



Subject: Airport Conflict Evaluation
Echo Suites Extended Stay Hotel
Southeast Corner of Cooper Road and Loop 202

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 Echo Suites hotel development.

Background

The project is an extended stay hotel on approximately 2.54 acres at the southeast corner of Cooper Road and the Loop 202 freeway (*Exhibit A - Vicinity Map, Exhibit B - Property Location*). The property is zoned Planned Area Development and the request is for preliminary development plan approval for site layout and architecture.

The site is approximately four-tenths (0.40) of a mile to the north of the Airport property line (*Exhibit A- Vicinity Map, Exhibit B- Property Location*).

The building will be a single structure consisting of 124 rooms totaling approximately 53,600 square feet (*Exhibit C - Site Plan*). The proposed building height is 47 feet.

The City of Chandler General Plan designates the property for Employment and Growth Areas. The 2021 Chandler Airpark Area Plan (CAAP) designates the property as 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 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 and other vertical 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 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.**

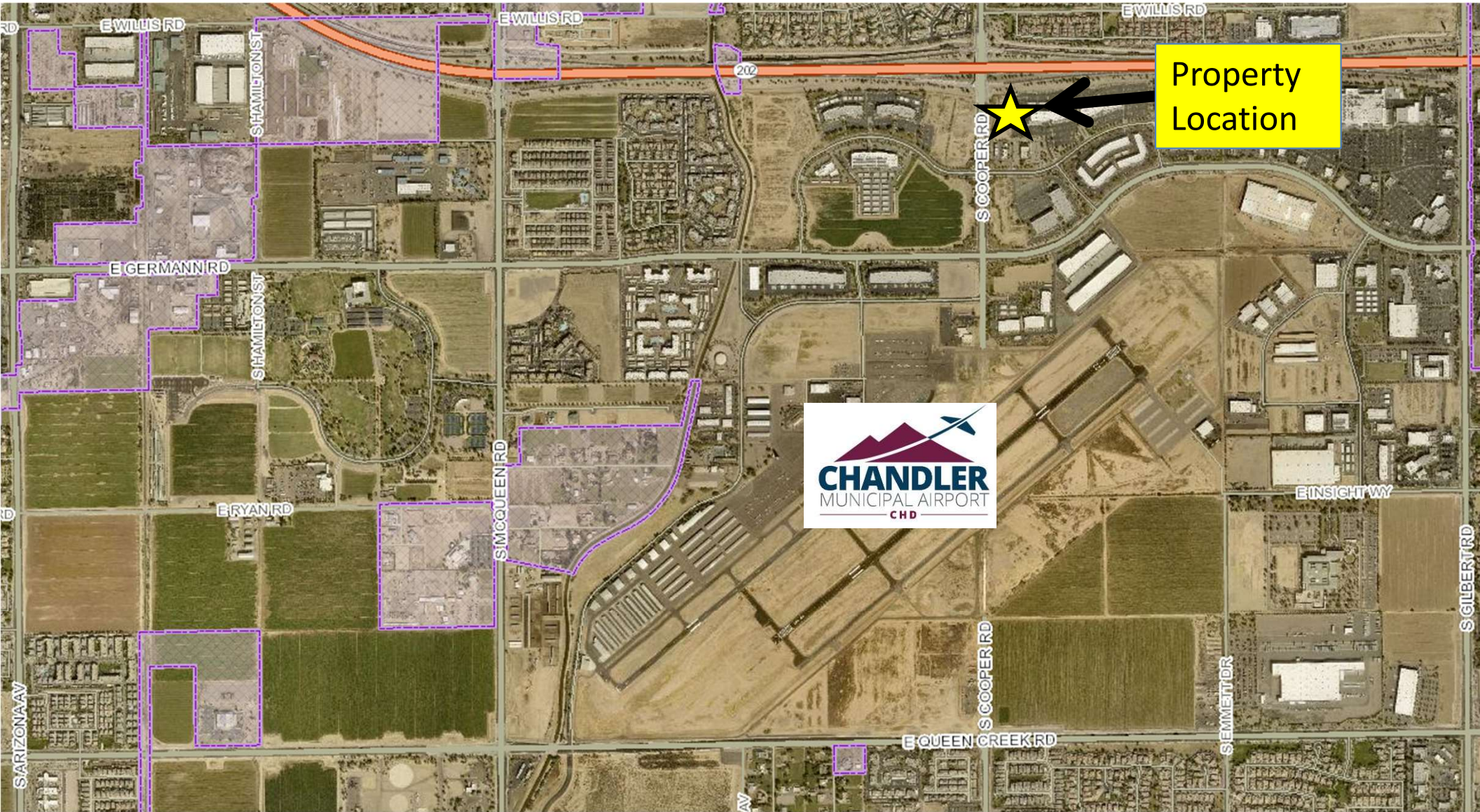
Proposed Motion

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 Echo Suites hotel 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

