



MEMORANDUM

Airport - Memo No. 22-004

DATE: September 9, 2021

TO: Kevin Mayo, Planning Administrator

FROM: Chris Andres, Airport Planning Administrator

SUBJECT: Airport Conflict Evaluation
PLH21-0032 Arizona Avenue Commerce Center
North of the Northeast Corner of Arizona Avenue and Germann Road

At their September 8 2021 meeting, the Chandler Airport Commission ("Commission") discussed the proposed Arizona Avenue Commerce Center development located north of the northeast corner of Arizona Avenue and Germann Road.

Finding: The Commission determined the proposed development **does not constitute a conflict** with existing or planned airport uses.

Conflict(s) Cited: None. Please note that the final building height (including rooftop equipment) must not impact the departure surfaces from the Airport's two runways.

Commission Members in Attendance: Chairman Chris Hawley, Vice Chair Sky McCorkle, Dave Siegel, Alicia Kruse, and David Sperling were in attendance. This attendance represented a quorum.

The Commission voted 5-0 to forward a report to the Planning Administrator indicating the finding noted above.

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

Attachment: Airport Conflict Evaluation AP22-003



MEMORANDUM

Airport - Memo No. 22-003

Date: September 8, 2021

To: Chandler Airport Commission

From: Chris Andres, Airport Planning Administrator

Subject: Airport Conflict Evaluation
PLH21-0032 Arizona Avenue Commerce Center
North of the Northeast Corner of Arizona Avenue and Germann Road

Recommendation

Staff recommends the Airport Commission ("Commission") present an Airport Conflict Evaluation (ACE) report to the Zoning Administrator and City Council with a finding of "no conflict with airport uses" for the proposed Arizona Avenue Commerce Center development.

Background

The approximately 15.1 +/- net acre site is located north of the northeast corner of Arizona Avenue and Germann Road (*Exhibit A - Vicinity Map, Exhibit B - Property Location*) and is zoned Agricultural District (AG-1), Planned Area Development, Regional Commercial (C-3) for Multi-family residential (PAD/MF-2) and County Rural-43. Adjacent land uses include commercial mini-storage under County jurisdiction (north), the Union Pacific Railroad (east), a plant nursery (south), and Arizona Avenue, mobile homes, and vacant commercial land (west).

The site is approximately 1.3 miles to the northwest of the Airport and is not located within of the 55ldn noise contour (*Exhibit A- Vicinity Map, Exhibit B- Property Location*).

The proposed project is two light industrial buildings totaling approximately 270,000 square feet (SF) (*Exhibit C - Site Plan*). The Applicant's request is to:

- Annex one 0.27 acre parcel at the southeast of the site into city limits;
- Rezone from Agricultural District (AG-1), Planned Area Development, Regional Commercial (C-3) for Multi-family residential (PAD/MF-2) and County Rural-43 to

Planned Area Development for commercial, office, business park, and light industrial uses

- Approve a Preliminary Development Plan (PDP) for site layout and building design;
- Approval of a Preliminary Plat (PPT).

The City of Chandler General Plan designates the property for Employment. The Chandler Airpark Area Plan designates the property as Commercial/Office/Business Park. (*Exhibit D – Chandler Airpark Area Plan Land Use Plan*). Goal 5.0 of the Land Use Element of the Chandler Airpark Area Plan is “to protect the Airport from incompatible land uses” and Policy 5.1 states that “the City shall consider flight tracks, noise patterns, and Airport safety zones when determining the appropriateness of proposed developments.”

Analysis

The proposed development is consistent with the Airpark Area Plan. Industrial land uses are generally compatible with airport operations. The property is located partially within an airport noise contour and will experience daily overflights from aircraft in the normal traffic pattern.

Based on the maximum allowable building heights and the proposed height extension, the proposed development does not appear to pose a hazard to flight safety or be an airspace obstruction. The proposed building height does not appear to impact the approach and departure surfaces for either runway. *Final building structures, including all rooftop objects, must not impact the approach and departure surfaces for the Airport's runways.*

The proposed project does not indicate the use of rooftop solar panels. If solar panels are anticipated to be installed, the owner/applicant must complete a solar study and coordinate with Airport Administration to ensure that glare will not interfere with aircraft on approach or takeoff.

