

Airport Commission Study Session

April 8, 2026 | 5:00 p.m.

Airport Terminal Conference Room
2380 S. Stinson Way, Chandler, AZ
Webex 1-415-655-0001
code 2664 783 9269 password ayhmmnw7e77



Commission Members

Christopher Hawley
Cecil Orozco
Damian Nichols
Charles McCorkle
Thomas Gonzalez
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, April 8, 2026, at 5:00 p.m., at Airport Terminal Conference Room, 2380 S. Stinson Way, Chandler, AZ. One or more Commissioners may be attending by WebEx.

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 - April 8, 2026

Call to Order/Roll Call

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.

Discussion

1. Airport Conflict Evaluation: PLH25-0037 Arizona Commerce Center Development

Calendar

2. 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



Airport Commission Airport Memo No.

Date: 04/08/2026

To: Airport Commission

From: Diana Alonzo, Management Assistant

Subject: Airport Conflict Evaluation: PLH25-0037 Arizona Commerce Center
Development

Attachments

PLH25-0037 Arizona Commerce Center



Subject: Airport Conflict Evaluation
Arizona Commerce Center
Southeast Corner of Arizona Avenue and Ryan Road

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 Arizona Commerce Center development.

Background

The project is a six building, light industrial/commerce park development on approximately 41 acres at the southeast corner of Arizona Avenue and Ryan Road (*Exhibit A - Vicinity Map, Exhibit B - Property Location*). The property is zoned AG-1 and the proposed zoning is Planned Area Development.

The site is approximately nine-tenths (0.9) of a mile to the west of the Airport property line (*Exhibit A- Vicinity Map, Exhibit B- Property Location*).

The six buildings will consist of approximately 486,000 square feet (SF) (*Exhibit C - Site Plan*). The proposed building heights will be 34 feet for Buildings "A" and "D" fronting Arizona Ave with the remaining four buildings not exceeding 45 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 and 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 the FAA's Obstruction Evaluation/Airport Airspace Analysis (OE3A) website. 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 the FAA's Obstruction Evaluation/Airport Airspace Analysis (OE3A) website. The FAA-assigned numbers for all evaluation cases must be provided to Airport Administration.

- It is strongly recommended that the owner/applicant, or ensure its contractor(s), submits the 7460-1 form for the construction equipment as soon as possible before construction, allowing for a minimum of sixty (60) calendar days before start of vertical work.
- 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.**

