

Meeting Minutes

Airport Commission

Study Session

May 10, 2023, | 6:30 p.m.
Chandler Airport Terminal
2380 S. Stinson Way, Chandler, AZ



Call to Order

The meeting was called to order by Chairman Hawley at 6:30 p.m.

Roll Call

Commission Attendance

Chairman Christopher Hawley
Vice Chairman Charles McCorkle
Commissioner Chad Wakefield
Commissioner Cecil Orozco
Commissioner Mark Mount
Commissioner Robert Ehlbeck

Staff Attendance

Ryan Reeves, Airport Manager
Chris Andres, Airport Planning Program Mngr.
Scott Rinkenberger, Airport Ops Manager
Diana Alonzo, Management Assistant

Absent

Commissioner Mark Riesterer

Others in Attendance

Harley Mehlhorn, City Planner
Stephanie Watney, Concord Hospitality
Matt Hook, Concord Hospitality
Kelly Bell, Concord Hospitality

Scheduled and Unscheduled Public Appearances

CHAIRMAN HAWLEY asked if there were any members of the public that would like to address the committee on any items not on the agenda.

None.

Discussion

1. Airport Conflict Evaluation – PLH23-0012 Concord Hospitality

City Planner, Harley Mehlhorn, gave a presentation regarding the preliminary development plan approval for site layout and building architecture for the four-story hotel, Concord Hospitality. The site is located on the southeast corner of S. Cooper Rd. and E. Yaeger Dr. The previous approval for the site was for a ghost kitchen. The site is 2.67 acres, the building is 53,000 sq. ft. with a maximum height of 45 feet, and there will be no water features or solar panels. The proposed building material has low reflectivity, with stucco being the primary material along with accent brick. The proposed lighting is low on the building.

COMMISSIONER OROZCO asked if this structure is similar to the structure being built on the corner of E. Germann Rd. and S. Cooper Rd.

MR. MEHLHORN responded that the buildings are similar in scale and size, but they are two (2) different developers.

CHAIRMAN HAWLEY stated that they are concerned about noise complaints with businesses moving in the area and asked MR. MEHLHORN if he believed whether or not this business would generate any noise concerns from the guests staying there.

MR. ANDRES stated that when the Airport Commission does an Airport Conflict Evaluation, they are determining three (3) categories; the impact of noise, height impact to airspace, and glare/lighting concerns. In this situation, a hospitality project is a short-term stay. These stays are not considered to be residential uses by the FAA because they isolated to commercial standards. The occupants are transient, significantly different than single family home (owner, renter, or multi-family). The Airport does not anticipate any noise concerns from this site.

CHAIRMAN HAWLEY asked what the coding is for the land use for this area for the district that it is in and asked if this was under the *Innovation* district.

MR. MEHLHORN responded that he believed so.

CHAIRMAN HAWLEY stated he believed *Innovation* was covering as much as possible like light industrial.

MR. MEHLHORN responded that this request was only for design purposes. The land use was previously tied to the amendment of the land use in 2004.

CHAIRMAN HAWLEY asked if the land use was approved by City Council.

MR. MEHLHORN responded that it was approved by City Council when the entire Chandler Airport Center was approved. There have been very few instances of individual parcels zoning changes.

VICE CHAIRMAN MCCORKLE asked what hotels were going to be operating.

MR. MEHLHORN responded that this particular one was Extended Stay Premier Suites and the other site is Woodspring Suites.

COMMISSIONER MOUNT asked if there were any other similar structures to draw a better conclusion from about the noise complaints.

MR. REEVES responded that there are if one looks at any Airport within a metro center, but specifically Tucson International Airport. They have a high number of hotels in the immediate airport area. Just outside the gates of Scottsdale there is a Best Western Hotel, also. This is an amenity for most airports. Airport staff is looking forward to projects like this because they provide overnight lodging within walking distance from the Airport, an amenity that was previously missing.

MR. ANDRES stated the Phoenix-Mesa Gateway is adding a hotel on airport property to serve their customers.

VICE CHAIRMAN MCCORKLE stated that he spent many nights at Airport hotels, and that from an operator's perspective this is good enough for the airport. This would allow the crews from corporate jets to have a place to stay. VICE CHAIRMAN MCCORKLE asked if the location would have a conference room inside the hotel.

MR. MEHLHORN responded that he would defer that question to the applicant.

MR. HOOK responded that their hotel would not have a conference room, but that he could not speak for the other hotels.

VICE CHAIRMAN MCCORKLE stated that this hotel would be a benefit because the many nights that he stayed in hotel rooms, even the older hotels, the noise was not a concern.

Calendar

The next Regular Airport Commission Meeting will be held immediately after the Study Session, in the Chandler Airport Terminal 2380 S. Stinson Way, Chandler, AZ.

Adjourn

The meeting was adjourned at 6:44 p.m.

Ryan Reeves, Secretary

Christopher Hawley, Chairman