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Chandler
All-America City
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Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division - PZ Memo No. 15-067**

DATE: JULY 1, 2015

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: ERIK SWANSON, SENIOR CITY PLANNER

SUBJECT: ZUP15-0009 BRENNTAG PACIFIC, INC.

Request: Use Permit approval to allow for an additional storage tank within an existing outdoor storage tank yard

Location: 6750 W. Boston Street;
South and west of the southwest corner of Chandler Boulevard and Beck Avenue

Applicant: Ward Hollon; Hollon Design Associates, LLC

RECOMMENDATION

Planning Staff, upon finding the Use Permit consistent with the General Plan and General Industrial (I-2) zoning, recommends approval subject to conditions.

BACKGROUND

The subject site is located south and west of the southwest corner of Chandler Boulevard and Beck Avenue, and is located in a predominantly industrial zoned area with General Industrial (I-2) zoned properties to the east, south, and southwest. West, adjacent to the site is the Southern Pacific Railroad. North is an automotive repair facility. The site includes two warehouse/distribution buildings. Outdoor chemical storage is only conducted adjacent to the site's western building adjacent to the rail spur.

Adjacent to the site's west side is the railroad spur that Brenntag Pacific uses as part of their operations. Brenntag's rail spur is located on their property, is completely enclosed and screened, and can accommodate up to four tanker cars. Southern Pacific has access to the rail cars for the uncoupling of the tankers from the rail line in order that Brenntag may then load or

unload their tankers. Under no circumstances does Brenntag Pacific store their tankers outside of their property.

The subject site received Use Permit approvals in 1989, 2003, and 2012, all for chemical bulk storage, chemical re-drumming, and distribution. The previous approvals were specific to the number and size of chemical containers, storage of materials, and site layout. The current request is to remove one 500 gallon tank and replace it with a 10,650 gallon tank. The remaining seven storage tanks will remain the same size as previously approved. The existing tanks total 123,000 gallons and range in size from 500-20,000 gallon tanks. With the replacing of the single 500 gallon tank the total storage will be 133,150 gallons. Additionally, heights of the proposed storage tanks are not increasing from what currently exists.

Typical hours of operation are normal business hours from 6:30 a.m. to 5 p.m., Monday through Friday, with occasional work being done on the weekends.

DISCUSSION

Planning Staff supports the request citing that the user, has operated at the subject site successfully without cause for concern, and the storage yard has been well integrated into the site with visibility of the tanks only along the railroad tracks. Additionally, the proposed modification to the storage tanks is consistent with what is currently existing (location, height, chemicals).

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Due the proximity of the site and its larger surroundings, a neighborhood meeting was not held, but rather notification of the request was sent to all property owners within a 600-foot radius.
- At the time of this writing, Planning Staff has received no telephone calls or letters opposed to this application.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of ZUP15-0009 BRENNTAG PACIFIC, INC., Use Permit approval to allow for an additional storage tank within an existing outdoor storage tank yard, subject to the following conditions:

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

2. The Use Permit is non-transferable to other locations.

3. 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.

