



MEMORANDUM

DATE: January 13, 2022

TO: Kevin Mayo

FROM: Chris Andres

SUBJECT: Airport Conflict Evaluation
Midway – Germann and Hamilton
Northwest Corner of Germann Road and Hamilton Street

At their January 12, 2022 meeting, the Chandler Airport Commission ("Commission") discussed the proposed Midway – Germann and Hamilton development located at the northwest corner of Germann Road and Hamilton Street.

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.

The Commission voted 7-0 to forward a report to the Planning Administrator indicating the finding noted above.

cc: Ryan Reeves
David De La Torre
Lauren Schumann

Attachment: Airport Conflict Evaluation – Germann and Hamilton



MEMORANDUM

Airport - Memo No. 22-003

Date: January 12, 2022
To: Chandler Airport Commission
From: Airport Planning Administrator
Subject: Airport Conflict Evaluation
Midway- Germann and Hamilton
North of the Northeast Corner Germann Road and Hamilton Street

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 Midway- Germann and Hamilton development.

Background

The approximately 18.30 +/- net acre site is located north of the northeast corner of Germann Road and Hamilton Street (*Exhibit A - Vicinity Map, Exhibit B - Property Location*) and is zoned Planned Area Development (PAD). Adjacent land uses include industrial uses under County jurisdiction to the north and west; industrial uses to the east; and Tumbleweed Park to the south.

The site is approximately 1 mile 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 three light industrial buildings totaling approximately 302,000 square feet (SF) (*Exhibit C - Site Plan*).

The City of Chandler General Plan designates the property for Employment. The 2021 Chandler Airpark Area Plan (CAAP) designates the property Innovation District (*Exhibit D - Chandler Airpark Area Plan Land Use Plan*).

Analysis

The proposed development is consistent with the CAAP. Commercial and industrial land uses are generally compatible with airport operations. The property will experience daily overflights from aircraft in the normal traffic pattern (*Exhibit E - Flight Tracks*).

Based on the maximum allowable building heights, 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 must file a Notice of Proposed Construction (FAA Form 7460-1) with the Federal Aviation Administration (FAA) for (1) the final structure heights, including all rooftop antennas, parapets, light poles, and other equipment and (2) temporary construction equipment. The form may 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.

The proposed project's building design does not appear to create reflectivity issues with aircraft in the traffic pattern (*Exhibit F – Building Elevations*). The use of non-reflective glazing and non-reflective paint is encouraged.

Findings

☒ **No Conflict**

☐ **Low Conflict**

☐ **Moderate Conflict**

☐ **High Conflict**

Specific Area(s) of Conflict: **Not applicable.**

Recommended Corrective Actions: **Not applicable.**

Public Notice/Meetings

No neighborhood meeting was held due to the absence of residential units within 600 feet of the site; however, a notice to neighbors was transmitted.

