

Airport Commission Study Session

May 10, 2023 | 6:30 p.m.

Airport Terminal Conference Room
2380 S. Stinson Way, Chandler, AZ
or Webex 1-415-655-0001
code 2599 140 9963 password 3eP34wCMryH



Commission Members

Christopher Hawley
Cecil Orozco
Chad Wakefield
Charles McCorkle
Mark Riesterer
Mark Mount
Robert Ehlbeck

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Airport Commission and to the general public that the Airport Commission will hold a STUDY SESSION open to the public on Wednesday, May 10, 2023, at 6:30 p.m., at Airport Terminal Conference Room, 2380 S. Stinson Way, Chandler, AZ or via Webex. One or more Commissioners may be attending by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at (480) 782-2181(711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Airport Commission

Study Session Agenda - May 10, 2023

Call to Order/Roll Call

Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

Briefing

1. Airport Conflict Evaluation - PLH23-0012 Concord Hospitality

Calendar

2. Next Airport Commission meeting will be immediately following this meeting.

Adjourn



Airport Commission Airport Memo No.

Date: 05/10/2023
To: Airport Commission
From: Diana Alonzo, Management Assistant
Subject: Airport Conflict Evaluation - PLH23-0012 Concord Hospitality

Attachments

Concord Hospitality
Concord Hospitality Exhibits



Subject: Airport Conflict Evaluation
Concord Hospitality
Southeast Corner of Cooper Road and Yeager Drive

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 Concord Hospitality development.

Background

The approximately 2.67 acre site is located at the southeast corner of Cooper Road and Yeager Drive (*Exhibit A - Vicinity Map, Exhibit B - Property Location*) and is zoned Planned Area Development (PAD). Adjacent land uses include commercial and hospitality uses.

The site is approximately 0.23 miles north of the Airport property line and is not located within the 60ldn noise contour (*Exhibit A- Vicinity Map, Exhibit B- Property Location*).

The proposed project consists of one 124-room hospitality building totaling approximately 54,000 square feet (SF) with four stories (*Exhibit C - Site Plan*). The building height is 36.7 feet to the top of parapet.

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 and Stipulations

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 on takeoff and landing (*Exhibit E – Flight Tracks*).

Based on the proposed 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.

The owner/applicant must file a Notice of Proposed Construction (FAA Form 7460-1) with the Federal Aviation Administration (FAA) for the final structure heights, including, without limitation, all rooftop antennas, parapets, light poles, and other equipment. The form may be submitted online at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. The FAA-assigned numbers for all evaluation cases must be provided to Airport Administration. *The owner/applicant and its contractors must coordinate directly with Airport Administration at least thirty (30) calendar days before starting vertical construction.*

The owner/applicant must ensure that its contractors file a Notice of Proposed Construction (FAA Form 7460-1) with the FAA for temporary construction equipment including, without limitation, cranes, drilling rigs, concrete boom pumps. The form may be submitted online at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. The FAA-assigned numbers for all evaluation cases must be provided to Airport Administration. *The owner/applicant and its contractors must coordinate directly with Airport Administration at least thirty (30) calendar days before starting vertical construction.*

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

Findings

- ☒ **No Conflict**
- ☐ **High Conflict**
- ☐ **Moderate Conflict**
- ☐ **Low Conflict**