4. The site shall be maintained in a clean and orderly manner.

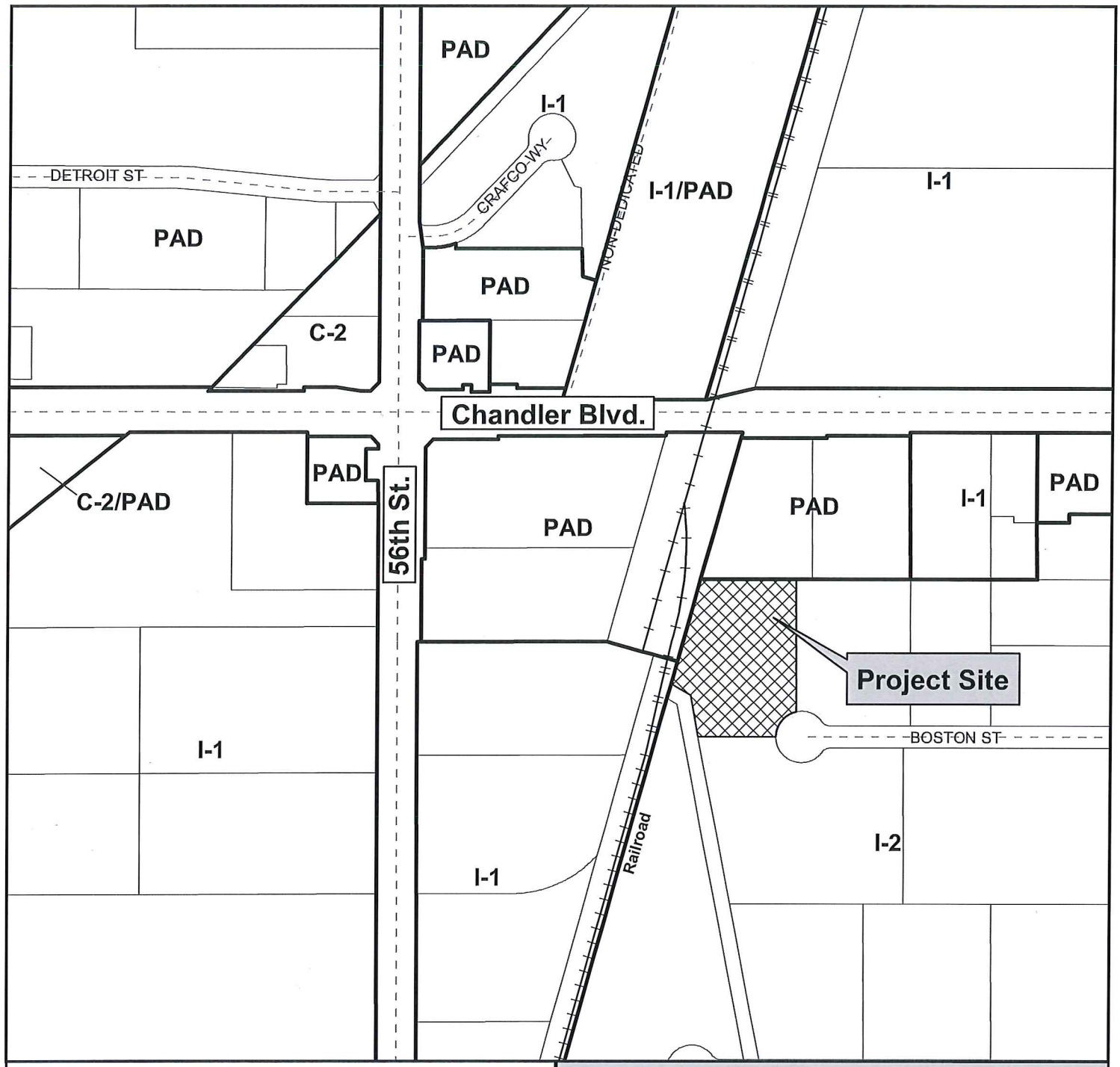
5. Compliance with the City of Chandler's Fire Health and Medical Department provisions with regard to the Hazardous Material Management Plan.

PROPOSED MOTION

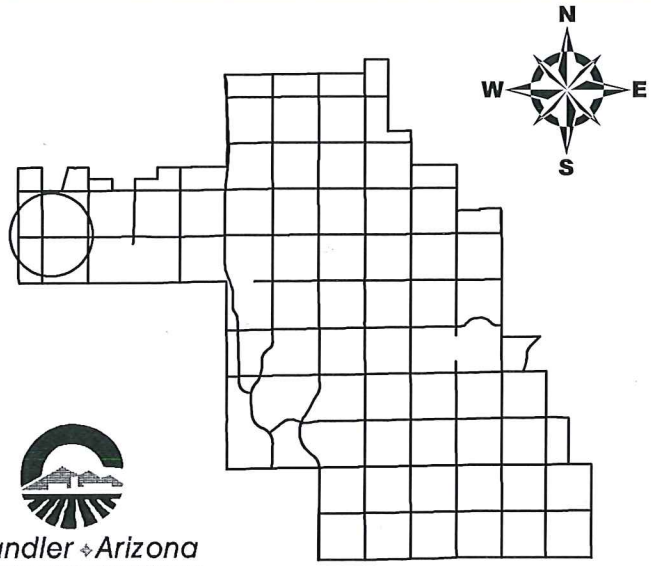
Motion to recommend approval of ZUP15-0009 BRENNTAG PACIFIC, INC, Use Permit approval to allow for an additional storage tank within an existing outdoor storage tank yard, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Tank Farm Reconfiguration Plan
4. Applicant Narrative