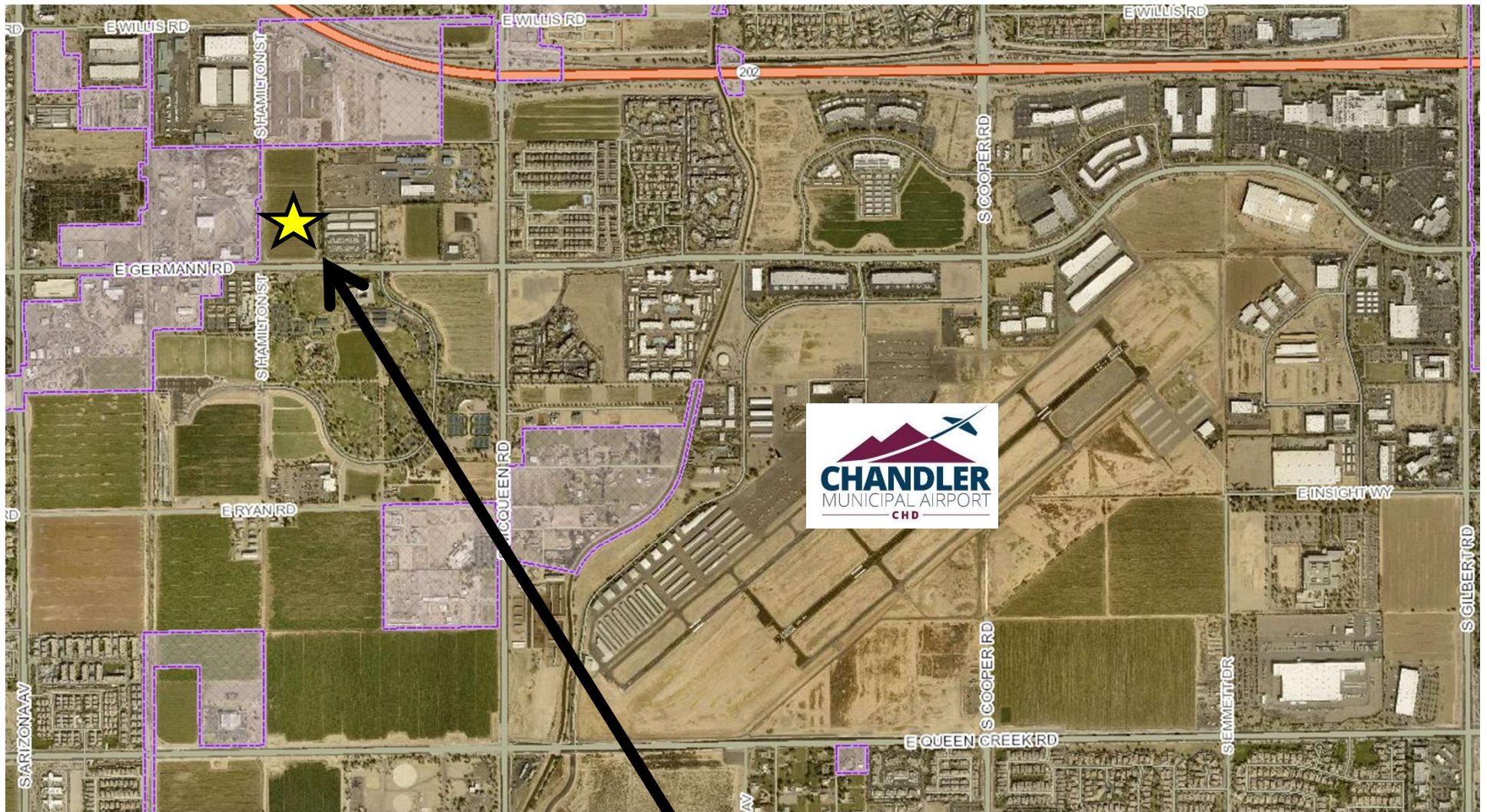
Proposed Motion

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 Midway-Germann and Hamilton development.