Due to the site's proximity to the Airport, the developer will need to file a Notice of Proposed Construction (FAA Form 7460-1) with the Federal Aviation Administration for the final structure heights, including all rooftop antennas, parapets, and other objects and light poles and temporary construction equipment. The form can be submitted online at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. The FAA-assigned numbers for all evaluation cases should be provided to Airport Administration.

Airport Conflict Evaluation Process

In January 2002, the City Council adopted an Airport Conflicts Evaluation (ACE) Process policy requiring any zoning changes within the nine-square mile Chandler Airpark Area to be reviewed by the Commission to determine if the use and/or development will be a

conflict with current and future airport operations. The ACE policy outlines the Commission's tasks as they relate to this review:

1. The Commission's determination as to whether conflicts exist between the proposed development and airport uses;
2. If conflicts exist, the specific areas of conflict;
3. If conflicts exist, a statement of corrective actions which can be taken, if there are any;
4. The Commission Members voting in support of the Commission's determination and those members voting in opposition to the Commission's determination.

Airport staff provides the Commission with information and a recommendation regarding the proposed project and the conflict evaluation process. Staff will compile and forward an ACE report that summarizes the Commission's discussion and findings to the Zoning Administrator. Planning staff will report the Commission's findings regarding potential for airport conflicts to Planning and Zoning Commission and to City Council.

Findings

1. The Airport Commission's determination as to whether conflicts exist between the proposed development and airport uses. **A conflict does not exist between the proposed development and proposed airport uses.**
2. If conflicts exist, the specific areas of conflict. **Not applicable.**
3. If conflicts exist, a statement of corrective actions which can be taken, if there are any. **Not applicable.**
4. The Airport Commission Members voting in support of the Airport Commission's determination and those members voting in opposition to the Airport Commission's determination. **This information will be determined through Commission discussion and action.**

Public Meetings

A virtual neighborhood meeting was held on July 29, 2021. No airport issues were identified.

Proposed Motion

Move to present an Airport Conflict Evaluation (ACE) report to the Zoning Administrator and City Council with a finding of "no conflict with airport uses" for the proposed Arizona Avenue Commerce Center development.