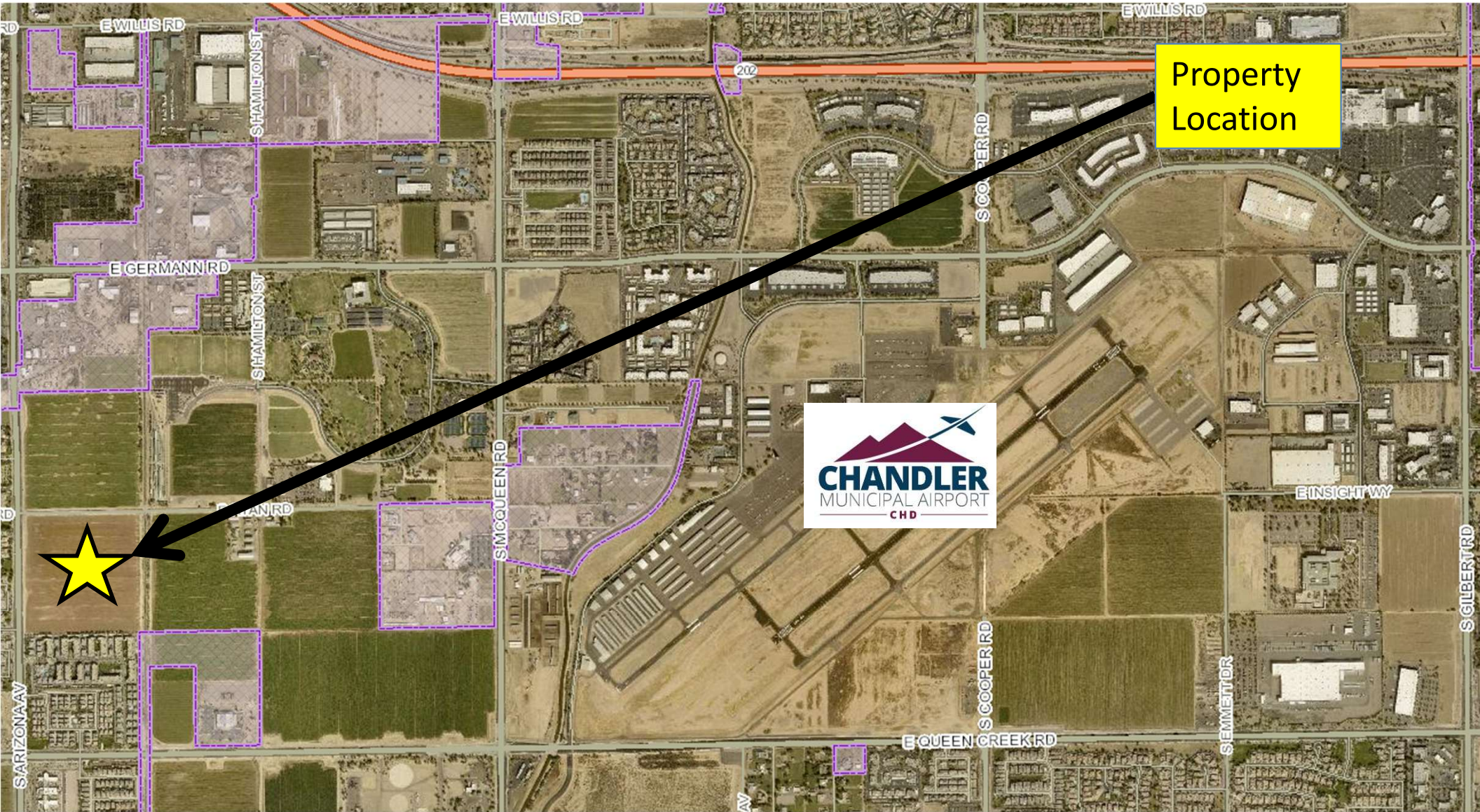
Proposed Motion

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 Arizona Commerce Center 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