Attachments

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

Exhibit A: Vicinity Map



Property
Location

Exhibit B: Property Location

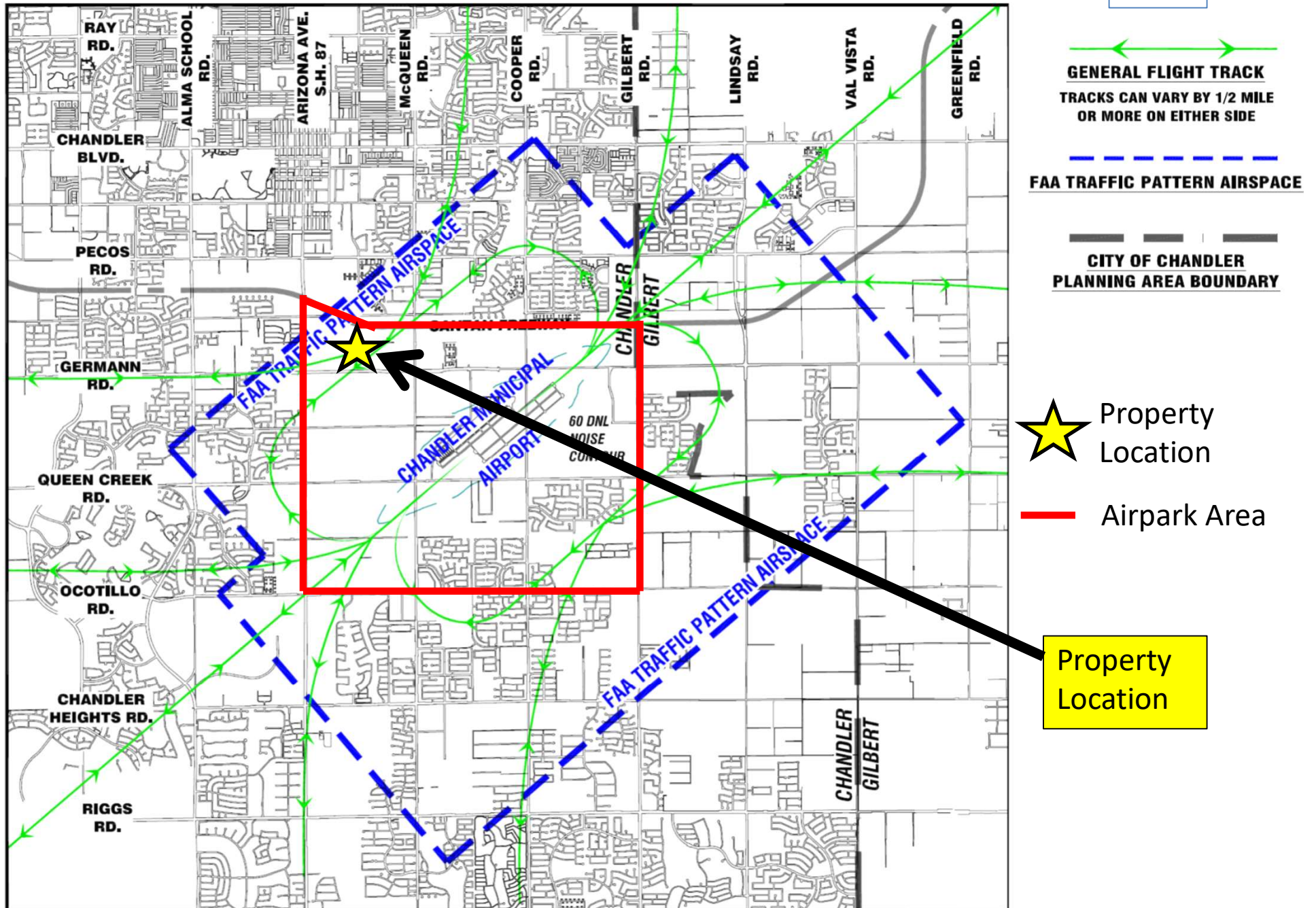
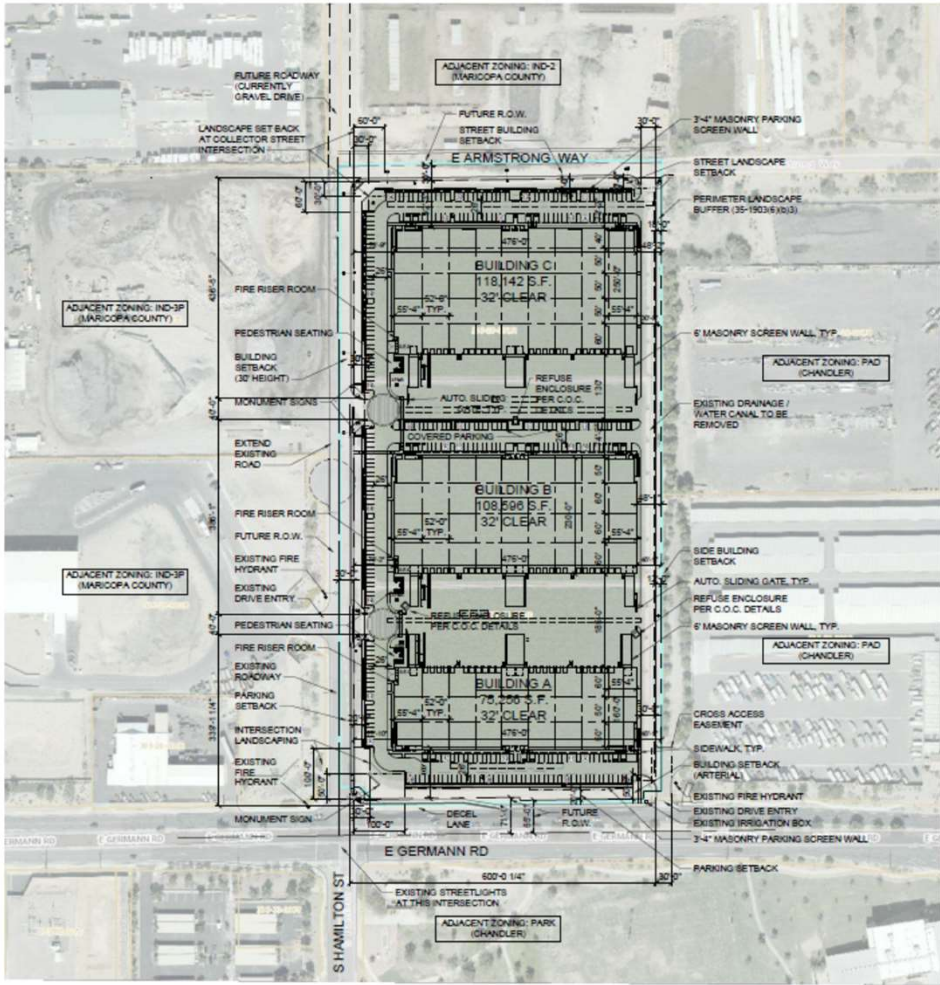


