



Subject: Airport Conflict Evaluation
Schnitzer Commerce Parks
Near the Southeast and Southwest corners of Ryan 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 Schnitzer Commerce Parks development.

Background

The first phase of the project includes three (3) buildings totaling approximately 604,500 square feet on approximately 37.6 acres at the southeast corner of Ryan Road and Hamilton Street. The second phase includes four (4) buildings totaling approximately 715,571 square feet on approximately 47 acres at the southwest corner of Ryan Road and Hamilton Street. See *Exhibit A - Vicinity Map*, *Exhibit B - Property Location*. Both sites are zoned Agriculture (AG-1) with a rezoning request to Planned Area Development (PAD) and a Preliminary Development Plan (PDP) for an industrial business park.

The site is approximately 0.4 miles west of the Airport property line and is not located within the 60ldn noise contour (*Exhibit A- Vicinity Map*, *Exhibit B- Property Location*).

The proposed development consists of two commerce centers with seven industrial buildings totaling approximately 1.32 million square feet (SF) (*Exhibit C - Site Plan*). The building heights are 45 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 as Light Industrial (*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 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 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, and 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 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 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 Regular Agenda

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 Schnitzer Commerce Parks 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