



CITY OF EL MIRAGE DEVELOPMENT APPLICATION FORM

Official Use

Case No: PZ22-09-27 Date Received: 09/09/2022 P&Z Meeting: 09/12/2023
CC Meeting: 10/3/2023

PURPOSE

Development Applications are reviewed by the Technical Advisory Committee (TAC) with the intent to provide the applicant specific information in preparation to meeting the City's technical standards and requirements for the proposed development project. Information provided by TAC is based on applicant submittals and should be considered actual and detailed in nature.

ACTION REQUESTED (Check one)

- | | |
|--|--|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Site Plan Approval |
| <input type="checkbox"/> General Plan Amendment: <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Site Plan Amendment |
| <input type="checkbox"/> Planned Area Development (PAD) | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Planned Area Development Amendment | <input type="checkbox"/> Final Plat |
| <input checked="" type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Other: <u>Conceptual Plan approval</u> |

PROPERTY INFORMATION:

Name of Project: PRO PETROLEUM - PLANT EXPANSION Acreage: 5.02-ACRES
Property Address/Location: 12126 W. Olive Ave
Assessor's Parcel Number: 501-45-015V

APPLICANT / OWNER INFORMATION:

Applicant: <u>John Ulibarri - Gervasio & Assoc, Inc</u>	Owner: <u>Fuel Processing Operators LLC</u>
Address: <u>77 E. Thomas Rd, Suite 120</u>	Address: <u>12126 W. Olive Ave</u>
City/ST/Zip: <u>Phoenix, AZ 85012</u>	City/ST/Zip: <u>El Mirage, AZ</u>
Phone: <u>602-285-1720</u>	Phone: <u>865-469-6839</u>
Email: <u>jdu@gervasioeng.com</u>	Email: <u>michael.brandon@pilottravelcenter.com</u>
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>

(Agreement to act as agent for owner)

(Authorization for agent to act for owner)

- | | |
|---|--|
| <input type="checkbox"/> Application Form | <input type="checkbox"/> Phase I Environment Site Assessment |
| <input type="checkbox"/> Comprehensive Site Plan | <input type="checkbox"/> Preliminary Sewer Report |
| <input type="checkbox"/> Exterior Elevation | <input type="checkbox"/> Preliminary Water Report |
| <input type="checkbox"/> Deed and/or Title Report | <input type="checkbox"/> Traffic Impact Study |
| <input type="checkbox"/> Drainage Report | <input type="checkbox"/> Preliminary Landscape Plans |
| <input type="checkbox"/> A.L.T.A. Survey | <input type="checkbox"/> Filing Fee (see Fee Schedule) |

NARRATIVE – EI REZONING

Background

Fuel Processing Operators, LLC (FPO) operates a Transmix processing facility at 12126 West Olive Avenue. Transmix is a mixture of gasoline, diesel fuel and jet fuel (collectively "fuel products"), generated during pipeline operations, that no longer conforms to the required specifications for any single/useable fuel product. Fuel products are transported into the Phoenix-area from California and Texas via the pipeline system that terminates at the Phoenix tank farm complex ("Phoenix Terminal"). Fuel products are transported/pumped in batches through the pipeline system wherein one product pushes another through the pipe. During the transportation of fuel products in the pipeline system, mixing occurs at the point of interface between different products/batches (e.g., the point where a gasoline batch interfaces with a diesel fuel batch or jet fuel batch). This interface of mixed product is directed into storage tanks designated specifically for Transmix storage at the Phoenix Terminal. FPO performs a critical role in the fuel supply chain by removing this Transmix from Phoenix Terminal storage and processing it via distillation at FPO's facility back into usable gasoline and diesel fuel products that conform to the appropriate fuel specifications. Additionally, following the distillation of Transmix into gasoline and diesel, FPO hydrotreats the diesel distilled from Transmix to remove sulfur and ensure that it conforms to Federal ultra-low diesel fuel standards. FPO processes the majority of Transmix generated at the Phoenix Terminal from pipeline operations. Without reliable outlets for the removal of Transmix from Phoenix Terminal storage, Transmix inventory would build to a level where the pipeline is forced to suspend shipments due to Transmix storage/containment limitations.