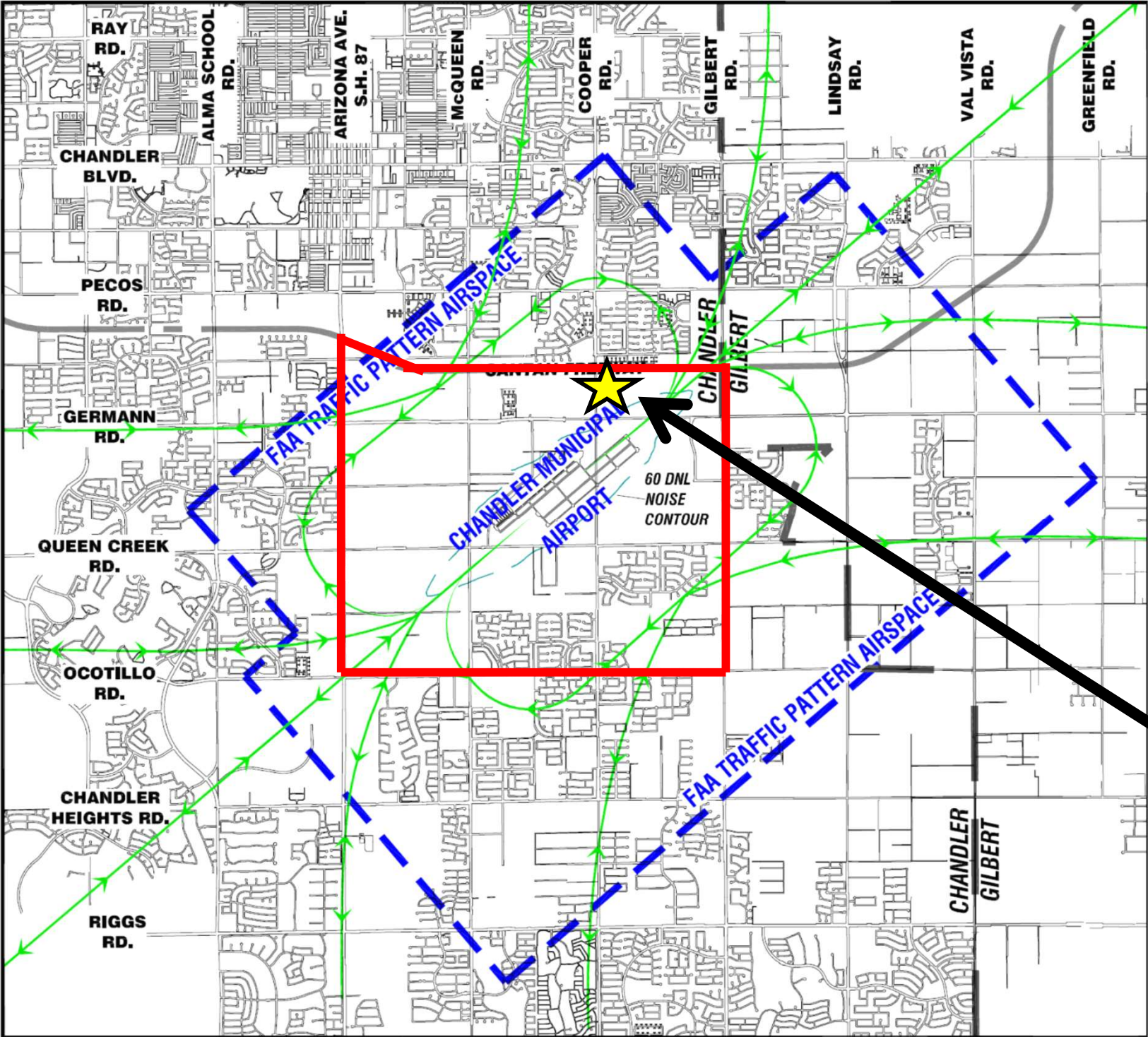
Exhibit A: Vicinity Map



Property Location



Exhibit B: Property Location



- GENERAL FLIGHT TRACK
TRACKS CAN VARY BY 1/2 MILE OR MORE ON EITHER SIDE
- FAA TRAFFIC PATTERN AIRSPACE
- CITY OF CHANDLER PLANNING AREA BOUNDARY

- Property Location
- Airpark Area

Property Location

Exhibit C: Site Plan

23-0037 - Echo Extend Stay - Preliminary Plans

PRELIMINARY SITE PLAN

ECHO EXTEND STAY CHANDLER, AZ

A PORTION OF THE SOUTH-WEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN
CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

THE LAND, HEREIN SHOWN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
PARCEL NO. 1
LOT 1, OF RS-PLAT OF LOT 7 OF CHANDLER AIRPORT CENTER - PHASE I, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1933 OF PAGES, PAGE 24.