Memo No. AP22-003

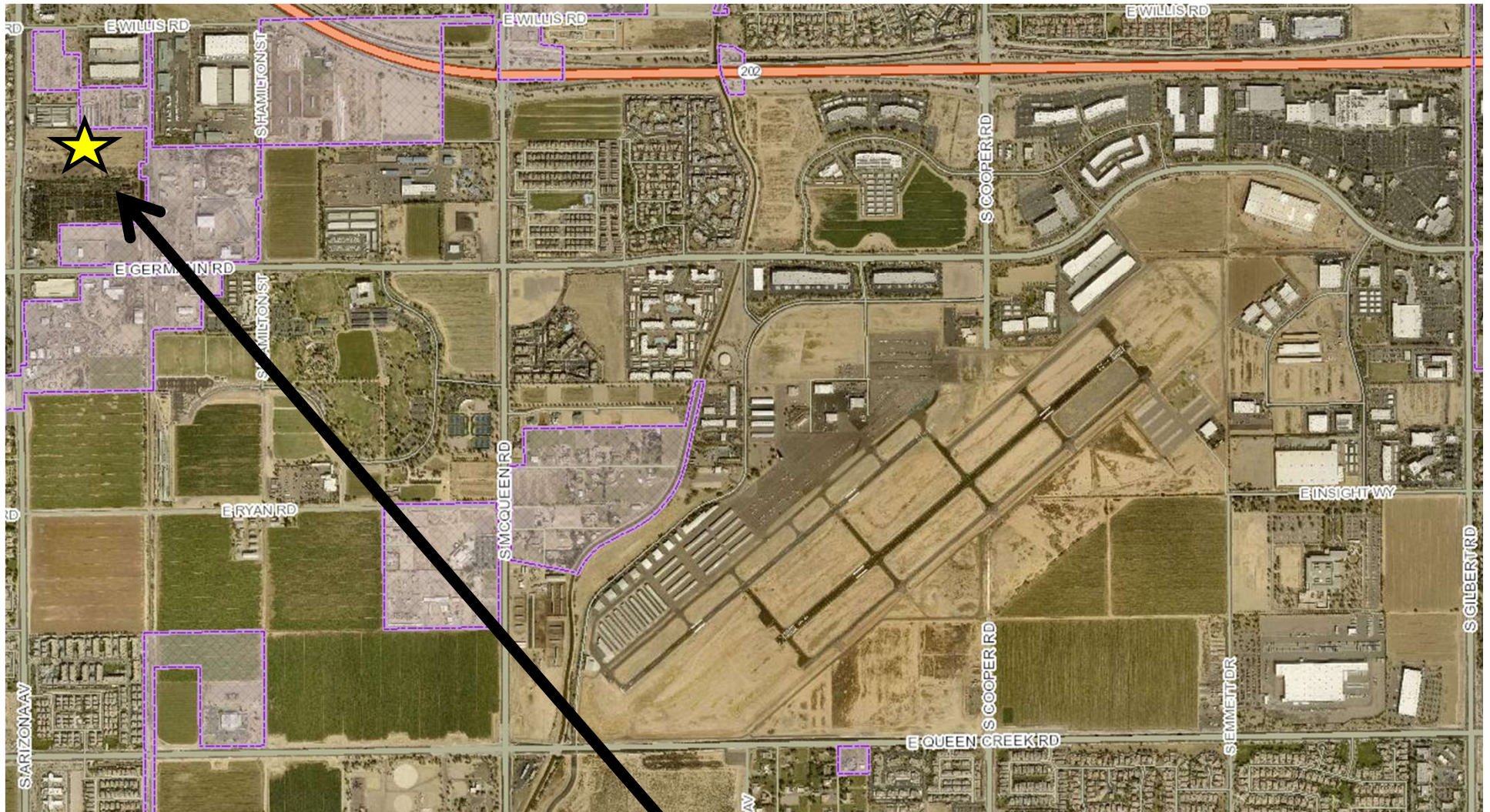
September 8, 2021

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Attachments

- A. Vicinity Map
- B. Property Location
- C. Site Plan
- D. Chandler Airpark Area Plan Land Use Plan
- E. Flight Tracks