Proposed Project

In 2021, FPO purchased the adjacent Maricopa County Assessor Parcel 501-45-015V ("Subject Parcel") immediately west of and contiguous with the existing facility property. According to the Maricopa County Assessor's website, parcel 501-45-015V is currently zoned CP (Commerce Park), and as a result FPO is applying for a zoning amendment to EI (Employment Industry). FPO intends to use the Subject Parcel for additional storage of fuel products, a new building for

internal quality control testing of fuel products and truck parking with the possible expansion of processing green and alternative fuels. At this point it is not possible to identify what the alternative and low carbon fuels would be feasible, however renewable diesel, hydrogen, green hydrogen, hydrogenated fuels are in the headlines and could be options for the future development.

Project Phasing

FPO anticipates implementation of this project to occur in multiple phases as presented below:

- **Phase I:** Addition of a chain-link fence around the new parcel and joining the existing fencing on the perimeter of the existing parcels. The chain-link fencing between the existing parcels and subject parcel will be removed.
- **Phase II:** Construction of onsite utility infrastructure, a 6-foot-high block-wall fence along south side of Subject Parcel including retention basins; landscaping improvements along Olive Avenue frontage and paving south portion of Subject Parcel for truck parking. Add 1 to 3 field-constructed above-ground storage tanks on north half of the existing plant.
- **Phase III:** Construction of an approximate 7,500 square-foot building (Lab Building) on central-east portion of Subject Parcel for quality control testing of fuel products. Completion of City-required Street improvements during Phase III.
- **Phase IV:** Addition of an approximate 5,000 square-foot office building on southeastern portion of Subject Parcel. Addition of 3 field-constructed above-ground storage tanks for petroleum storage on north half of parcel.

Project Schedule

The Project schedule is anticipated to follow the phased approach presented above. FPO anticipates implementing Phase I prior to the end of Q1 2024. Phases II through IV are anticipated to occur in 2024 and 2025.

PROJECT DESCRIPTION

REZONING OF APN 501-45-015V TO CI (EMPLOYMENT/INDUSTRY) TO EXPAND FUEL PROCESSING & STORAGE FACILITY OF THE EXISTING PLANT ON APN 501-45-015J & 501-45-015H. INSTALLATION OF NEW PARKING AREA, ABOVE GROUND TANK AREA, AND NEW LAB BUILDING. NEW OLIVE AVENUE STREET IMPROVEMENTS. INSTALL NEW ABOVE GROUND STORAGE TANKS ON APN 501-45-015H.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25 FROM WHICH THE SOUTH QUARTER CORNER BEARS SOUTH 89 DEGREES 22 MINUTES 02 SECONDS EAST, A DISTANCE OF 2644.88 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 02 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 25, A DISTANCE OF 655.04 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 00 MINUTES 52 SECONDS WEST, A DISTANCE OF 55 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF OLIVE AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 52 SECONDS WEST, A DISTANCE OF 620.32 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 02 SECONDS EAST, A DISTANCE OF 365.38 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 52 SECONDS EAST, A DISTANCE OF 620.32 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID OLIVE AVENUE; THENCE NORTH 89 DEGREES 22 MINUTES 02 SECONDS WEST AND ALONG THE SOUTH RIGHT OF WAY OF SAID OLIVE AVENUE, A DISTANCE OF 365.38 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL CONTAINS 226,637 SQUARE FEET OR 5.203 ACRES, MORE OR LESS.

OWNER

FUEL PROCESSING OPERATORS, LLC
 a PILOT COMPANY CORPORATION
 12126 W OLIVE AVENUE
 EL MIRAGE, ARIZONA 85335
 Phone: (865) 469-6839

CONTACT:

MICHAEL BRANDON
 michael.brandon@pilotraavelcenters.com

CIVIL ENGINEER

GERVASIO & ASSOC., INC.
 77 E. THOMAS RD., SUITE 120
 PHOENIX, ARIZONA 85012
 Phone: (602) 285-1720

CONTACT:

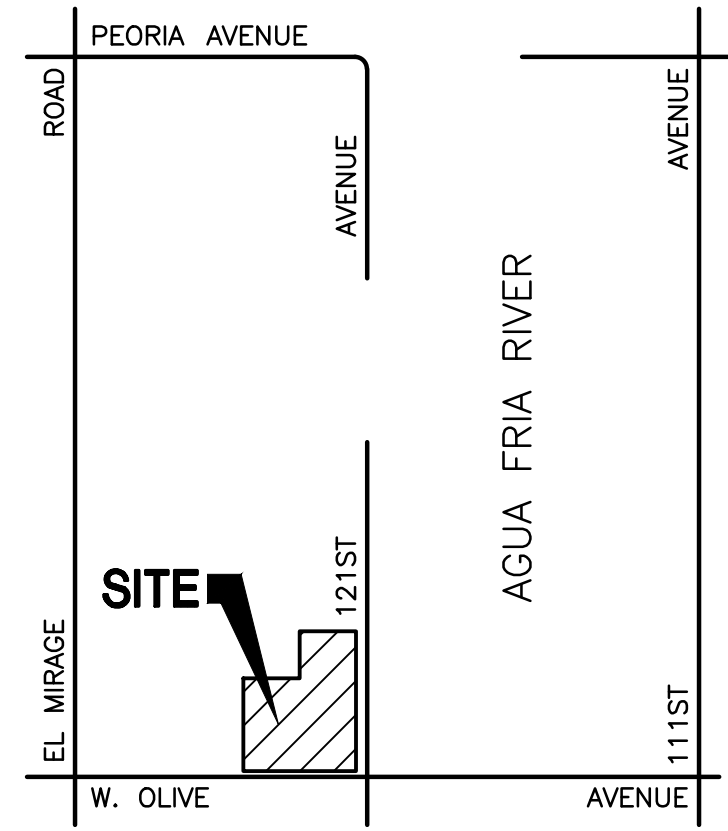
JOHN ULIBARRI, P.E.
 jdu@gervasioeng.com

PROJECT DATA

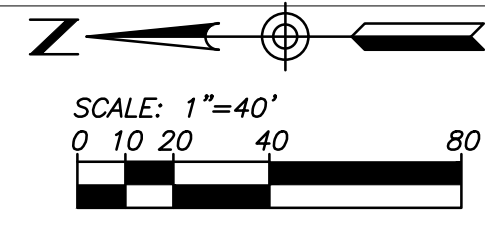
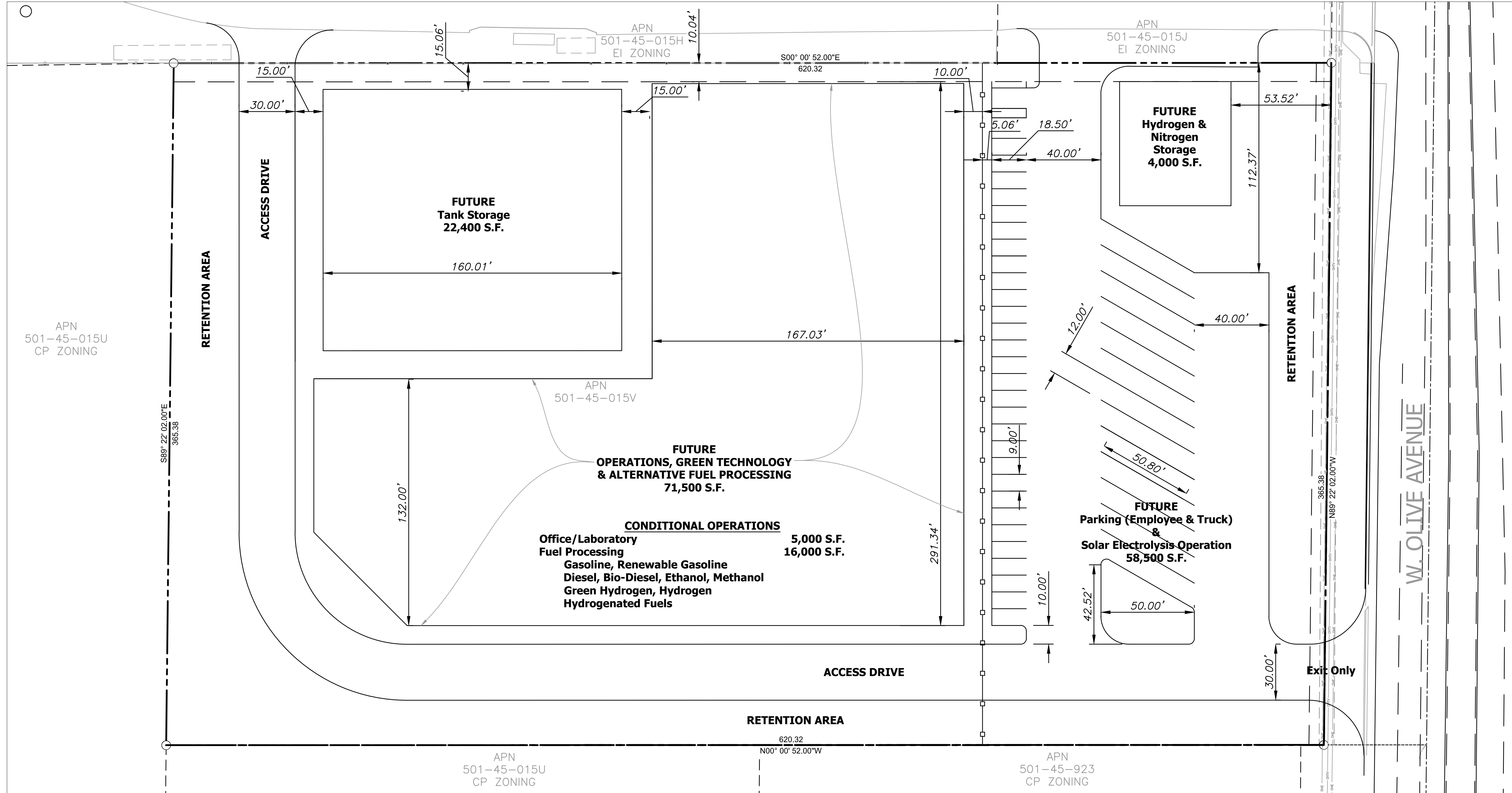
PROPERTY ADDRESS: TO BE ASSIGNED
 EL MIRAGE, ARIZONA 85335