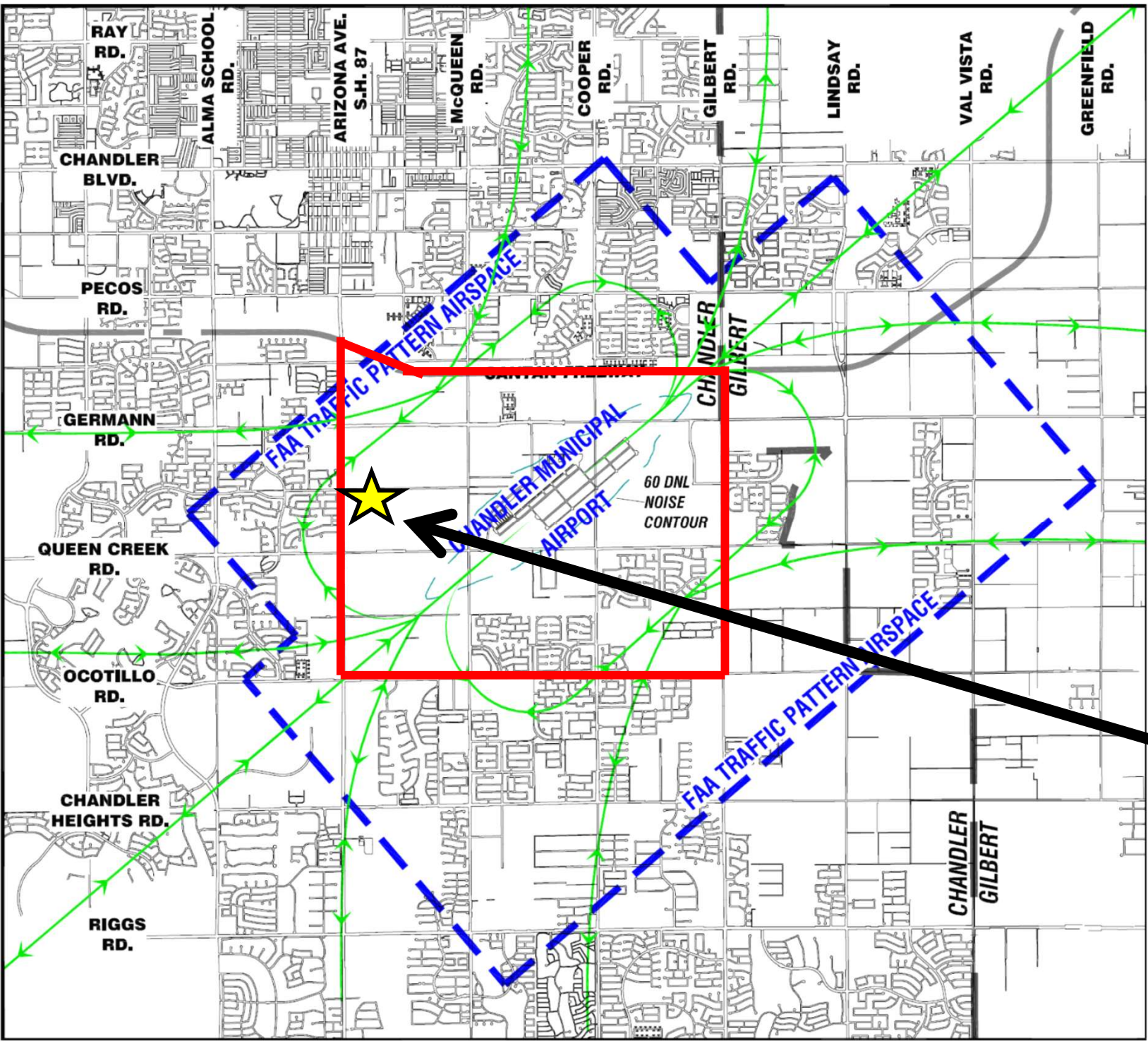
Exhibit A: Vicinity Map



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

- CITY OF CHANDLER GENERAL SITE PLAN NOTES**
1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
 2. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY FINNEY WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
 3. SOLID MASONRY WALLS AND DATES EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL DRAIN MOUNTED MECHANICAL EQUIPMENT.
 4. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT LIGHT FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
 5. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
 6. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/REDESIGNED BEFORE THE FIELD INSPECTOR WILL ACCEPTANCE THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
 7. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
 8. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.

- KEYNOTE LEGEND**
- 01-08: MASONRY CORNER FINISHES