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

Recommended Corrective Actions: **Not applicable.**

Proposed Motion for Study Session

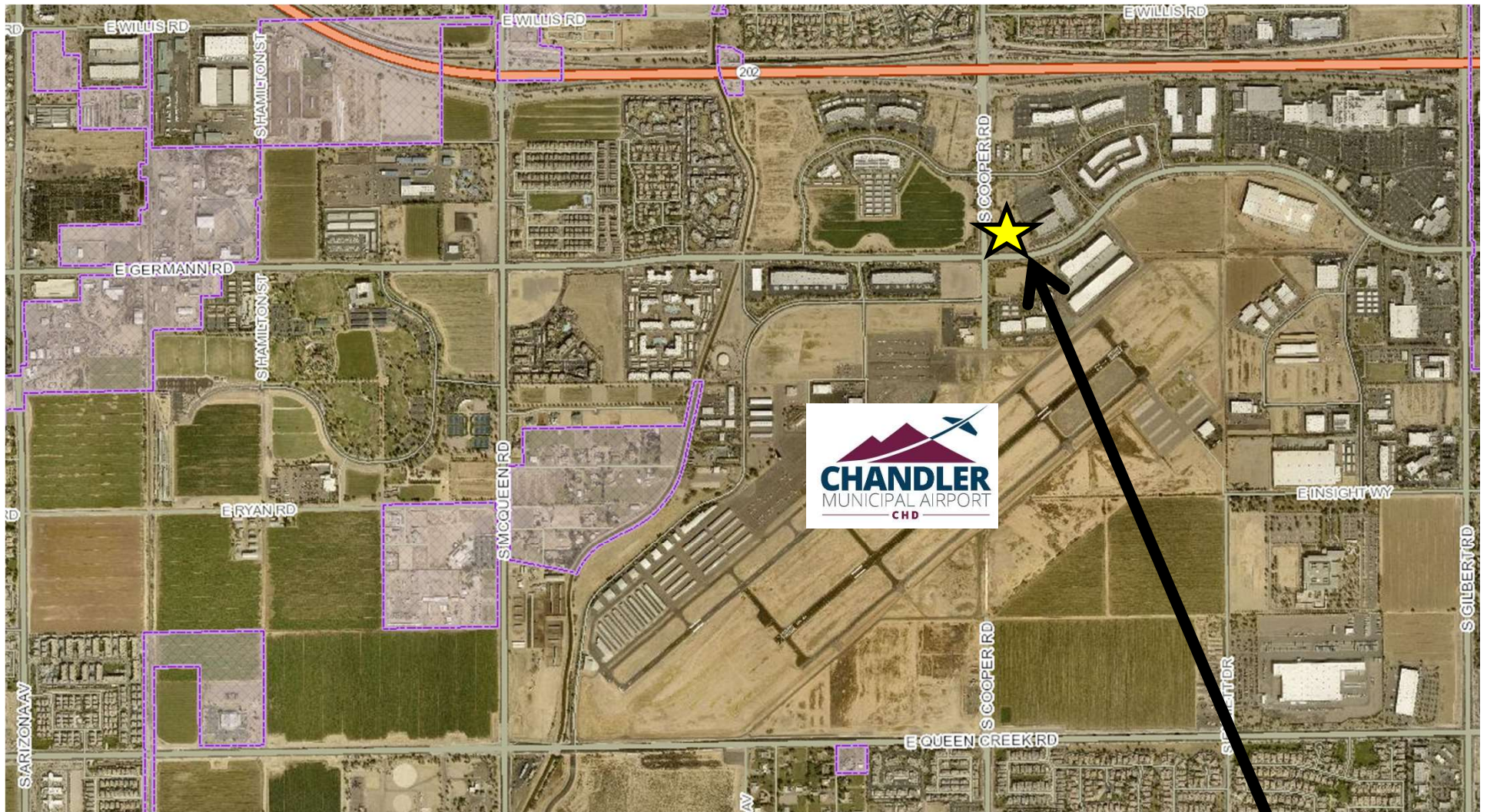
None. This item is for discussion and input only.