Exhibit A: Vicinity Map



Property
Location

Exhibit B: Property Location

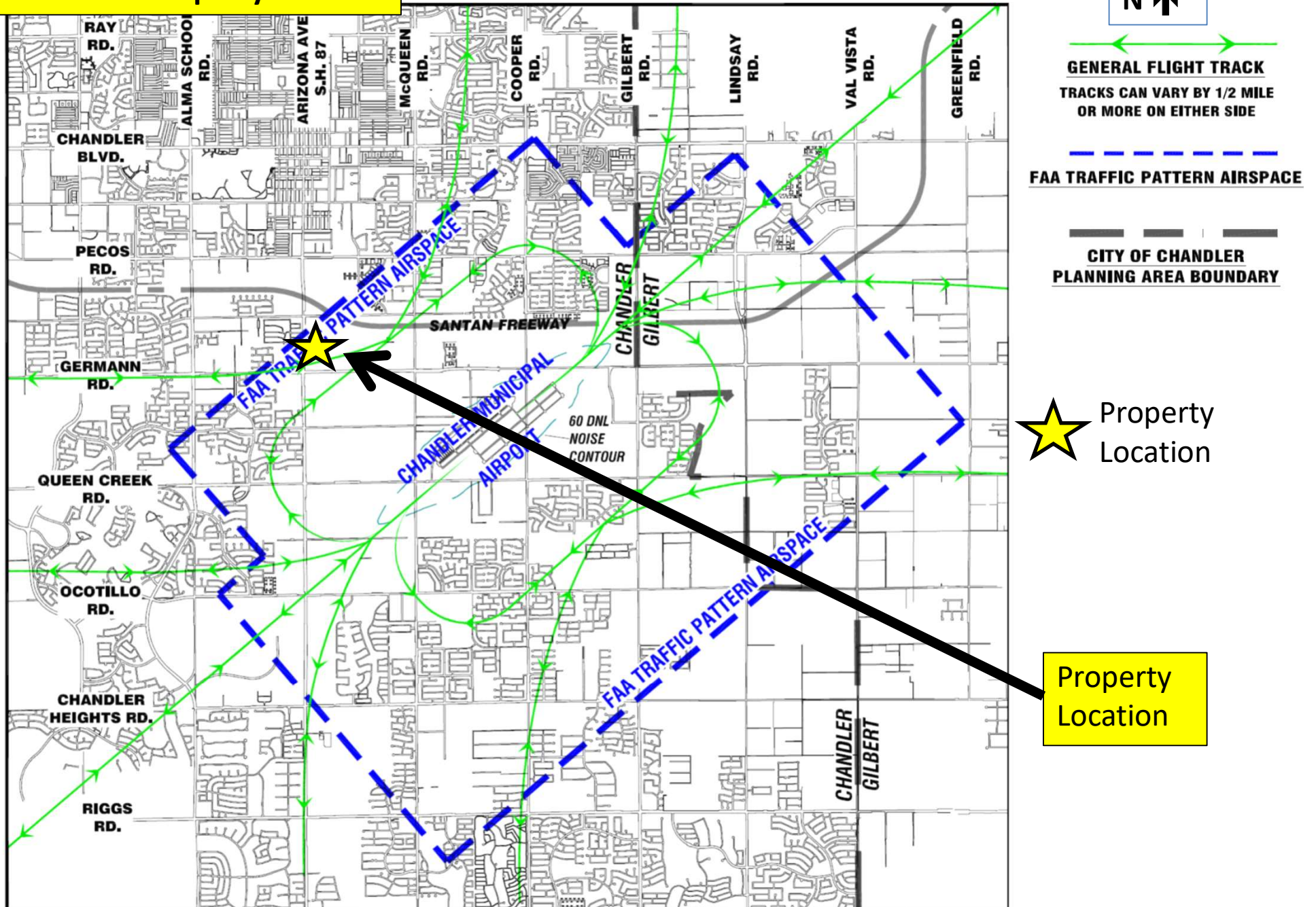
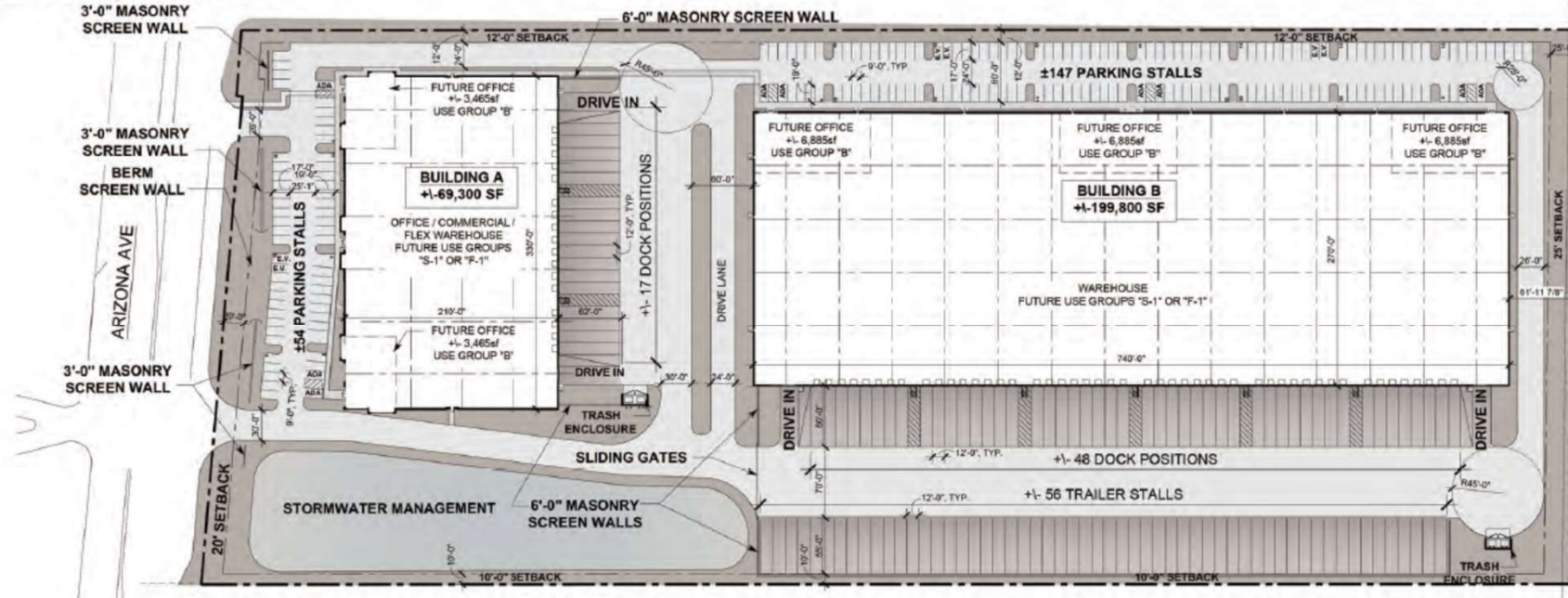