Exhibit C: Site Plan

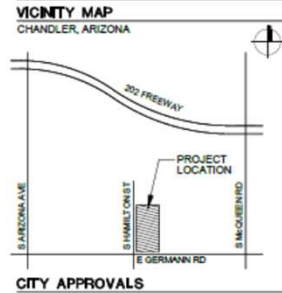


PRELIMINARY SITE PLAN



PROJECT DATA:		
GERMANIA AND HAMILTON		
PROJECT NAME:		
U.S. OF CANADIAN ROAD AND HAMILTON STREET		
PROJECT ADDRESS:		
DESIGNER:		
CONTACT: MARY COOPER		
1000 W. 10TH STREET		
PHOENIX, AZ 85009		
PHONE: 602.254.1100		
E-MAIL: mary@kylegroupinc.com		
PROJECT SCOPE:		
THREE NEW 4-STORY MULTITENANT OFFICE/RETAIL BUILDINGS		
ASSESSOR PARCEL NO.:		
32-00-20-00		
GENERAL PLAN USE:		
EMPLOYMENT (TO REMAIN)		
CURRENT ZONING:		
MAP CURRENT ZONING TO REMAIN		
+/- 767,239 S.F. (15.93 ACRES)		
TOTAL LOT COVERAGE:		
37.8%		
TOTAL F.A.R.:		
0.78		
STORIES:		
ONE STORY		
BUILDING AREAS		
767,239 S.F. TOTAL		
76,599 S.F. BLDG. 1		
108,568 S.F. BLDG. 2		
118,072 S.F. BLDG. 3		
BUILDING USE RATIO:		
OFFICE	RESIDENTIAL	RATIO
WATERWORKS (1ST FLOOR EACH BLDG)	60,000 S.F.	20% (19.9%)
	241,541 S.F.	80% (80.1%)
BUILDING HEIGHTS		
BUILDING 1	+/- 42'-0" TOP OF PARAPET	
BUILDING 2	+/- 42'-0" TOP OF PARAPET	
BUILDING 3	+/- 42'-0" TOP OF PARAPET	

VEHICULAR PARKING CALC:			
PARKING REQUIRED:			
USE	SQUARE FT.	FACTOR	TOTAL
OFFICE	+/- 60,000 S.F.	1 / 250 S.F.	240 SPACES
WAREHOUSE (1ST FLOOR - EACH BAY)	30,000 S.F.	1 / 500 S.F.	60 SPACES
WAREHOUSE (2ND FLOOR)	21,000 S.F.	1 / 500 S.F.	42 SPACES
TOTAL PARKING REQUIRED:			342 SPACES
TOTAL PARKING SPACES PROVIDED:			353 SPACES
ACCESSIBLE PARKING: 6 REQUIRED, 16 PROVIDED			
PARKING/BUILDING RATIO:		1.7 CARS PER 1,000 S.F.	



CITY APPROVALS

LGE | DESIGNGROUP
1200 N. 52nd Street • Phoenix, AZ • 85008
P. 480.966.4001

GERMANN AND HAMILTON

**N.E.C. of GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ**

LGE | DESIGN

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT TITLE	
SITE PLAN	
ISSUE DATE	12/07/2024
DRAWN BY	AA
CHECKED BY	
PROJECT'S FILE	120220