Vicinity Map

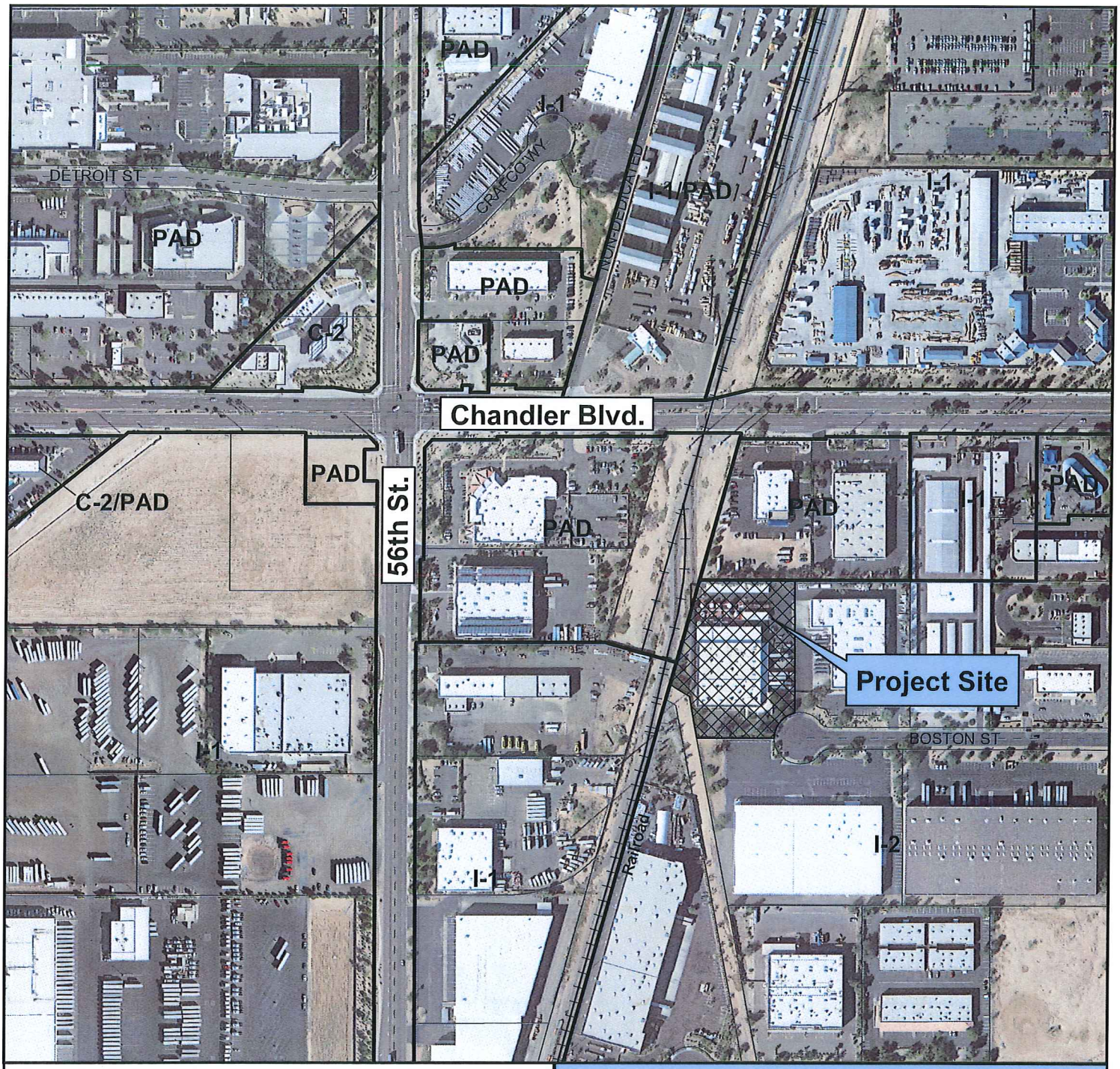


Chandler Arizona
Where Values Make The Difference

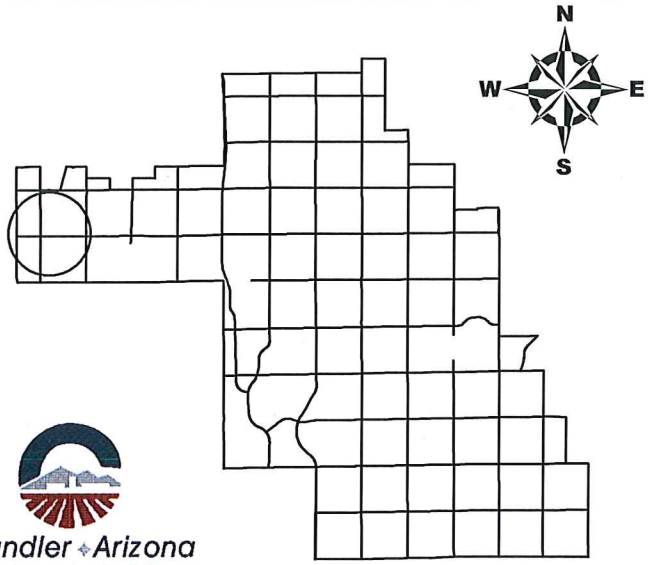