 - 01-08: DISCREETLY USE SCREENING WALL. SEE SITE DETAILS.
 - 02-02: LANDING SLOTTED CONCRETE SLAB. 3" THICK UNREINFORCED CONCRETE OVER 4" INCHES COMPACTED CRUSHED ROCK OVER COMPACTED SUBGRADE.
 - 02-06: LANDSCAPE PLANTING. SEE LANDSCAPING PLANS.
 - 02-08: NEW CONCRETE SIDEWALK. SEE SITE DETAIL SHEET.
 - 02-08: VERTICAL CONCRETE CURB. LOCATE AROUND ALL LANDSCAPE AREAS AS SHOWN (LAND.) & 2" TYPICAL CURB HEIGHT (C&G). SEE SITE DETAIL SHEET.
 - 02-09: 3" WIDE PAINT STRIPE. SEE SPECIFICATIONS.
 - 02-11: PEDESTRIAN CROSSING PATHWAY. STRIPES, PAINTED ASPHALT. VERIFY COLOR WITH OWNER AND JURISDICTION.
 - 02-14: TRASH REUSE LOCATION.
 - 02-21: PLANT SIGNAGE SEE SIGNAGE DETAILS.
 - 02-22: ENHANCED DRIVE AREA ENTRANCE. SEE SITE DETAILS.
 - 02-27: EMPLOYEE AMENITY AREA WITH CANOPY.
 - 02-19: TRACK DOCK SCREENING WALL.
 - 04-01: CMU WALL WITH SOLID GROUT. SEE STRUCTURAL FOR REINFORCING.
 - 16-08: TRAMP OVERBER PRO AND SCALLERS. COORDINATE WITH ELECTRICAL, ROOFING DESIGN.
 - 16-15: BY PARKING ETC.

