



MEMORANDUM

Airport - Memo No. 21-033

DATE: April 15, 2021

TO: Kevin Mayo, Planning Administrator

FROM: Chris Andres, Airport Planning Administrator

SUBJECT: Airport Conflict Evaluation
PLH20-0051 The Ashley
Southeast corner of Arizona Avenue and Appleby Road

At their April 14, 2020 meeting, the Chandler Airport Commission ("Commission") discussed The Ashley multifamily residential project located at the southeast corner of Arizona Avenue and Appleby Road.

Finding: The Commission determined the proposed development **constitutes a conflict** with existing or planned airport uses.

Conflict(s) Cited: The proposed development contains 78 single family residential units and the site will experience aviation noise and vibration impact from aircraft in the normal traffic pattern and arrival and departure routes. Approximately 156 residents would be expected to be exposed to aircraft noise at this location.

Conflict Resolution(s): If the development is approved, physical and administrative corrective actions should be employed including, without limitation:

Physical corrective actions: (1) construction of all units built with noise attenuation construction materials and techniques to reduce the ambient interior noise levels to less than 45 decibels; (2) installation of roadway-style signs *at each driveway entrance* identifying the presence of low flying aircraft (*this stipulation was added in the final motion*);

Administrative corrective actions:

If the development will be for unit ownership, or will be converted to condominiums in the future, then administrative corrective actions are: (1) all prospective purchasers of property in the subdivision should be required to sign separate disclosure statements, acknowledging (i) the proximity to the Chandler Airport (including the heliport), and (ii) the

potential for impact from aviation noise and vibrations; (2) all prospective purchasers of property should be required to sign the disclosure statements before a purchase contract is signed and again at the transaction closing; (3) dedication of an avigational easement to the City; (4) display of a large size map in the onsite sales office identifying the Airport Impact Overlay District, the noise contours and overflight patterns as depicted in Exhibit 6A in the FAR Part 150 Noise Compatibility Study document as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98), and the noise contours as identified in the Chandler Airpark Area Plan; (5) submittal of a signed affidavit and photograph of the prior referenced map display to the Zoning Administrator; (6) inclusion of an affirmative disclosure statement on the final plat; (7) inclusion of the physical and administrative corrective actions in the Subdivision Public Report that is submitted to the Arizona Department of Real Estate.

If the development is for unit rental, then administrative corrective actions are: (1) all prospective tenants should be required to sign separate disclosure statements, acknowledging (i) the proximity to the Chandler Airport, including the heliport, (ii) the potential for impact from aircraft noise and vibrations, and (iii) proximity to an aircraft engine testing facility and aircraft storage; (2) dedication of an avigational easement to the City; (3) display of a large size map in the management/sales office identifying the Airport Impact Overlay District, the noise contours and overflight patterns as depicted in Exhibit 6A in the FAR Part 150 Noise Compatibility Study document as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98), and the noise contours as identified in the Chandler Airpark Area Plan; (4) submittal of a signed affidavit and photograph of the prior referenced map display; (5) inclusion of an affirmative disclosure statement on the final plat; (6) requirement that all rental leases shall provide that all questions, concerns, or complaints any tenant may have about airport operations shall be directed solely at the multifamily apartment manager; (7) requirement that all rental leases shall provide that it shall be within the sole and absolute discretion of the multifamily apartment manager (and not the tenant) to determine whether or not, when and how to communicate any tenant's question concern, or complaint to the Chandler Municipal Airport Manager.

Commission Members in Attendance: Chairman David Sperling, Vice Chair Chris Hawley, Sherri Koshiol, Alicia Kruse, Dave Siegel, Robert Bozelli and Sky McCorkle were in attendance. This attendance represented a quorum. The Commission voted 6-1 to forward a report to the Planning Administrator indicating the finding noted above. Commissioner Bozelli cast the lone dissenting vote.

cc: David De La Torre, Planning Manager
Susan Fiala, Senior City Planner

Attachment: Airport Conflict Evaluation AP21-032