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 A: Vicinity Map



Property
Location

Exhibit B: Property Location

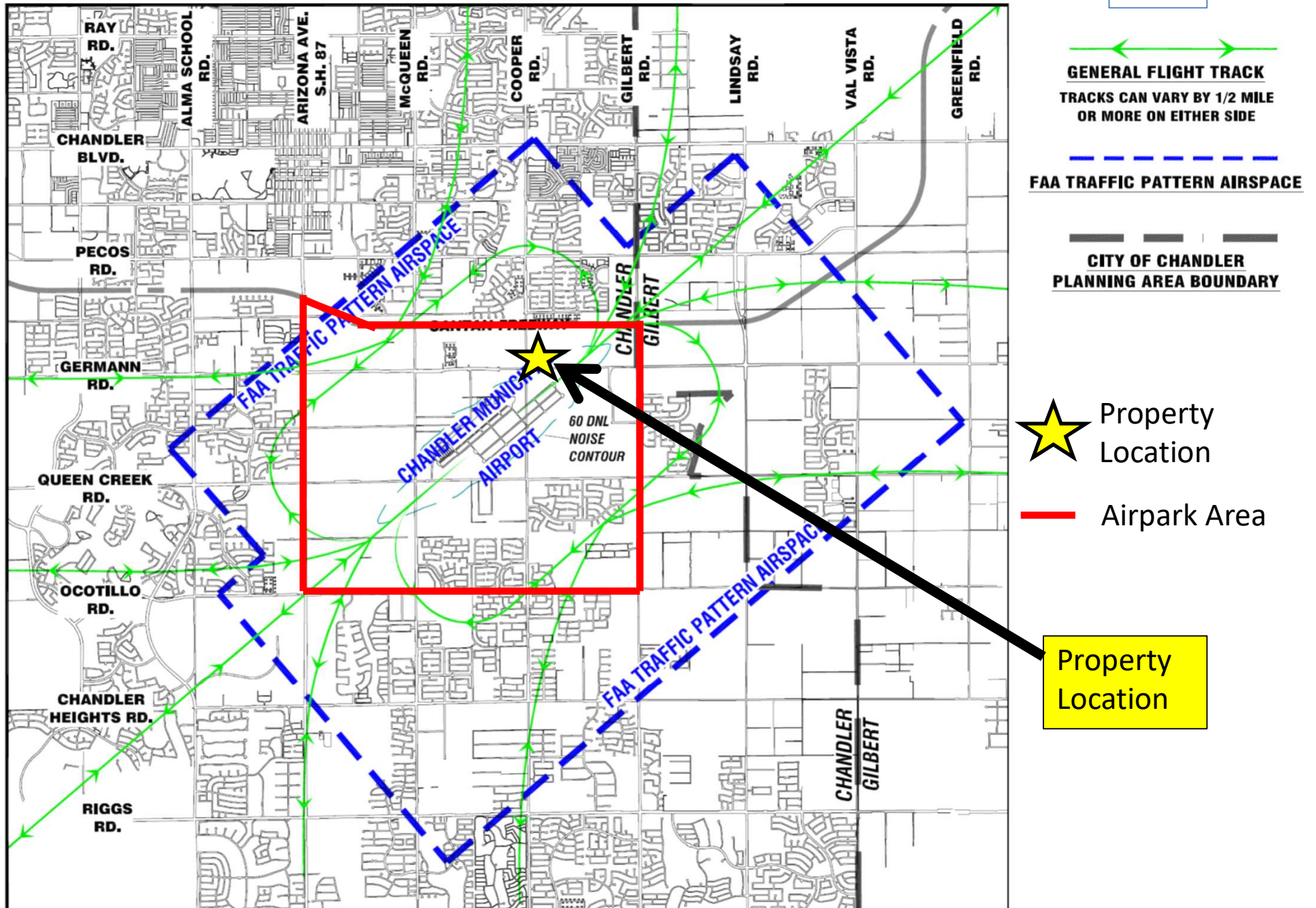


Exhibit C: Site Plan

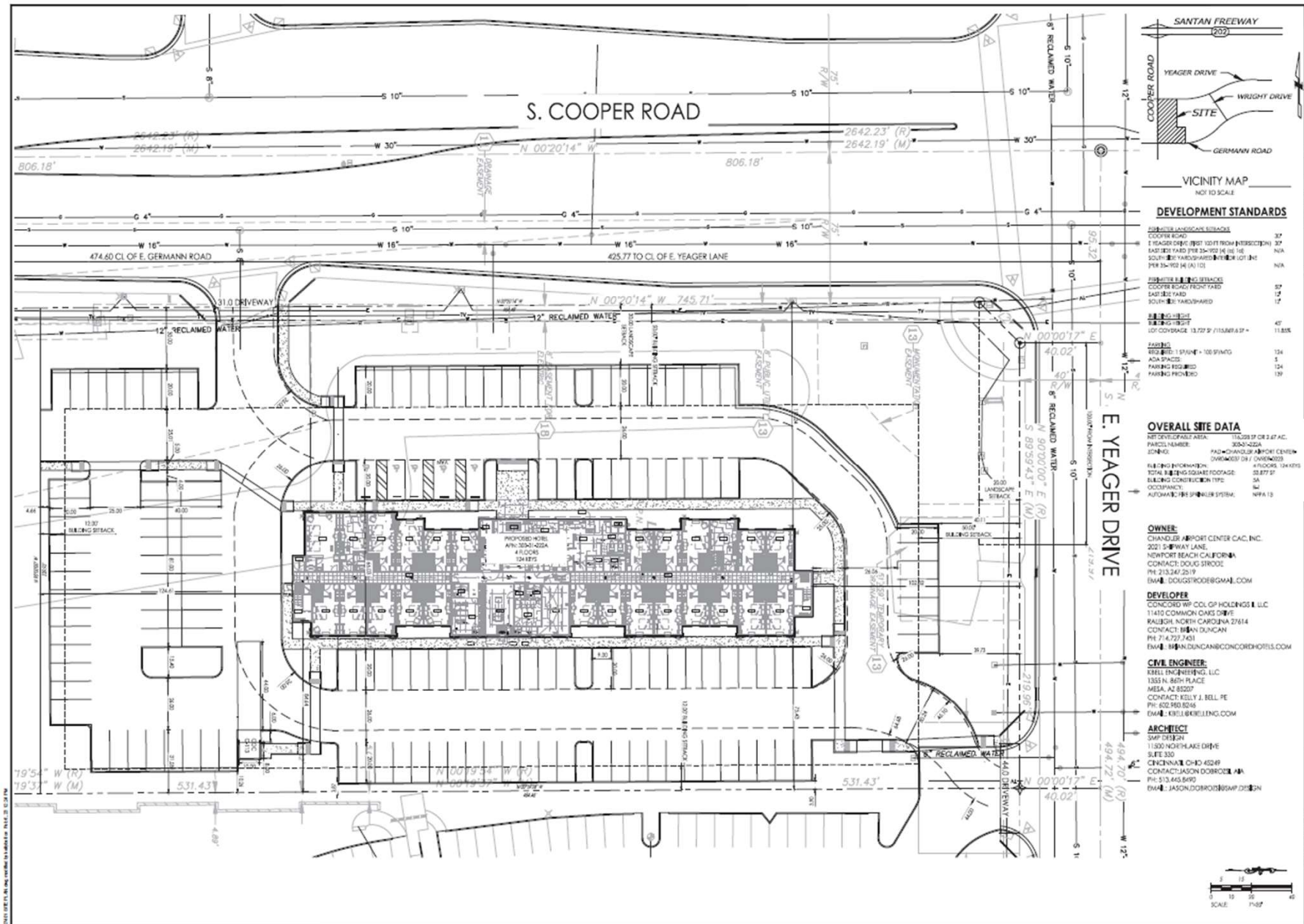