SITE DATA

ARIZONA COMMERCE CENTER - PARCEL NO. 203-22-01A & 203-22-01B			
GRASS AREA	1,712,654 SQFT	39.69 ACRES	
ROW DESIGNATION	134,346 SQFT	3.08 ACRES	
NET AREA	1,638,308 SQFT	37.61 ACRES	
C.A.L.P. INDUSTRIAL ZONE		C.A.L.P. LIGHT INDUSTRIAL ZONE	
NET AREA	961,268 SQFT	NET AREA	667,040 SQFT
BUILDING AREA	554,960.00 SQ FT	BUILDING AREA	512,280.00 SQ FT

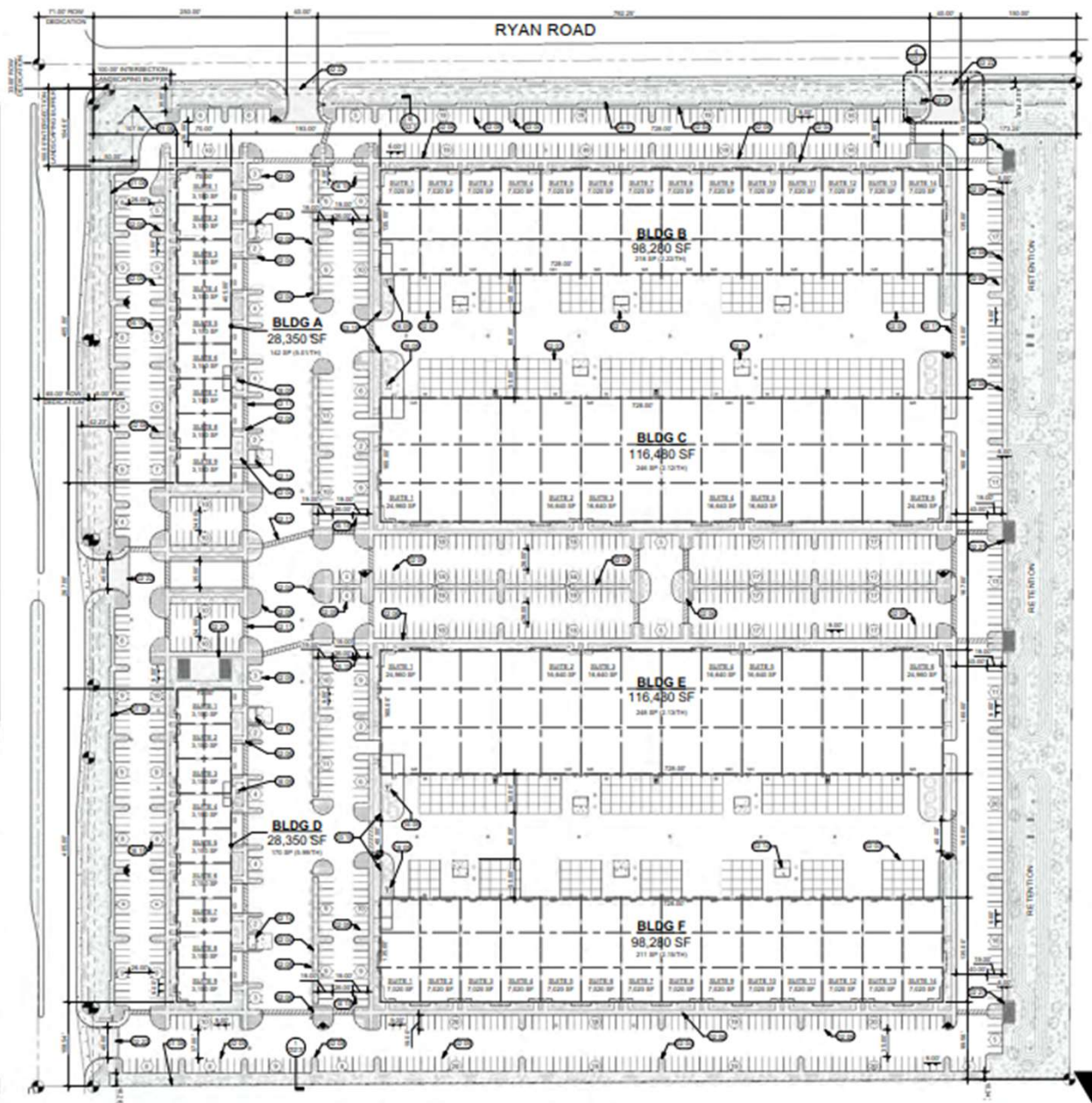
ZONING DATA

AS-PLANNED	PROPOSED	PROPOSED	PROPOSED
STRAKES	PROPOSED BUILDINGS	RIGHT OF WAY	LANDSCAPE BUFFER
INDUSTRIAL	MIN. 50 FT	MIN. 50 FT	MIN. 20 FT
INDUSTRIAL	MIN. 50 FT	MIN. 50 FT	MIN. 20 FT
INDUSTRIAL	MIN. 50 FT	MIN. 50 FT	MIN. 20 FT

BUILDING DATA

BUILDING	AREA SQ. FT.	COVERAGE	BUILDING HEIGHT	PARKING	RATIO	ADA REQUIRED	ADA PROVIDED
BUILDING A (INDUSTRIAL)	26,350	1.7%	30 FT	122	4.62(300)		
BUILDING B (INDUSTRIAL)	98,280	6.0%	45 FT	218	2.22(300)		
BUILDING C (INDUSTRIAL)	116,480	7.1%	45 FT	261	2.07(300)		
BUILDING D (INDUSTRIAL)	26,350	1.7%	30 FT	120	4.96(300)	28	28
BUILDING E (INDUSTRIAL)	116,480	7.1%	45 FT	263	2.06(300)		
BUILDING F (INDUSTRIAL)	98,280	6.0%	45 FT	211	2.14(300)		
TOTAL	568,220	29.88%	1,225	2,152			