Exhibit C: Site Plan

NEW FACILITIES | CHANDLER, ARIZONA

GMA JOB NUMBER: SJ2408 DATE: 08.12.2021



PROJECT DATA FOR BOTH BUILDINGS			
Project Name:	Germann Rd	Total Building Area for A + B:	269,100 sq ft
Project Address:	1691 S. Arizona Ave, Chandler, AZ 85286	Building Area Coverage:	37%
Gross Site Area:	16.68 acres	Building Setbacks:	50' Front, 12' Side yard at least on one side, 25' Rear
Net Site Area:	15.1 acres	Building Height:	45'-0" Max. for BLD A + B
APN(s):	303-28-028H	Landscape Setbacks:	20' Front, 10' Side, 10' Rear
	303-28-028F	Total Landscape Area:	163,935 sq ft
	303-28-029E	Impervious Area Lot Coverage:	77%
	303-28-008		
	303-28-013K		
	303-28-013J		
	303-28-003H		
Existing Zoning:	PAD / C-3 / AG-1 / County RU-43		
Proposed Zoning:	PAD (Planned Area Development)		
Proposed Use:	OFFICE / COMMERCIAL / FLEX WAREHOUSE		

PARKING CALCULATIONS	
Building A	
Total Building Area:	69,300 sq ft
Parking Space Requirements:	1,500 SF for first 10,000 SF of warehouse; 1/5,000 SF for remainder of Warehouse; 1/250 SF of office
% Office:	10%
Total Office SF:	6,930 sq ft
Total Warehouse SF:	62,370 sq ft
Parking Spaces (Required):	68 stalls
Parking Spaces (Provided):	58 stalls
E.V. Charging Stations (Provided):	(2) Stalls in Building A
Building B	
Total Building Area:	199,800 sq ft
Parking Space Requirements:	1,500 SF for first 10,000 SF of warehouse; 1/5,000 SF for remainder of Warehouse; 1/250 SF of office
% Office:	10%
Total Office SF:	19,980 sq ft
Total Warehouse SF:	179,820 sq ft
Parking Spaces (Required):	134 stalls
Parking Spaces (Provided):	147 stalls
E.V. Charging Stations (Provided):	(4) Stalls in Building B