OWNER/REP/DEVELOPER:

SANOFFER LLC
1000 GLEN FOREST DRIVE, SUITE 200
RICHMOND, VA 23204
PHONE: (804) 217-9018
CONTACT: CARTER REISER
EMAIL: CARTER.REISER@SANOFFER.COM

CIVIL ENGINEER:

EPS GROUP, INC.
1100 N ALFA SCHOOL RD, SUITE 120
PEEA, ARIZONA 85201
PHONE: (480) 503-3350
FAX: (480) 503-3358
CONTACT: TODD LESLIE
EMAIL: TODD.LESLIE@EPSGROUP.COM

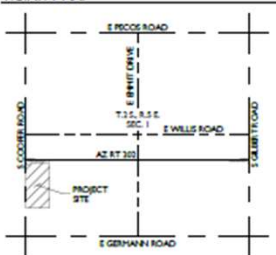
BASIS OF BEARING:

THE WEST LINE OF THE SOUTH-WEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, THE BEARING OF WHICH IS: N 07°30'14"W

BENCHMARK:

CITY OF CHANDLER BENCHMARK 358
LOCATED AT THE INTERSECTION OF CANYON DRIVE AND
DEERBERRY WAY, 600 WEST OF COOPER RD AND 300 SOUTH OF PROCESS ROAD, T2S, R1E, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA.
NAVD83 ELEVATION: 1,324.35 FEET