A1.1.1

DESIGN REVIEW RE-SUBMITTAL SET 10/15/21

Exhibit D: Chandler Airpark Area Plan – Land Use Plan

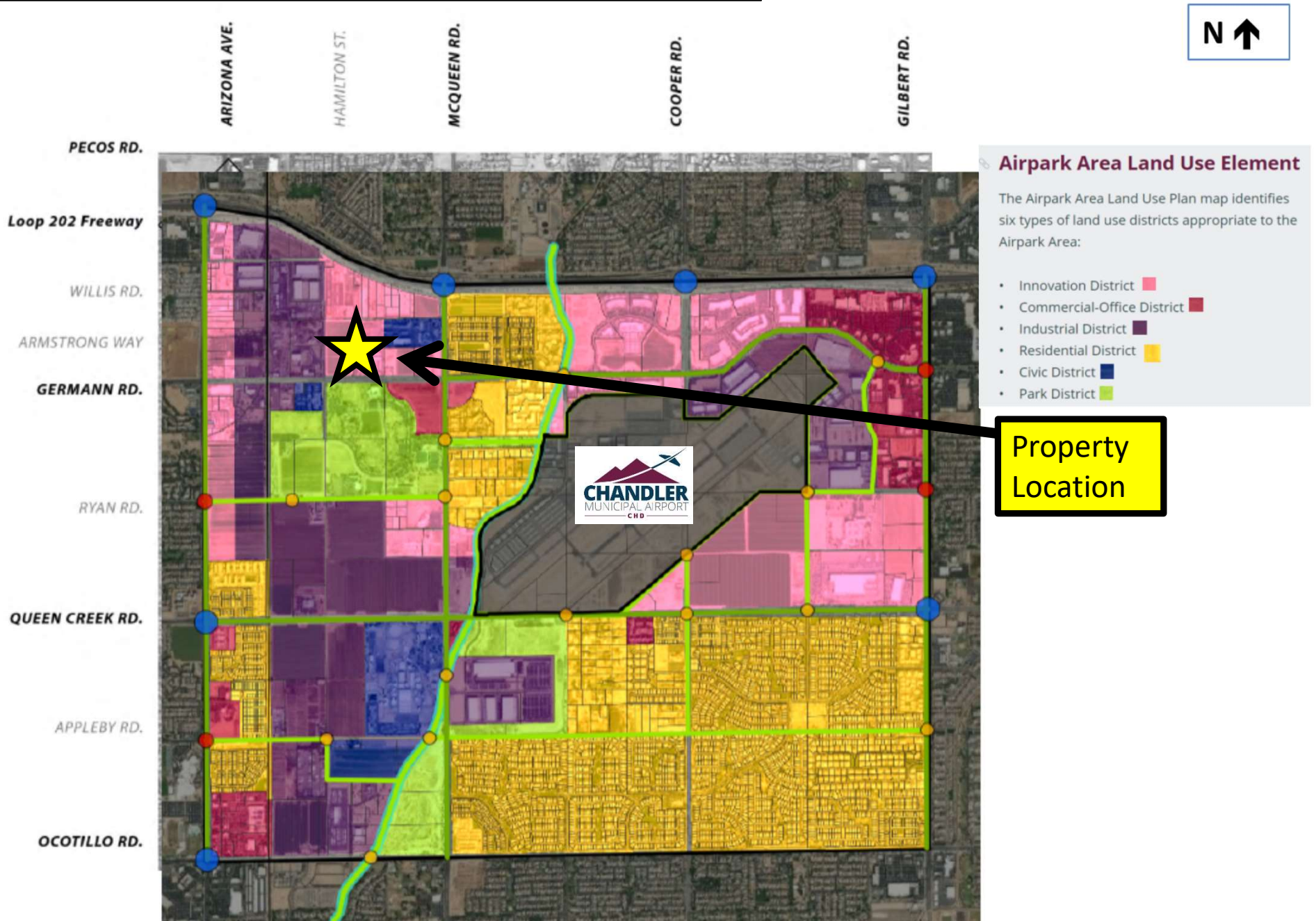


Exhibit E: Flight Tracks