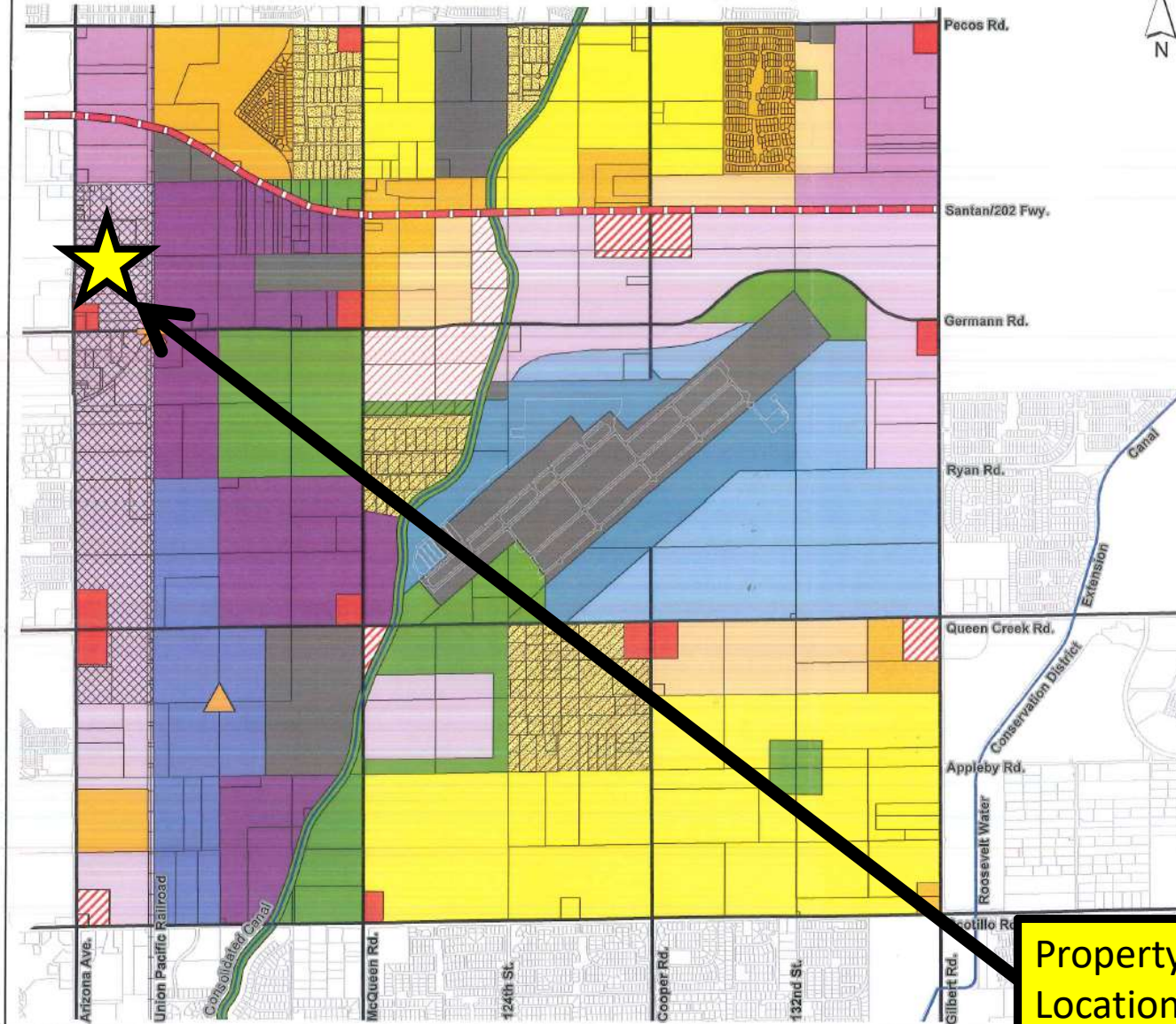
Exhibit D: Chandler Airpark Area Plan – Land Use Plan

Map updated on 9/9/2010 to reflect amendments approved by Council.

Chandler Airpark Area Plan Land Use Plan

LEGEND

-  RR (0-1.5 D.U. Per Acre)
322 Acres
-  LDR (1.6-3.5 D.U. Per Acre)
1,063 Acres
-  LMDR (3.6-8 D.U. Per Acre)
264 Acres
-  MDR (8.1-12 D.U. Per Acre)
234 Acres
-  HDR (12.1-18 D.U. Per Acre)
129 Acres
-  Neighborhood Commercial
72 Acres
-  Community Commercial
60 Acres
-  Regional Commercial
243 Acres
-  Special Use Commercial
93 Acres
-  Commercial/Office/Business Park
847 Acres
-  Light Industrial
517 Acres
-  Industrial
272 Acres
-  Commercial/Office/Business Park (Taxiway Access)
430 Acres
-  Aerospace Industry (FBO)
219 Acres
-  Public/Semi-Public Facilities
497 Acres
-  Parks and Open Space
532 Acres
-  Transitional Overlay Zone (To Any Commercial Use)
220 Acres
-  Light Rail Corridor Overlay Planned Area, Public Assembly Areas (Potential Mixed Use)
250 Acres
-  Future Transit Center
-  Potential Future Transit Railyard



Property
Location

Exhibit E: Flight Tracks

CHANDLER MUNICIPAL AIRPORT - 2/5/13 All Operations