ARIZONA AVENUE



SCHNITZER PROPERTIES
ARIZONA COMMERCE CENTER PAD

SCALE	AS NOTED	FILE NO.	ZONING
DRAWN	DATE	CHECKED	JOB

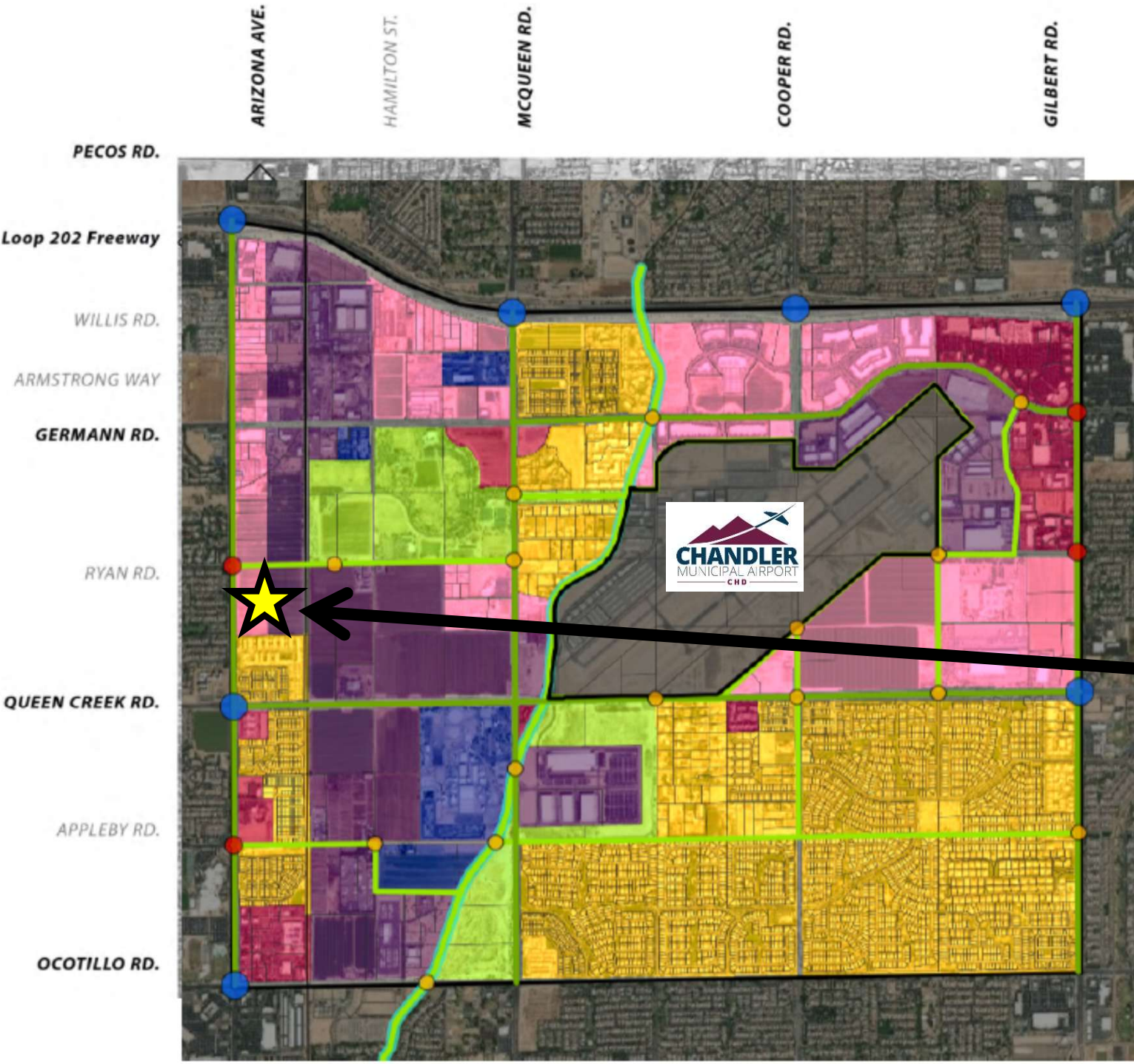
OVERALL SITE PLAN

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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 (pink square)
- Commercial-Office District (red square)
- Industrial District (purple square)
- Residential District (yellow square)
- Civic District (blue square)
- Park District (green square)