ZUP15-0009

Brenntag Pacific, Inc.

CITY OF CHANDLER 6/1/2015



Vicinity Map

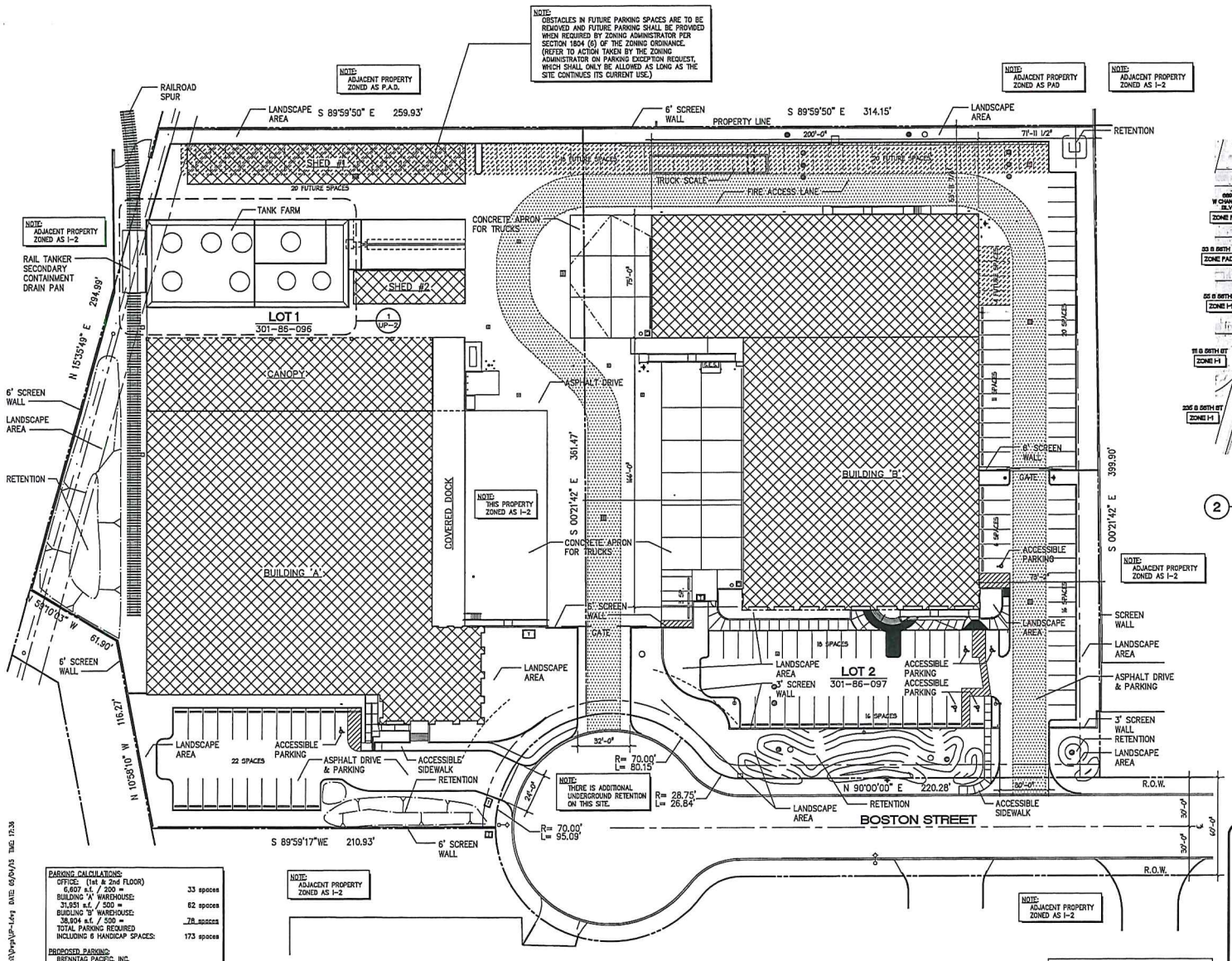


ZUP15-0009

Brenntag Pacific, Inc.