Exhibit D: Chandler Airpark Area Plan – Land Use Plan

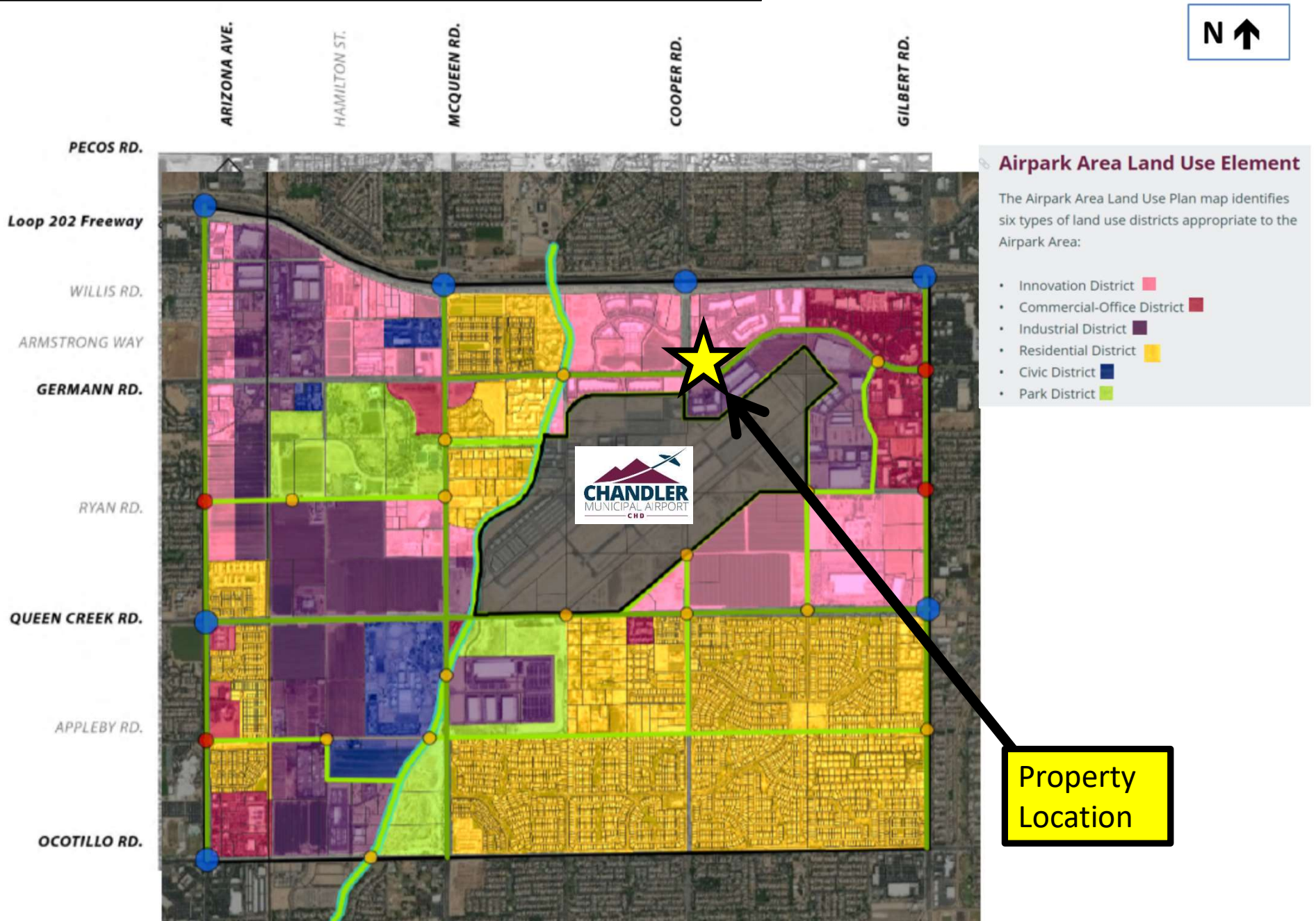


Exhibit E: Flight Tracks

