



## MEMORANDUM

**DATE:** April 11, 2024

**TO:** Kevin Mayo

**FROM:** Airport

**SUBJECT:** Echo Suites Hotel  
Southeast Corner of Loop 202 and Cooper Road

At their April 10, 2024 meeting, the Chandler Airport Commission ("Commission") discussed the above-referenced project.

Finding: The Commission determined the proposed development **does not constitute a conflict** with existing or planned airport operations.

Conflict(s) Cited: None.

The Commission voted 5-0 to forward a report to the Zoning Administrator and the City Council indicating the finding noted above.

cc: Ryan Reeves  
David De La Torre  
Alisa Petterson



**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.**

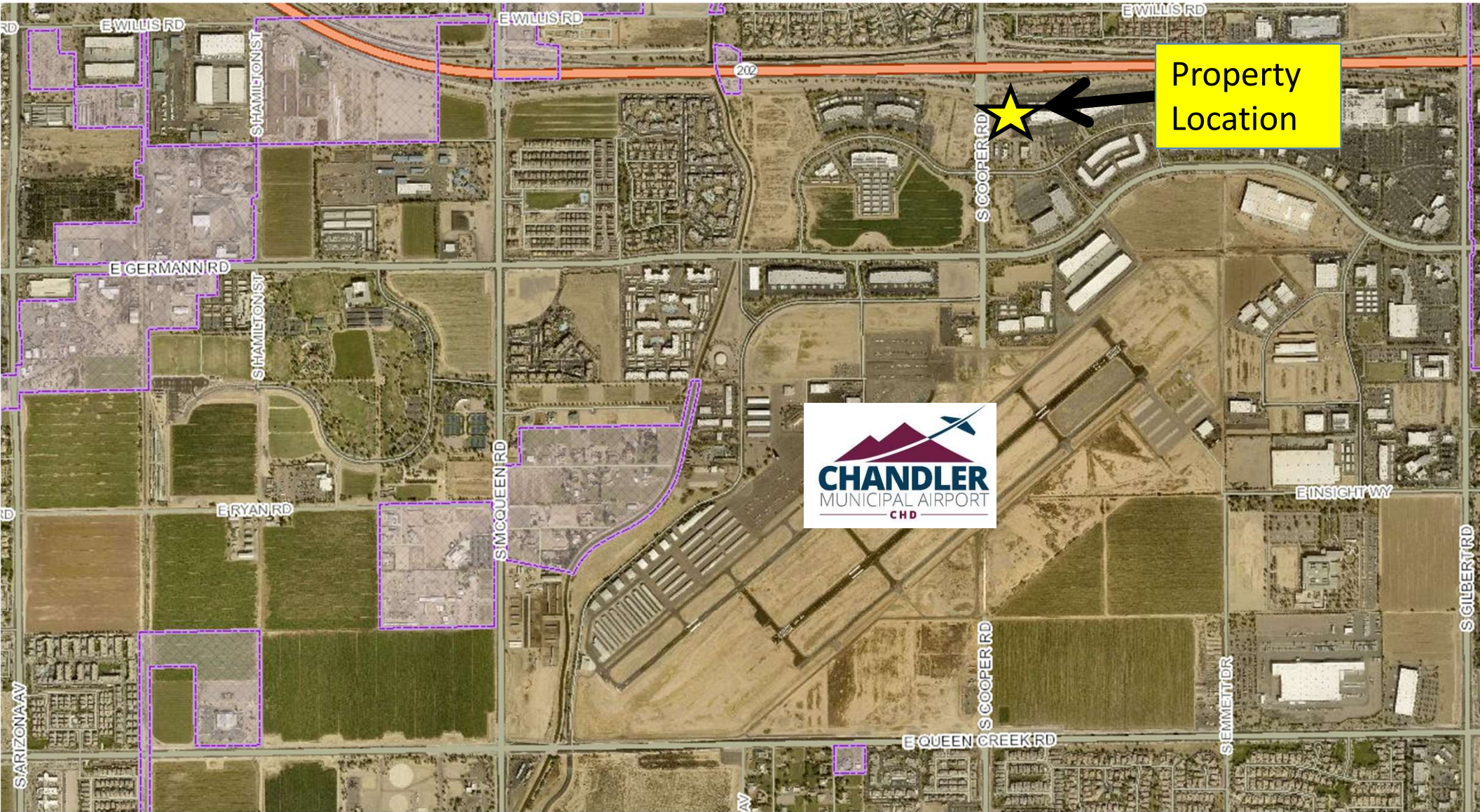
### **Proposed Motion**

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

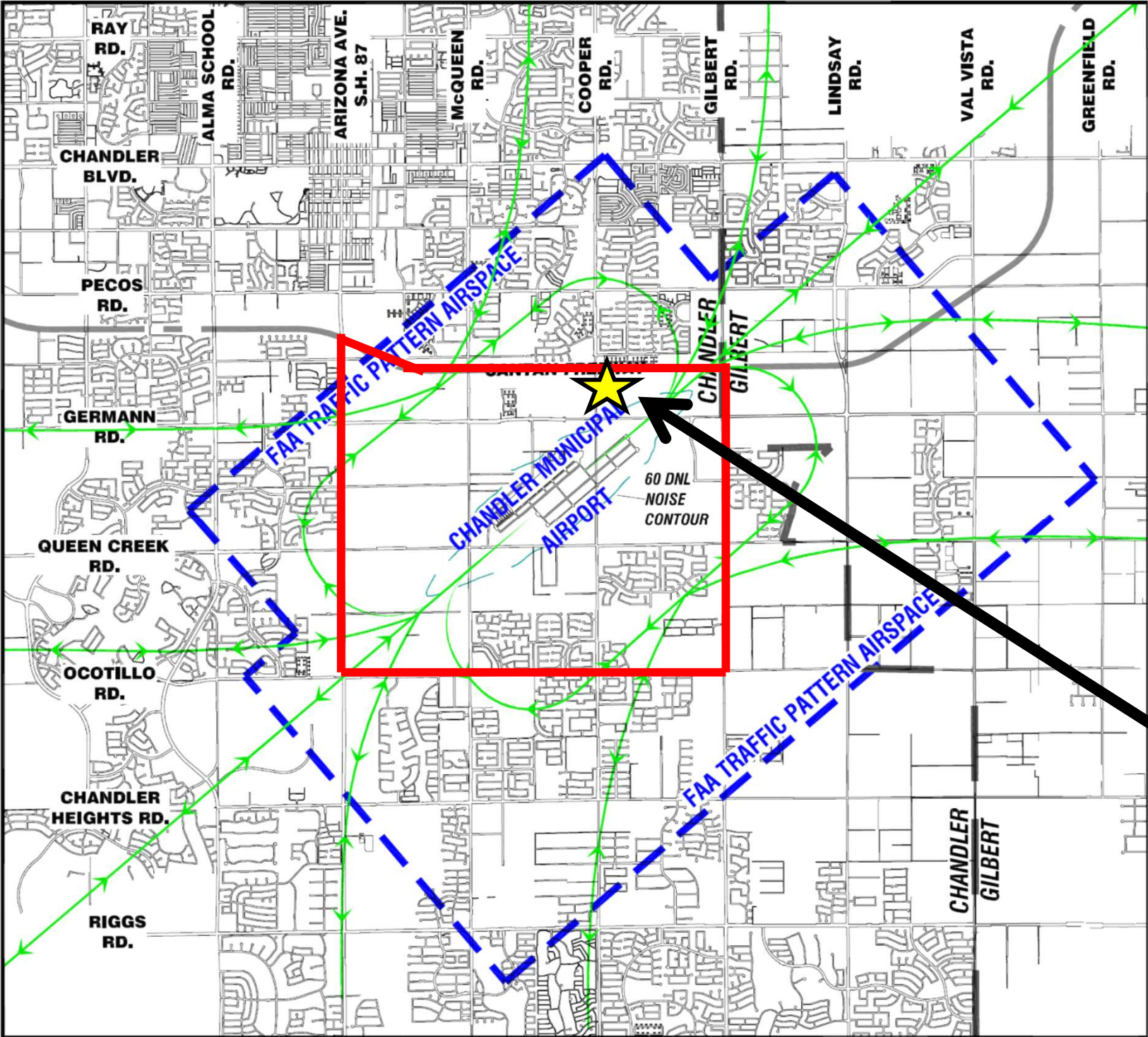
Exhibit A: Vicinity Map



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 PLATS, 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

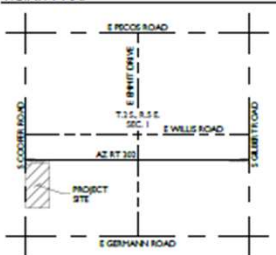
### BASIS OF BEARING:

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 00°30'14" W

### BENCHMARK:

CITY OF CHANDLER BENCHMARK 358  
LOCATED AT THE INTERSECTION OF CANYON CREEK WAY AND DESERIGER WAY, 600 WEST OF COOPER RD AND 300 SOUTH OF PECOS RD SECTION 1, T2S, R1E, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA.  
NAVD83 ELEVATION: 1,324.35 FEET

### VICINITY MAP

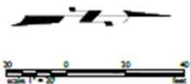
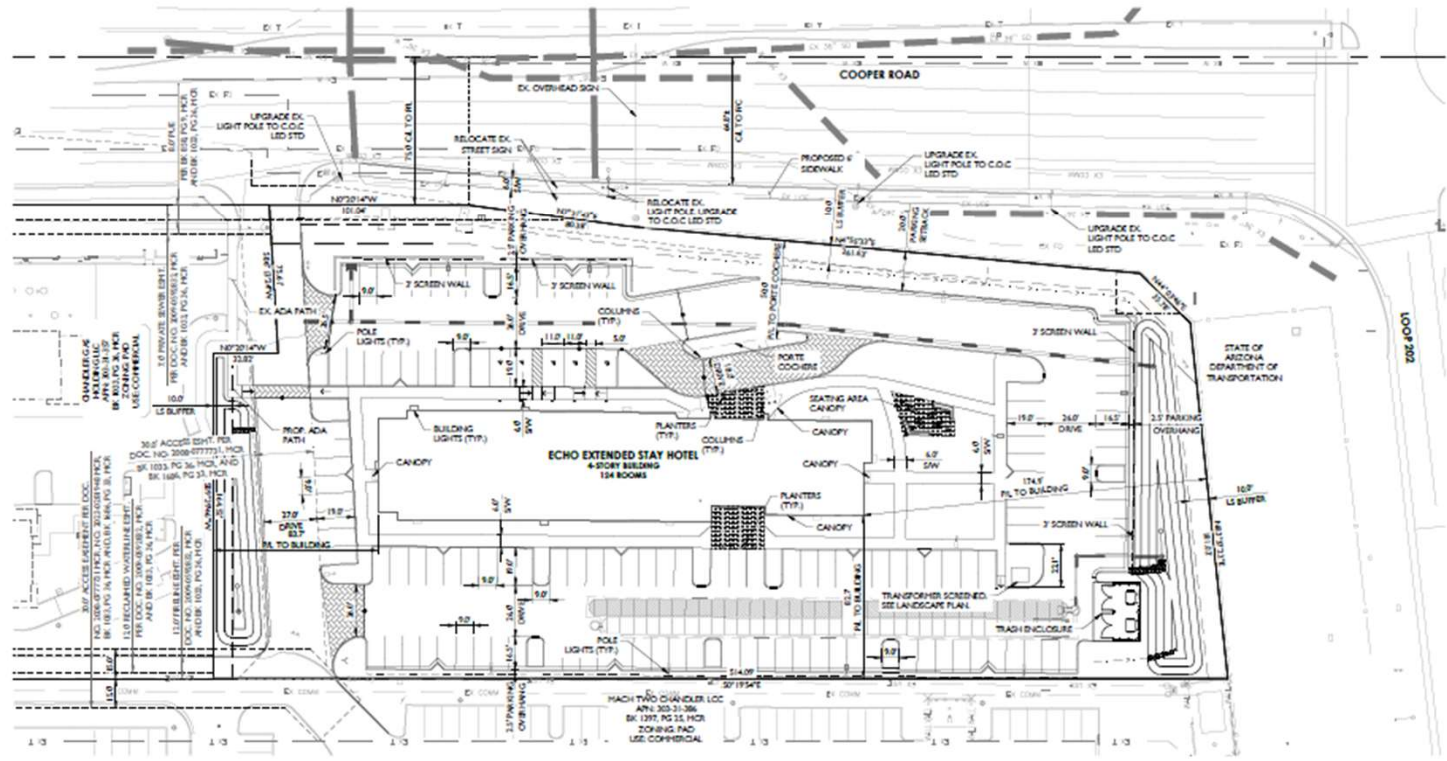


### SITE DATA:

|                                       |                                  |
|---------------------------------------|----------------------------------|
| 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                   | ST           |
| EXISTING DRIVEWAY SIGN                 | DR           |
| EXISTING TELEVISION COMM. BOX          | TV           |
| EXISTING TELE. COMM. BOX               | TEL          |
| EXISTING WATER VALVE                   | WV           |
| EXISTING GAS VALVE                     | GV           |
| EXISTING JUNCTION BOX                  | JB           |