VICINITY MAP

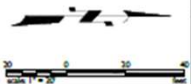
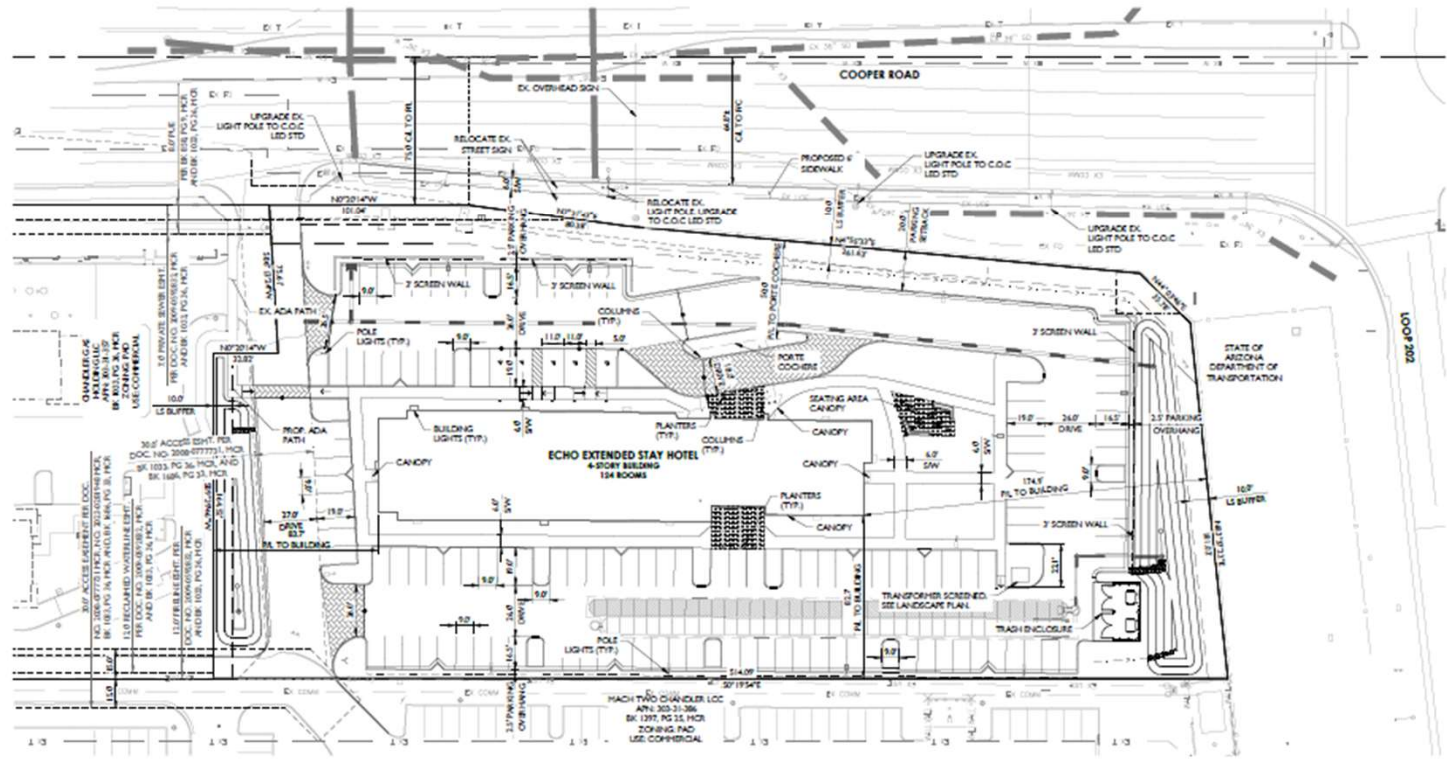


SITE DATA:

TOTAL NET SITE AREA:	110,640 SF / 2.54 AC
BUILDING AREA:	81,384 SF / 1.85 AC
TOTAL LANDSCAPE AREA:	29,118 SF / 0.67 AC
TOTAL PARKING SPACES REQUIRED:	134 (124 COVERED & 10 UNCOVERED)
REGULAR PARKING SPACES PROVIDED:	132 (123 COVERED & 9 UNCOVERED)
HANDICAP SPACES PROVIDED:	5 (4 CAR / 1 VAN)
TOTAL OF ALL PARKING SPACES PROVIDED:	137 SPACES
BUILDING HEIGHT:	44.0 FT
PROPOSED LAND USE:	HOTEL, VACANT
EXISTING ZONING:	PAD
ASSESSOR'S PARCEL NUMBER:	305-31-356