CHANDLER MUNICIPAL AIRPORT - 2/5/13 All Operations

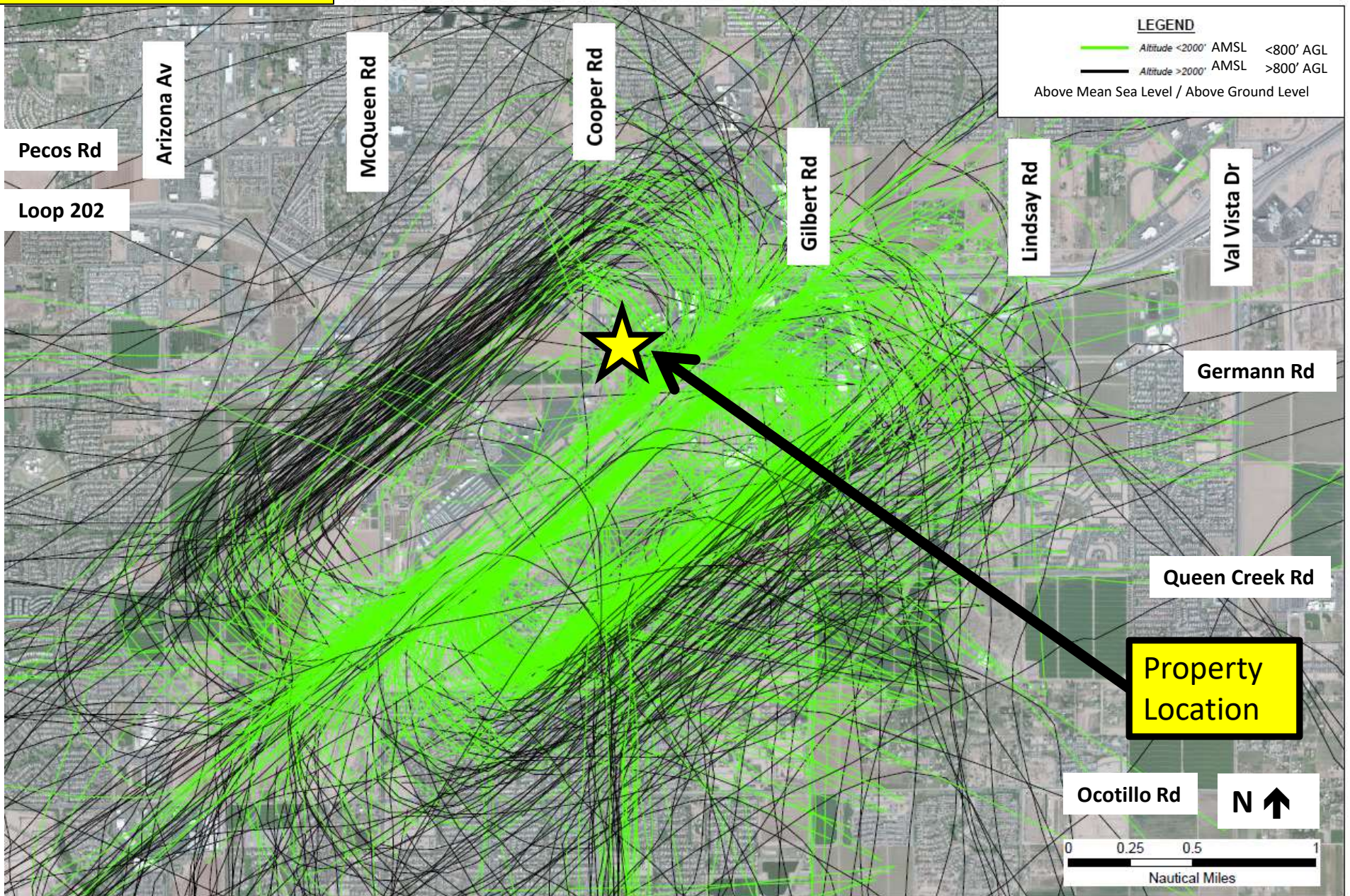
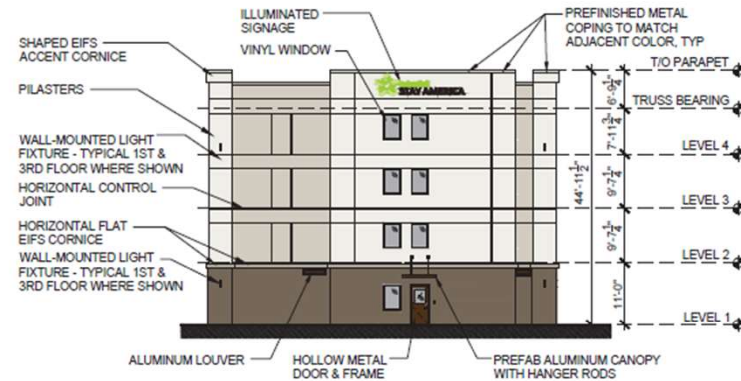


