Buffalo Street
Chandler, Arizona 85225

To Whom It May Concern,

AAG Construction proposes to install (1) 8000 gallon above ground double wall fuel tank for Banker Insulation Inc at 111 South 56th Street Chandler, Arizona 85226. The fuel tank will be placed on the east side of the property, with restricted access from the public. The fuel tank is manufactured by Flameshield to meet or exceed all standards of NFPA 30A Fire-Resistant Tank Requirements. There will be (2) fuel dispensers. All necessary emergency spill, venting, or shut off mechanisms will be installed to meet NFPA 30. The tank will be set on a new 30' X 10' concrete pad. The pad will be surrounded with 4" steel pipe bollards at 48" on center. The electrical will be provided from the existing panel inside the building.

Sincerely,



Andrew Glenn
Direct (602-757-5789)

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