PARCEL: 501-45-015V
 226,638 SQ. FT. (5.20 ACRES)
 CURRENT ZONING: CP

JURISDICTION: CITY OF EL MIRAGE



VICINITY MAP
N.T.S.



PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS	BY

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GERVASIO & ASSOC. INC.
 CONSULTING ENGINEERS
 77 E. THOMAS ROAD, SUITE 120
 PHOENIX, ARIZONA 85012
 (602) 285-1720 FAX 285-1530

CONCEPTUAL SITE PLAN
PILOT COMPANY
 12126 W. OLIVE AVE., EL MIRAGE, AZ
PILOT COMPANY
 5508 LONNAS DRIVE, KNOXVILLE, TN.

Project
 Client

Sheet Title

Date 8-07-2023

Scale

Drawn GJW Checked JDU

Job Number 3026

Sheet

of # Sheets
 G&A #3026

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

S:\Projects\2023\3026 - Olive Ave. 12126 W. Olive Ave. SP.dwg Plotted 8/07/23 4:05pm by jdu

Citizen Participation Plan

Rezoning for

Pro Petroleum Plant Expansion

12126 W. Olive Avenue, El Mirage

Prepared for:

City of El Mirage - Development Services

10000 E. El Mirage Road

El Mirage, Arizona 85335

Prepared by:

Gervasio Assoc., Inc.

77 E. Thomas Road, Suite 120

Phoenix, Arizona 85012

August 7, 2023

1. Project Description

The subject 5.02-acre property (APN 501-45-015V) is west of the existing Pro Petroleum fuel processing plant (APN 501-45-015H & 501-45-015J) located at 12126 W. Olive Avenue, El Mirage (See Conceptual plan). The land owner of the existing plant facility is Fuel Processing Operators, LLC (Applicant). The applicant is requesting the rezoning of the vacant 5.02-acre parcel from Commerce Park (CP) to Employment/Industry (EI).