Chandler Arizona
Where Values Make The Difference

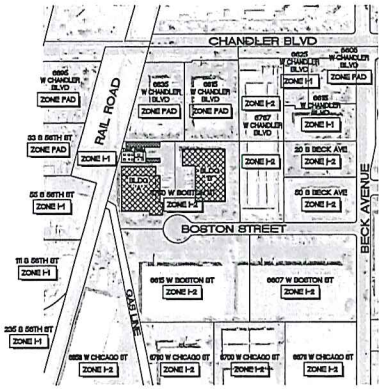
CITY OF CHANDLER 6/1/2015



1 SITE PLAN

1"=30'-0"

N



2 CONTEXT PLAN

NO SCALE

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PARKING CALCULATIONS:

OFFICE: (1st & 2nd FLOOR) 6,607 s.f. / 200 =	33 spaces
BUILDING 'A' WAREHOUSE: 31,951 s.f. / 500 =	62 spaces
BUILDING 'B' WAREHOUSE: 38,904 s.f. / 500 =	78 spaces
TOTAL PARKING REQUIRED INCLUDING 6 HANDICAP SPACES:	173 spaces

PROPOSED PARKING:

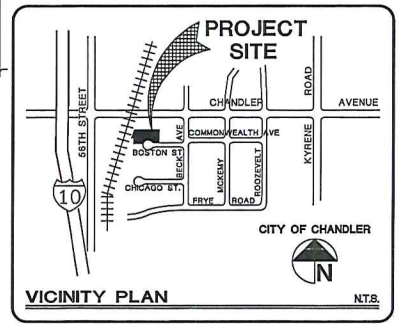
BRENNTAG PACIFIC, INC. = BLDG 'A' OFFICE + BLDG 'A' WAREHOUSE + 15,000 s.f. for BLDG 'B' NORTH WAREHOUSE (vs 125 SP. REQ.):	25 spaces
BRENNTAG PACIFIC, INC. = 23,904 s.f. for BLDG 'B' SOUTH WAREHOUSE (vs 48 SP. REQ.):	87 spaces
PARKING PROVIDED PER EXCEPTION:	112 spaces

TOTAL ULTIMATE ON-SITE PARKING:

CURRENT PARKING PROVIDED INCLUDING 6 HANDICAP SPACES:	112 spaces
FUTURE PARKING PROVIDED PER ZONING CODE SECTION 1804 (6):	62 spaces
TOTAL ULTIMATE PARKING PROVIDED:	174 spaces

PROJECT DATA:

BUILDING 'A' (1st Floor)	32,951 S.F.
CANOPY @ BLDG. 'A'	7,875 S.F.
COVERED DOCK @ BLDG. 'A'	2,660 S.F.
SHED #1	4,276 S.F.
SHED #2	1,398 S.F.
BUILDING 'B'	39,018 S.F.
TOTAL BUILDING FOOTPRINT AREA =	88,164 S.F.
SITE AREA	5.69 ACRES (247,931 S.F.)
LOT COVERAGE	35.6%



VICINITY PLAN

N.T.S.

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TEMPE, ARIZONA 85283
architects@hda-az.com