1510 N ALFA SCHOOL ROAD  
CHANDLER, AZ 85201  
T: (480) 503-3350 F: (480) 503-3358  
WWW.EPSGROUP.COM

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

**SITE PLAN**

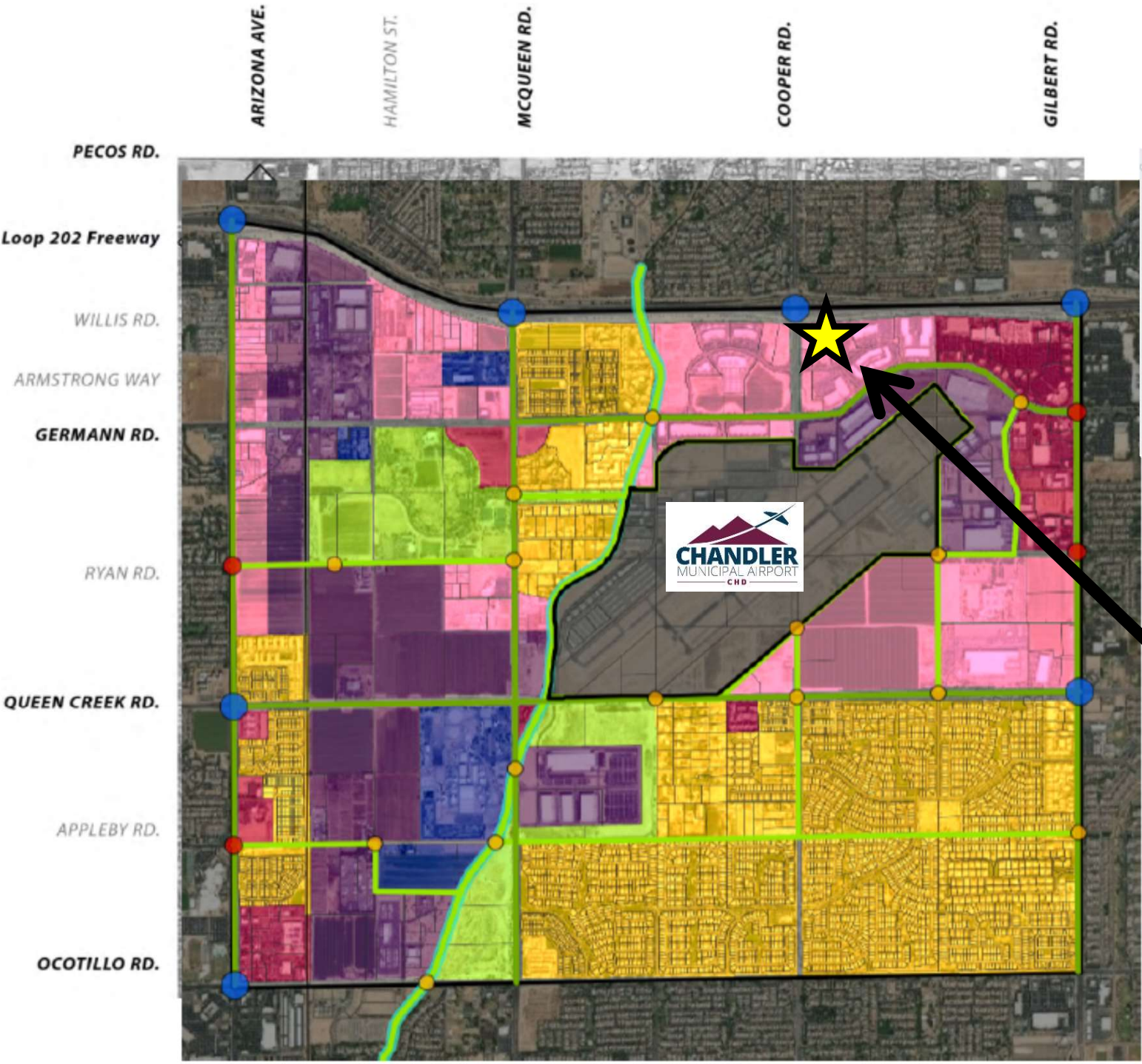
Project: 23-0037  
Scale: 1" = 40' (AS SHOWN)  
Design: EPS  
Drawn: EPS