The adjacent parcel east of the subject property is the existing Pro Petroleum fuel processing and storage facility; the adjacent parcel to the north is a vacant CP zoned property; the adjacent parcels to the west are vacant CP zoned properties; and the parcel to the south is a vacant Natural Resources (NR) zoned property.

2. Citizen Participation & Notification

A notification letter describing the application and invites interested parties to a meeting to discuss the proposed rezoning and future development. The notification letters will be mailed to individuals as described below.

3. Notification List

The notification area for this mailing will include nine (9) property owners within 300 feet radius of the subject property (see notification list & map). Two (2) of the properties are owned by the applicant. In addition, the notification will be mailed to any other parties, as requested by the city.

4. Proximity to Development

The parcels primarily affected are typically adjacent to the subject property with existing operating businesses. The adjacent parcels to the subject property are currently vacant or owned by the applicant.

5. Participation from the Public

All land owners listed on the mailing list will receive a letter prepared by the applicant describing the future project and proposed rezoning with an invitation to a neighborhood meeting. The letter shall include contact information of the applicant and general explanation on how to participate or provide feedback.

6. Notification of Amendments

If major changes are required during the rezoning process and prior to the hearing date, the applicant will discuss and send updated notification letter to those who have shown interest in the rezoning of the subject property.

7. Updates on Citizen Participation Efforts

The applicant intends to work with city staff during the processing of this application by providing pertinent information regarding citizen who participated throughout the rezoning process.

Notification List & Map

Notification List & Map

APN: 501-46-009F

Owner: UNION ROCK & MATERIAL CORP

Property Address: 8635 N EL MIRAGE RD EL MIRAGE 85335

Mailing Address: PO BOX 2883 WEST PALM BEACH FL USA 33402

Latitude: 33.558383482567

Longitude: -112.319996748611

APN: 501-45-015X

Owner: WYOMING PROPERTY LLC

Property Address:

Mailing Address: 1734 W WILLIAMS DR STE 5 PHOENIX AZ USA 85027

Latitude: 33.5668693684149

Longitude: -112.323294351804

APN: 501-45-923

Owner: WYOMING PROPERTY LLC

Property Address:

Mailing Address: 1734 W WILLIAMS DR STE 5 PHOENIX AZ USA 85027

Latitude: 33.5660325813717

Longitude: -112.322990674883

APN: 501-45015W

Owner: 9315 PROPERTY LLC

Property Address:

Mailing Address: 1734 W WILLIAMS DR STE 5 PHOENIX AZ USA 85027

Latitude: 33.5676302767221

Longitude: -112.322717840818

APN: 501-45-015T

Owner: EL MIRAGE STORAGE LLC

Property Address: 9305 N EL MIRAGE RD EL MIRAGE 85335

Mailing Address: PO BOX 41311 PHOENIX AZ USA 85029

Latitude: 33.5682601481128

Notification List & Map

Longitude: -112.323510459266

APN: 501-45-015L

Owner: LONE STAR HOLDINGS LLC

Property Address: 9315 N EL MIRAGE RD EL MIRAGE 85335

Mailing Address: 9315 N EL MIRAGE RD EL MIRAGE AZ USA 85335

Latitude: 33.568250453339

Longitude: -112.321944884914

APN: 501-45-015R

Owner: COYOTE PASS RV AND MINI STORAGE LLC

Property Address: 9355 N EL MIRAGE RD EL MIRAGE 85335

Mailing Address: 9355 N EL MIRAGE RD EL MIRAGE AZ USA 85335

Latitude: 33.5683638792395

Longitude: -112.320690475048

APN: 501-45-015J

Owner: FUEL PROCESSING OPERATORS

Property Address: 12126 W OLIVE AVE EL MIRAGE 85335

Mailing Address: 12126 W OLIVE AVE EL MIRAGE AZ USA 85335

Latitude: 33.5658387077906

Longitude: -112.320676269071

APN: 501-45-015H

Owner: FUEL PROCESSING OPERATORS

Property Address: 12126 W OLIVE AVE EL MIRAGE 85335

Mailing Address: 12126 W OLIVE AVE EL MIRAGE AZ USA 85335

Latitude: 33.5668774642469

Longitude: -112.320683022083

Notification List & Map