LINE TYPE ABBREVIATION & SYMBOL LEGEND:

ROADWAY CENTERLINE	50'W OR 50'W
EXISTING RIGHT OF WAY	"W" OR "W"
EXISTING PUBLIC UTILITY EASEMENT (PUE)	PUE
EXISTING WATER LINE EASEMENT (WLE)	WLE
PROPOSED WATER LINE & HYDRANT	WLE
EXISTING SEWER LINE & MANHOLE	SEW
EXISTING STORM DRAIN	SD
PROPOSED STORM DRAIN	SD
PROPOSED WATER LINE & HYDRANT	WLE
PROPOSED SEWER LINE & MANHOLE	SEW
EXISTING COMMUNICATIONS LINE	COM
EXISTING UNDERGROUND UTILITIES	UG
EXISTING TELEPHONE LINE	TEL
EXISTING FIBER OPTIC LINE	FIB
PROPOSED STREET	ST
PROPOSED DRIVEWAY	DR
EXISTING STREET SIGN	SS
EXISTING POWER POLE	PP
EXISTING STREET LIGHT	SL
EXISTING TELEVISION COMM. BOX	TCB
EXISTING TELE. COMM. BOX	TCB
EXISTING WATER VALVE	WV
EXISTING GAS VALVE	GV
EXISTING JUNCTION BOX	JB



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CHANDLER, AZ 85201
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WWW.EPSGROUP.COM

**Echo Extend Stay
Preliminary Plans**
Chandler, Arizona

SITE PLAN

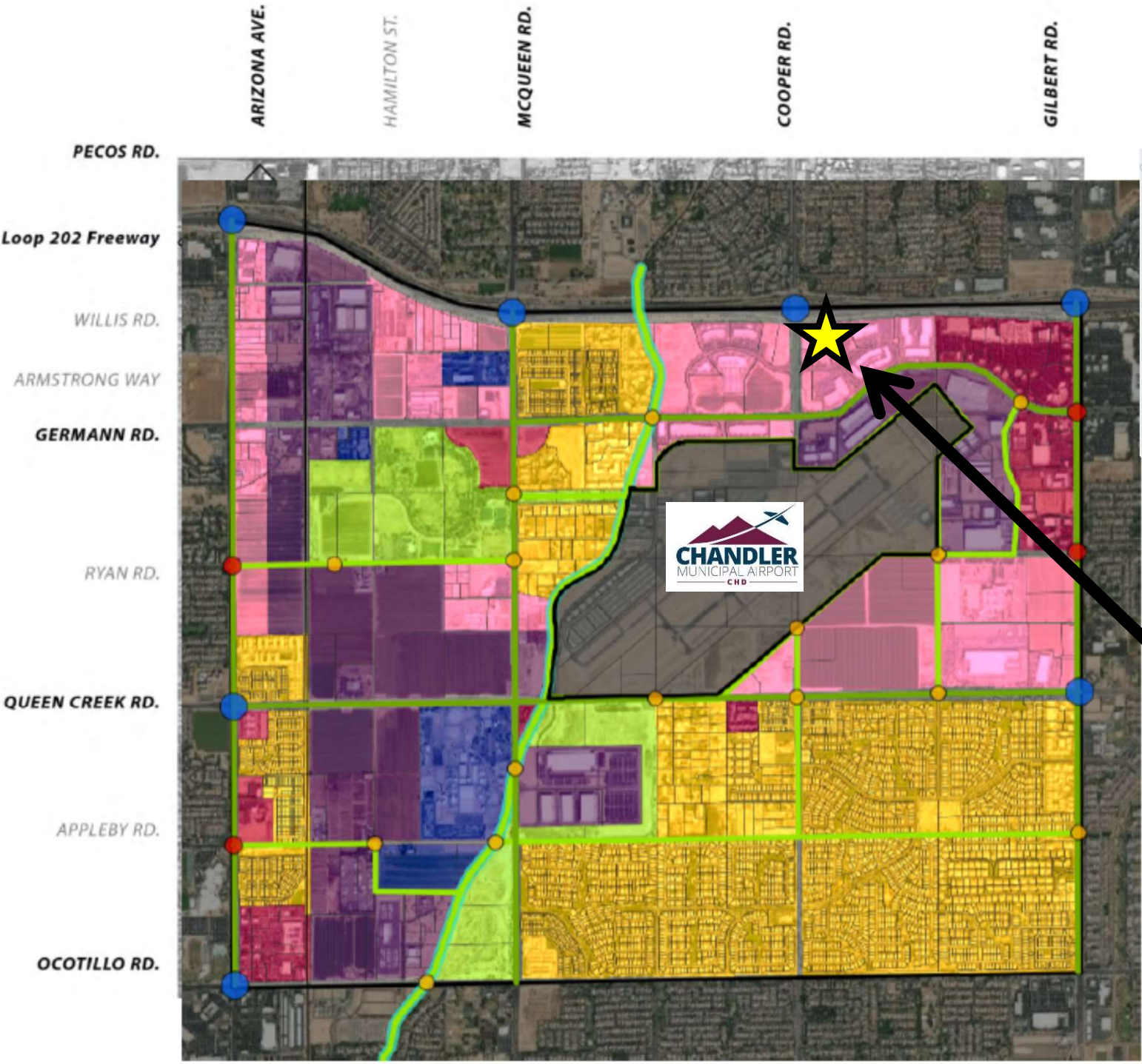
Project: 23-0037
Design: EPS
Drawn by: EPS