CHANDLER MUNICIPAL AIRPORT - 2/5/13 All Operations

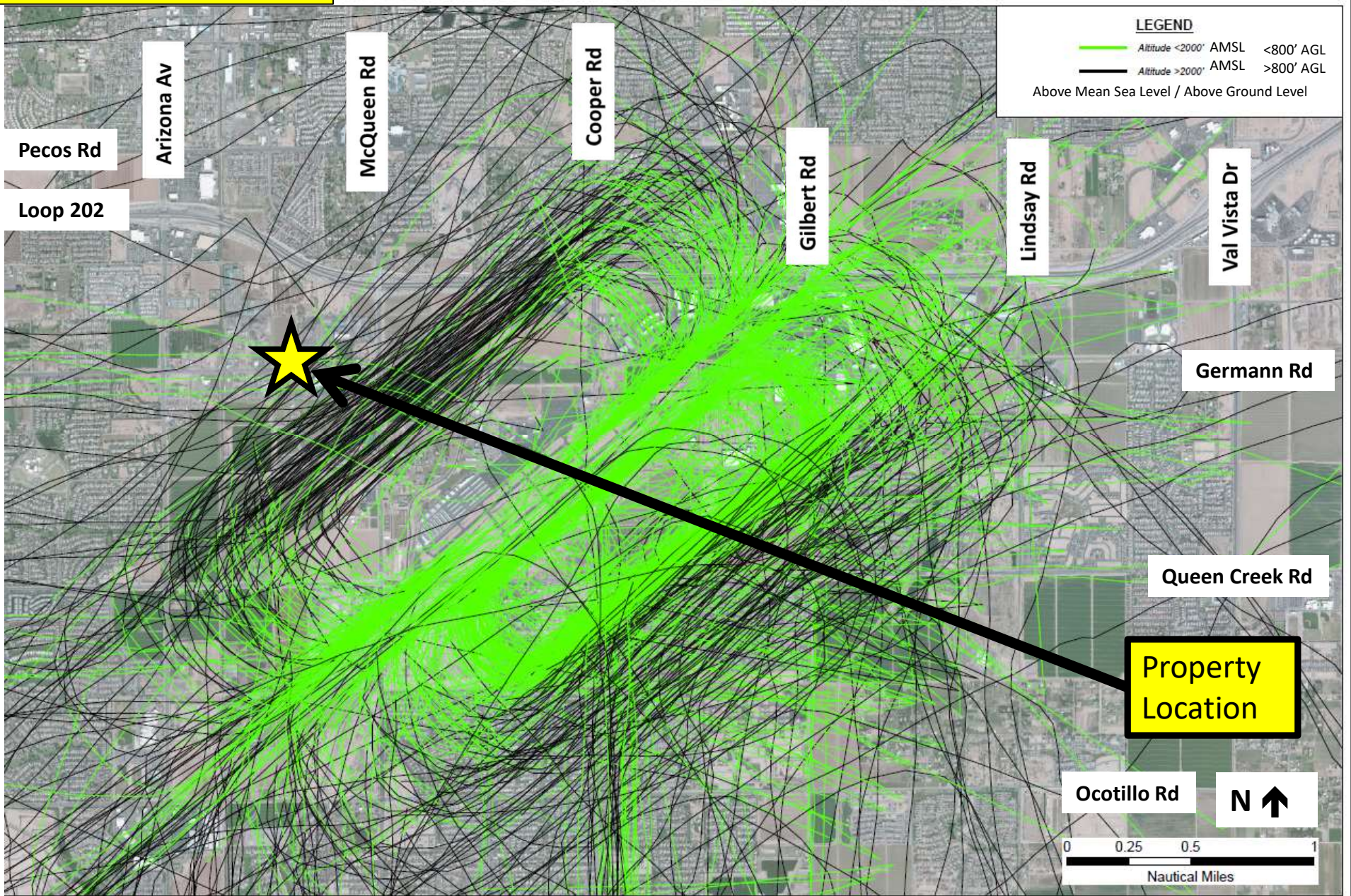
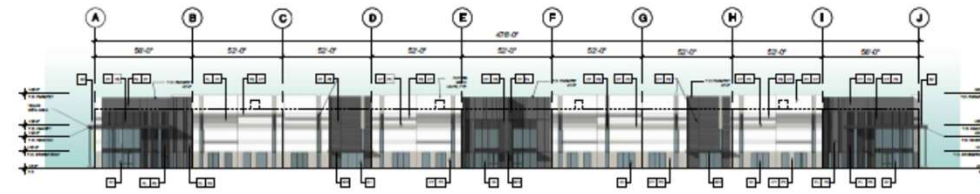
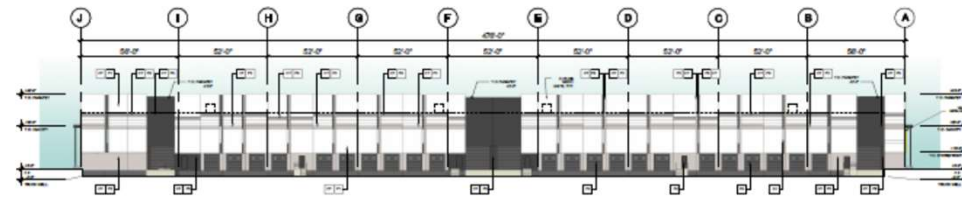