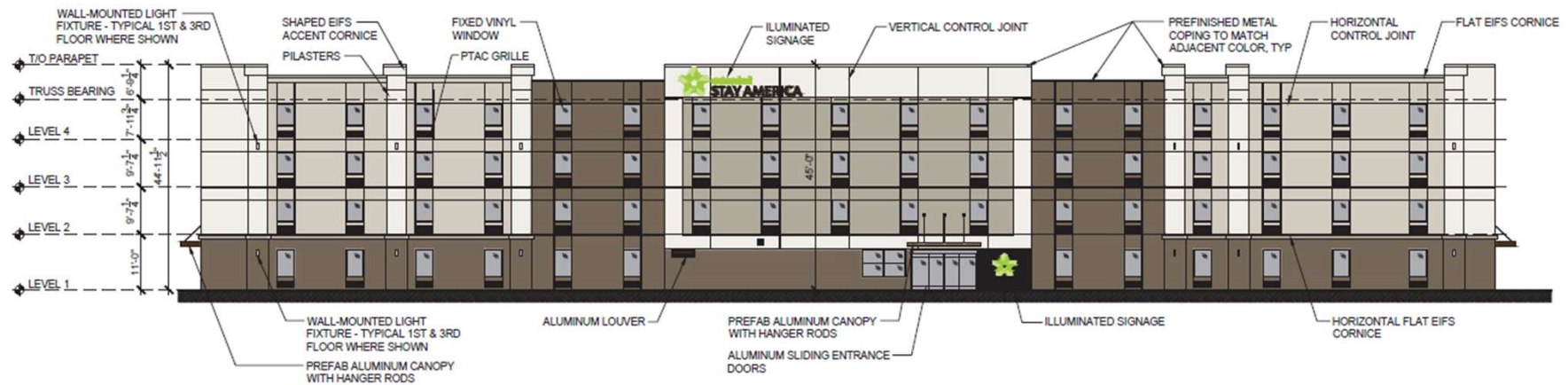
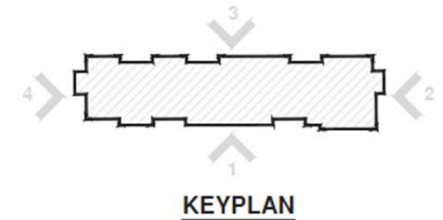
Exhibit F: Building Elevations

COLOR / MATERIAL LEGEND

	STUCCO: PPG 1021-6 "CURLEW"
	STUCCO: PPG 1025-1 "COMMERCIAL WHITE"
	STUCCO: PPG 1025-3 "WHISKERS"
	STUCCO: PPG 1025-4 "SHARKSKIN"
	EXTERIOR TRIM: CP410 "BRONZETONE"
	KINGSIZE DOVE GRAY BRICK BY ACME BRICK



2 SIDE ELEVATION



1 FRONT ELEVATION