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

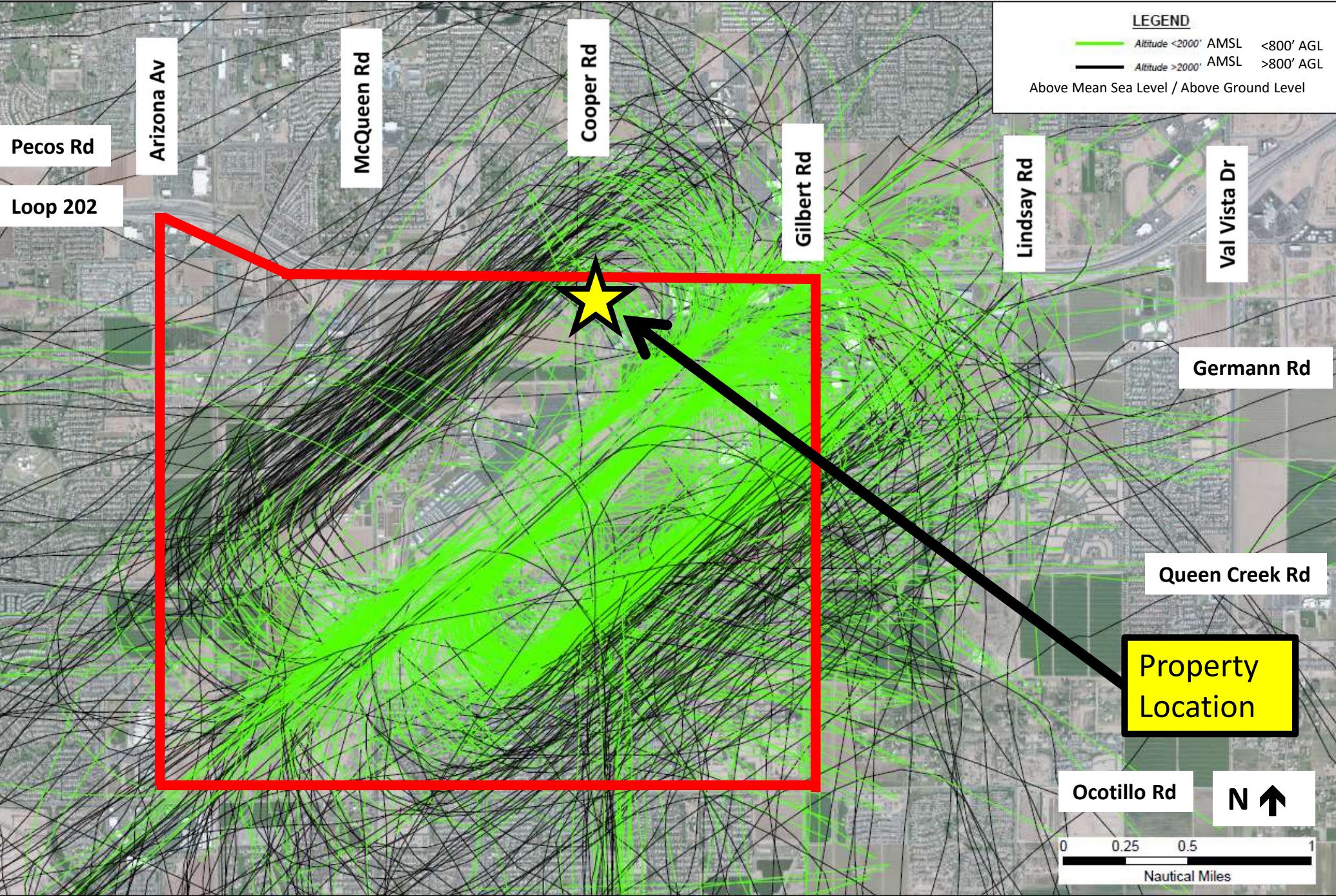
Property Location

# 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

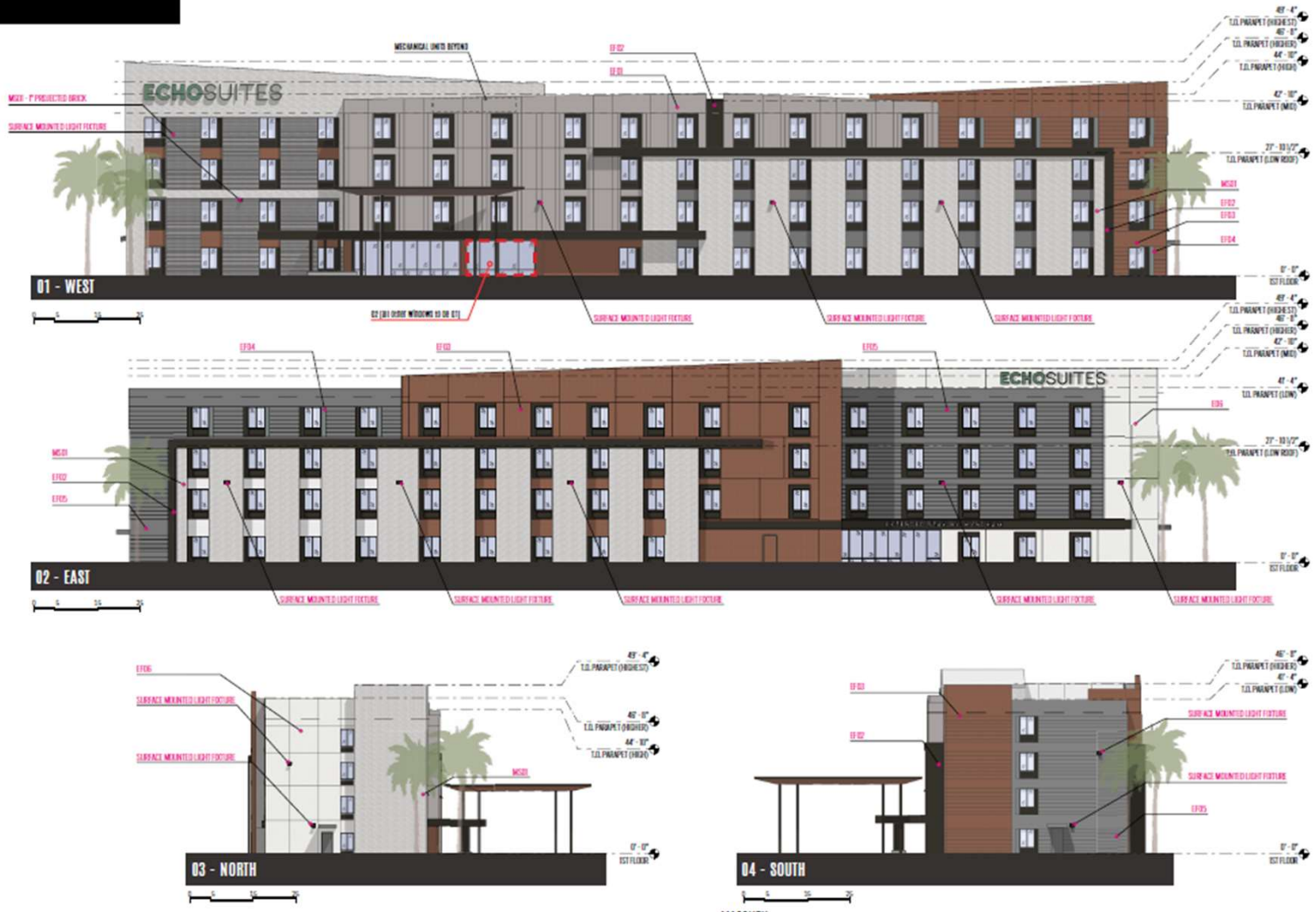
# Exhibit F: Building Elevations

## PERSPECTIVE



# Exhibit F: Building Elevations

## ELEVATIONS



EIFS

|                                                          |                                                          |                                                          |                                                          |                                                          |                                                          |
|----------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|
| EIF1                                                     | EIF2                                                     | EIF3                                                     | EIF4                                                     | EIF5                                                     | EIF6                                                     |
| MANUS: CONCRETE<br>OUTSIDE STUCCO<br>COLOR: 3M T800 CLAY | MANUS: CONCRETE<br>OUTSIDE STUCCO<br>COLOR: 3M T800 CLAY | MANUS: CONCRETE<br>OUTSIDE STUCCO<br>COLOR: 3M T800 CLAY | MANUS: CONCRETE<br>OUTSIDE STUCCO<br>COLOR: 3M T800 CLAY | MANUS: CONCRETE<br>OUTSIDE STUCCO<br>COLOR: 3M T800 CLAY | MANUS: CONCRETE<br>OUTSIDE STUCCO<br>COLOR: 3M T800 CLAY |

MASONRY

|                                                                                                 |
|-------------------------------------------------------------------------------------------------|
| EIF1                                                                                            |
| MANUS: INTERIORS BRICK<br>COLOR: 3M T800 CLAY<br>2 1/2" NOMINAL<br>MASONRY JOINT FINISHING BOND |