Exhibit F: Building Elevations



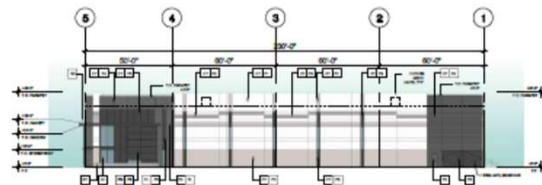
BUILDING B NORTH ELEVATION

SCALE: 1/32" = 1'-0"



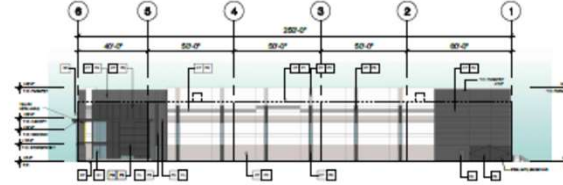
BUILDING B SOUTH ELEVATION & BUILDING C SOUTH ELEVATION

SCALE: 1/32" = 1'-0"



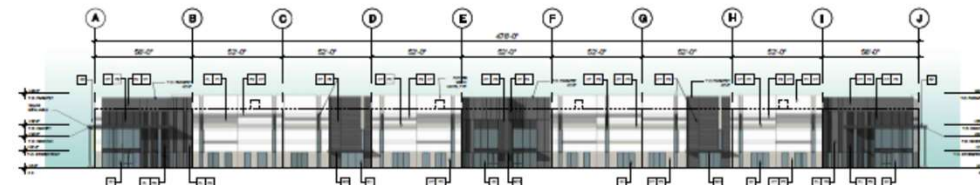
BUILDING B WEST ELEVATION

SCALE: 1/32" = 1'-0"



BUILDING C WEST ELEVATION

SCALE: 1/32" = 1'-0"



BUILDING C NORTH ELEVATION

SCALE: 1/32" = 1'-0"

MATERIAL/FINISH SCHEDULE

KEY:	DESCRIPTION
EXTERIOR WALLS:	
1	CONCRETE TILT PANEL, 16" VERTICAL, 1/2" x 1/2" DEEP REBAR & 1/2" x 1/2" SCORE LINES - PAINTED, REFER TO LAYOUT FOR THICKNESS INFORMATION
2	FORM LINER, USE COLOR BOARD FOR PATTERN
3	MONOCHOLS, PERF. METAL CARBON STEEL, 2" ROUND, 30" OPEN
4	STONE PLANTER, ROCKY MOUNTAIN QUARTZITE - SUNSET GOLD

CANOPY KEY

KEY:	DESCRIPTION
1	METAL CANOPY - 1" SPRAY FOAM WITH CORRECTIONS TO ORIGIN OVER STEEL, FINISHING IN ACT. FINISH AT SORTEIT
2	RAMP-METAL PRODUCTS, ALUMINUM, MEDIUM CHERRY
3	OPEN STEEL TRELIS WITH STEEL ANGLES, P.O.C. PAINTED PM

GLAZING KEY

MATERIAL:	DESCRIPTION
FRAMES	ALUMINUM STOREFRONT - 4 1/2" (SEALANT JOINT VERT) BLACK ANODIZED (AS-B)
EXTERIOR GLAZING	SOLARBAN 80 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARELLE

PAINT KEY

KEY:	DESCRIPTION
1	DUNN EDWARDS (WHITE) 'CASCAIDING WHITE' #DE0004 (LTV 94)
2	DUNN EDWARDS (PAINT) 'PAINT' #DE0007 (LTV 93)
3	DUNN EDWARDS (GRAY) 'GRAY WOLF' #DE0004 (LTV 93)
4	DUNN EDWARDS (DARK GRAY) 'BOAT ANCHOR' #DE0007 (LTV 14)
5	DUNN EDWARDS (BLACK) 'BLACK TIE' #DE0007 (LTV 8)
6	DUNN EDWARDS (YELLOW) 'BRIGHT SUNSHINE' #DE0007 (LTV 58)