Property Location

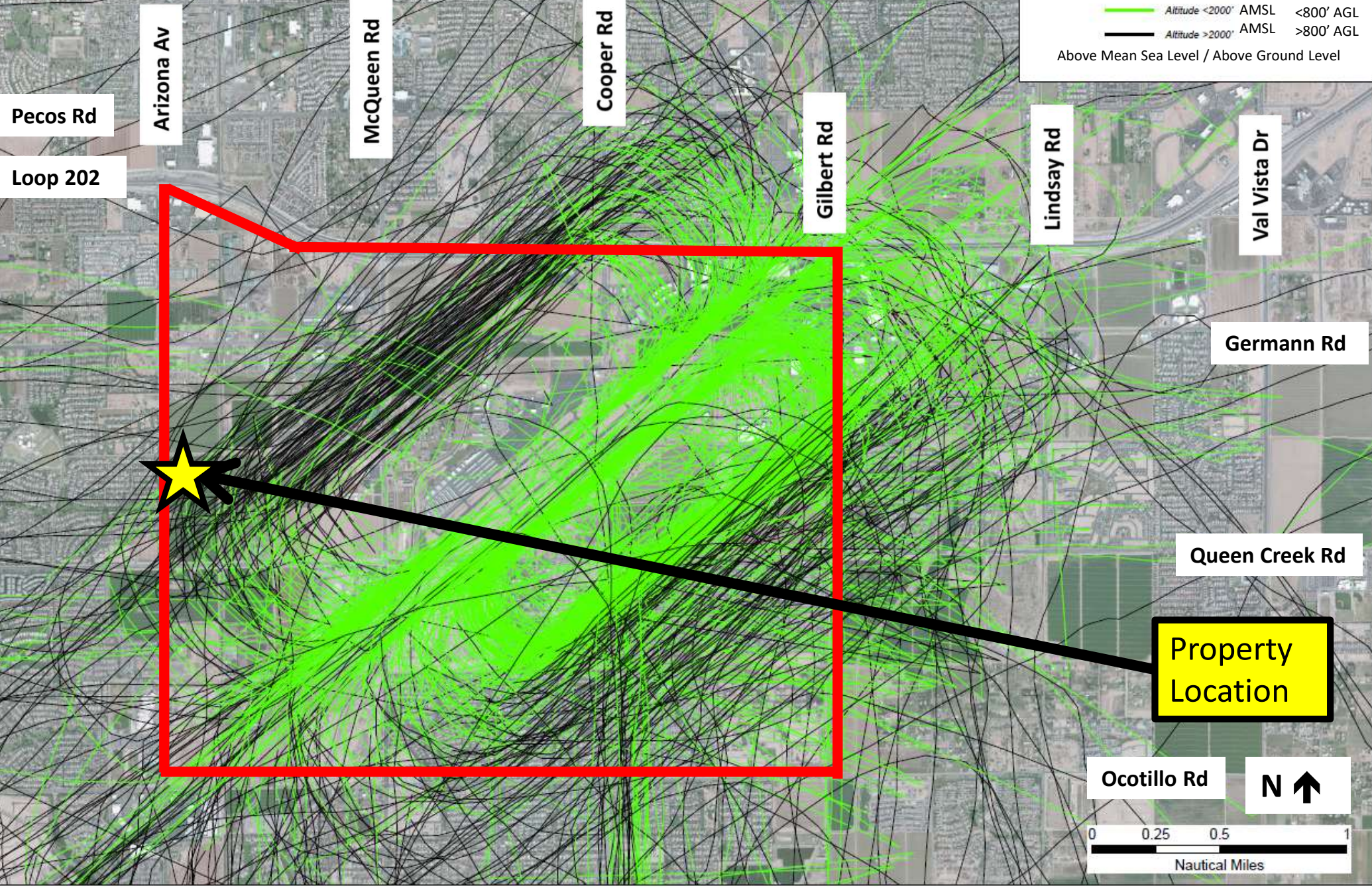
Exhibit E: Flight Tracks

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



Pecos Rd

Loop 202

Arizona Av

McQueen Rd

Cooper Rd

Gilbert Rd

Lindsay Rd

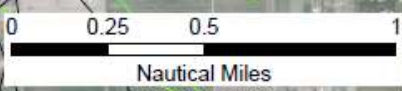
Val Vista Dr

Germann Rd

Queen Creek Rd

Property Location

Ocotillo Rd



— Airpark Area