SITE PLAN
CONTEXT PLAN
PARKING & PROJECT DATA

BRENNTAG PACIFIC, INC.
TANK FARM RECONFIGURATION
6750 W. BOSTON STREET
CHANDLER, ARIZONA

JOB: 1504
DATE: 5/15

SHEET UP-1

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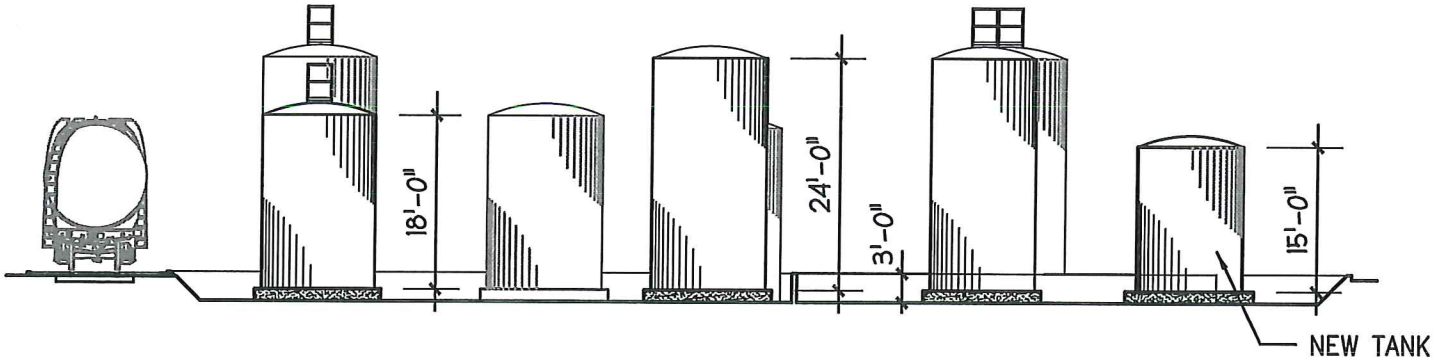
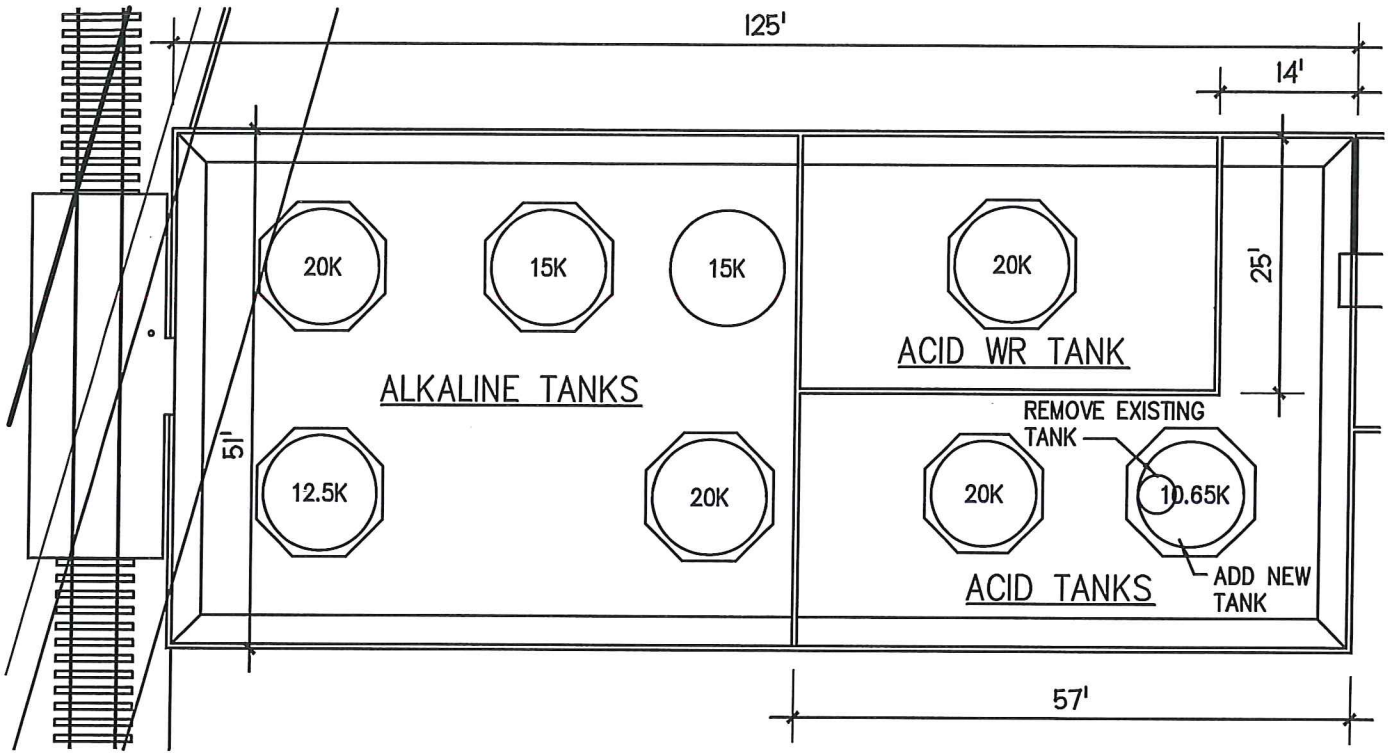


2 TANK FARM RECONFIGURATION ELEVATION

1"=20'-0"



1 TANK FARM RECONFIGURATION PLAN

1"=20'-0"

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REGISTERED ARCHITECT
CERTIFICATE No.
43108
WARD HOLLON
DATE SIGNED 5-4-15
ARIZONA U.S.A.