Preliminary
Not For
Construction
Or
Recording

Job No:
23-0037
SPOI

Sheet No.
OF 1

Exhibit D: Chandler Airpark Area Plan – Land Use Plan



Airpark Area Land Use Element

The Airpark Area Land Use Plan map identifies six types of land use districts appropriate to the Airpark Area:

- Innovation District
- Commercial-Office District
- Industrial District
- Residential District
- Civic District
- Park District

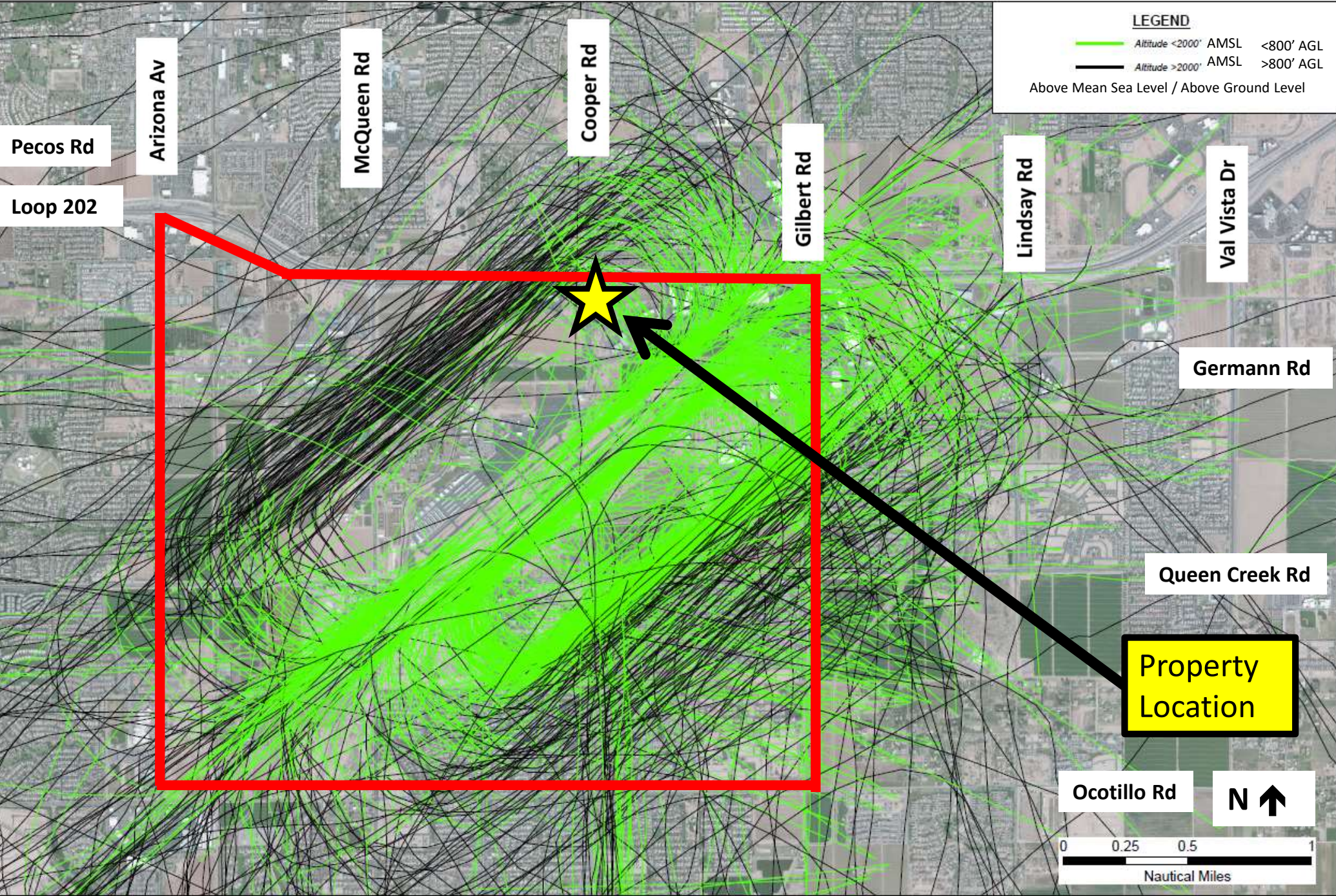
Property Location

Exhibit E: Flight Tracks

CHANDLER MUNICIPAL AIRPORT - 2/5/13 All Operations (Typical)

LEGEND

- Altitude <2000' AMSL <800' AGL
 - Altitude >2000' AMSL >800' AGL
- Above Mean Sea Level / Above Ground Level