LGE DESIGN GROUP
1200 N. 52nd Street • Phoenix, AZ 85008
P. 602.966.4001

GERMANN AND HAMILTON
N.E.C. of GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ

LGE DESIGN BUILD

DATE: 10/15/21

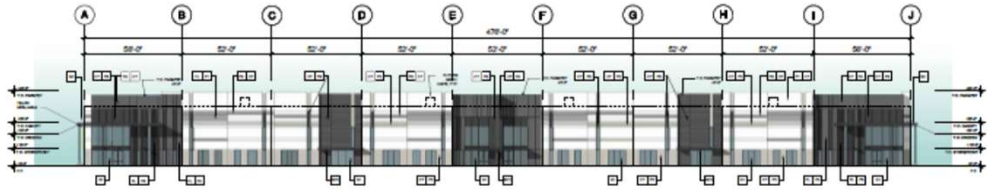
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CHECKED BY: [Signature]
PROJECT NO.: 10000

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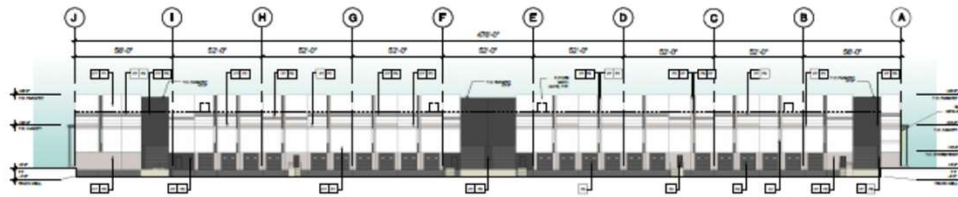
DESIGN REVIEW RE-SUBMITTAL SET 10/15/21

Exhibit F: Building Elevations



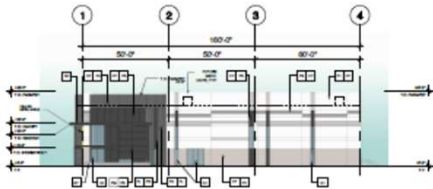
BUILDING A SOUTH ELEVATION

SCALE: 1/32" = 1'-0"



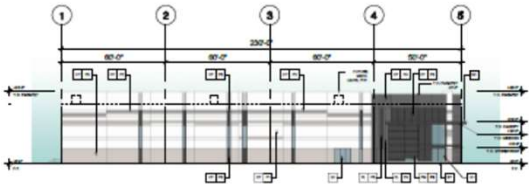
BUILDING A NORTH ELEVATION

SCALE: 1/32" = 1'-0"



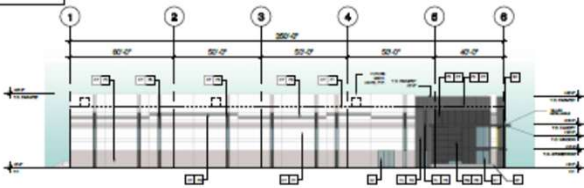
BUILDING A EAST ELEVATION

SCALE: 1/32" = 1'-0"



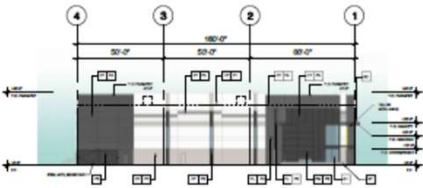
BUILDING B EAST ELEVATION

SCALE: 1/32" = 1'-0"



BUILDING C EAST ELEVATION

SCALE: 1/32" = 1'-0"



BUILDING A WEST ELEVATION

SCALE: 1/32" = 1'-0"

NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
BUILDING PARAPET.

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GLAZING KEY:

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EXTERIOR GLAZING	SOLARBAN 80 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE

PAINT KEY:

KEY:	DESCRIPTION
1	DUNN EDWARDS (WHITE) "CASCADED WHITE" #005054 (LTV 94)
2	DUNN EDWARDS (NEUTRAL PINK) "GEMSER" #005057 (LTV 83)
3	DUNN EDWARDS (GRAY) "GRAY WOLF" #005054 (LTV 33)
4	DUNN EDWARDS (DARK GRAY) "ROCK ANCHOR" #005057 (LTV 14)
5	DUNN EDWARDS (BLACK) "BLACK TIE" #005057 (LTV 8)
6	DUNN EDWARDS (YELLOW) "BRIGHT SUNFISH" #005057 (LTV 55)

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CHANDLER, AZ

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