Expires 9-30-17

P:\JOBS\Brenntag\2015 Use Permit\Dwgs\UP-2.dwg DATE: 05/04/15 TIME: 17:32

BRENNTAG PACIFIC, INC.
TANK FARM RECONFIGURATION
6750 W BOSTON STREET
CHANDLER, ARIZONA

TANK FARM RECONFIGURATION PLAN
TANK FARM RECONFIGURATION ELEVATION

HOLLON DESIGN ASSOCIATES, LLC
5470 S LAKESHORE DR, SUITE 104 TEMPE, ARIZONA 85283
480-897-7145 FAX 480-897-7105 architects@hda-az.com

JOB: 1504
DATE: 5/15
SHEET UP-2

Use Permit Narrative Statement

Brenntag Pacific, Inc., (Brenntag), located at 6750 W Boston Street, Chandler, AZ has an on-going use for chemical bulk storage, re-drumming and distribution operations. This is a continuing use of this site as conducted by two previous users, L.A. Chemical Company, L.L.C. and Great Western Chemical Co., commencing in 1989,

The facility is on a 5.7 acre site consisting of Lots 1 and 2 of the Williams Field Road Business Park Lots 46 & 47 AMD, MRC 579-07. The facility has two buildings, two sun shade sheds, a truck scale, and a tank farm. Building A houses the administrative offices as well as storage for both hazardous and non-hazardous materials. Re-drumming operations are conducted outside the building under a canopy cover on the north side of the building, adjacent to the tank farm. Building B houses additional store for hazardous and non-hazardous materials. Both buildings have truck dock facilities. Lot 1 is owned by Chandler Industrial Properties LLC and Lot 2 is owned by GWC Chandler LLC, both of Portland, Oregon.

As part of the facility, there is a tank farm for the storage of chemicals that are off loading from rail car tankers. For off loading, the tank cars are positioned on a rail spur on the property, adjacent to the tank farm. The existing Use Permit has permitted eight tanks in the tank farm. Due to increases in demand, Brenntag proposes to reconfigure the tank farm to increase the capacity of the tanks. One 500 gallon tank is to be removed and a new 10,650 gallon tank for 54% nitric acid will be added. The balance of the types of chemicals to be stored in the existing tanks are the same as before.

The proposed reconfiguration to the tank farm on Lot 1 consists of:

Existing Tanks & Capacities	Proposed Tanks & Capacities
1 tank @ 12,500 gal.	1 tank @ 12,500 gal.
2 tanks @ 15,000 gal.	2 tanks @ 15,000 gal.
1 tank @ 500 gal.	4 tanks @ 20,000 gal.
4 tanks @ 20,000 gal.	1 tank @ 10,650 gal.

The new tank in not taller than the existing tanks. Also, the doubling of the number of trees along the north property line as required by Use Permit Case Z89-096 has been maintained and they are now fully mature. This provides substantial screening for the properties to the north of the site.

Brenntag has daily service by Union Pacific to move rail tankers onto and off of their site. Brenntag has a private rail spur to their facility where the tankers are located wholly within their fenced and gated site. Union Pacific has access to the Brenntag's spur on a constant basis for spotting the rail tankers on site. Movement of rail cars on the siding outside of Brenntag's property is solely under the control of the Union Pacific Railroad.

The kinds of chemicals storage will be reported quarterly in the HMMP. Quantities naturally will be increased to meet the new production levels projected by our customers.

Brenntag's current, ongoing success in providing customized, total inventory management programs, tailored and dedicated to support the rapidly growing, "Just In Time" requirements of our customers has provided this ongoing opportunity of growth for our business and this facility.

The business office is open from 8:00 AM to 5:00 PM and employs approximately 23 people. The warehousing activities in will be in operation from 6:30 AM to 5:00 PM. The warehousing operations will employ approximately 6 people. The business typically operates 5 days a week.