 Airpark Area

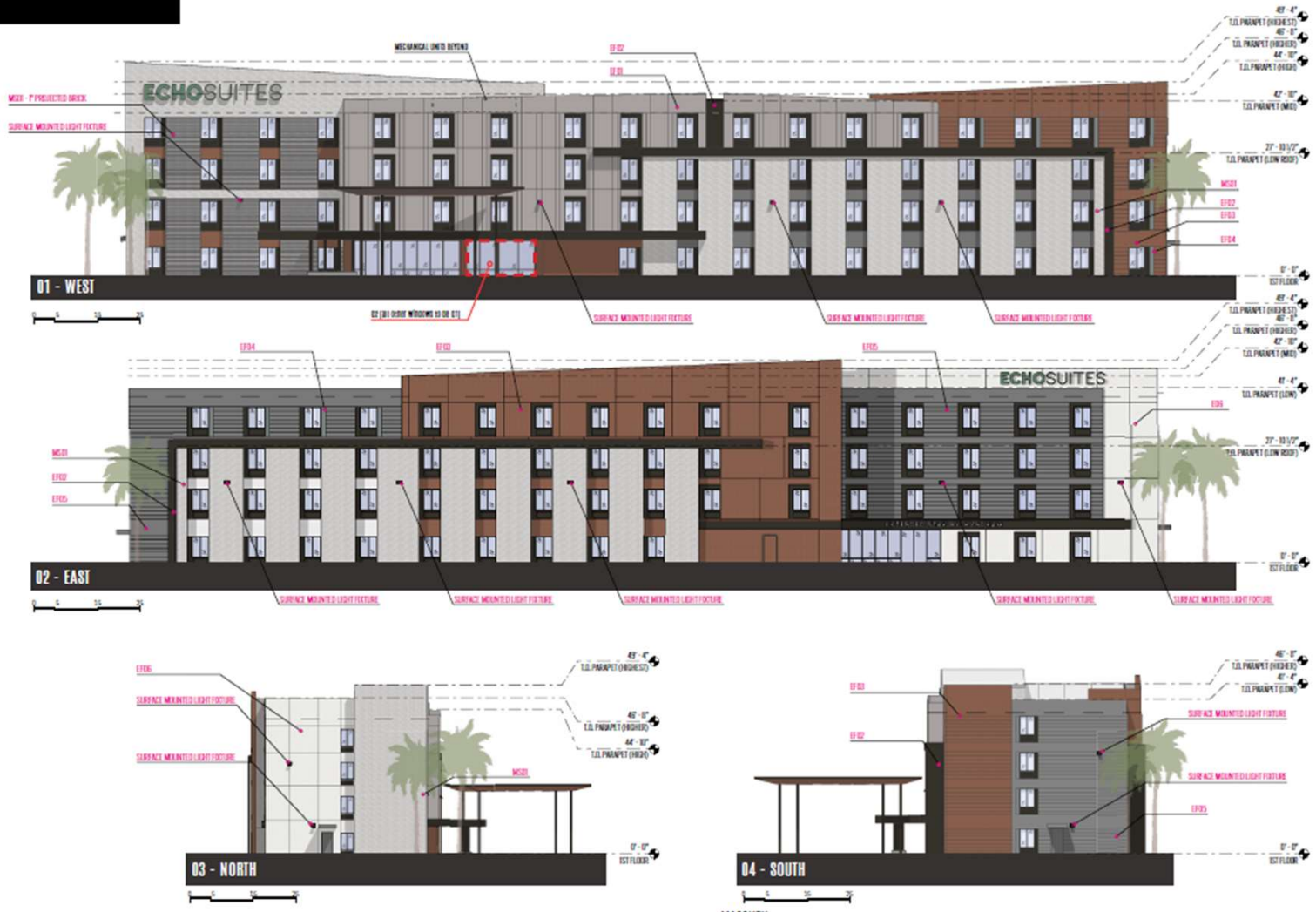
Exhibit F: Building Elevations

PERSPECTIVE



Exhibit F: Building Elevations

ELEVATIONS



EIFS

EIF1	EIF2	EIF3	EIF4	EIF5	EIF6
MANUS: CONCRETE OUTSIDE STUCCO COLOR: 3M T800 CLAY	MANUS: CONCRETE OUTSIDE STUCCO COLOR: 3M T800 CLAY	MANUS: CONCRETE OUTSIDE STUCCO COLOR: 3M T800 CLAY	MANUS: CONCRETE OUTSIDE STUCCO COLOR: 3M T800 CLAY	MANUS: CONCRETE OUTSIDE STUCCO COLOR: 3M T800 CLAY	MANUS: CONCRETE OUTSIDE STUCCO COLOR: 3M T800 CLAY

MASONRY

EIF1	EIF2	EIF3	EIF4	EIF5	EIF6
MANUS: CONCRETE OUTSIDE STUCCO COLOR: 3M T800 CLAY	MANUS: CONCRETE OUTSIDE STUCCO COLOR: 3M T800 CLAY	MANUS: CONCRETE OUTSIDE STUCCO COLOR: 3M T800 CLAY	MANUS: CONCRETE OUTSIDE STUCCO COLOR: 3M T800 CLAY	MANUS: CONCRETE OUTSIDE STUCCO COLOR: 3M T800 CLAY	MANUS: CONCRETE OUTSIDE STUCCO COLOR: 3M T800 CLAY