



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.**

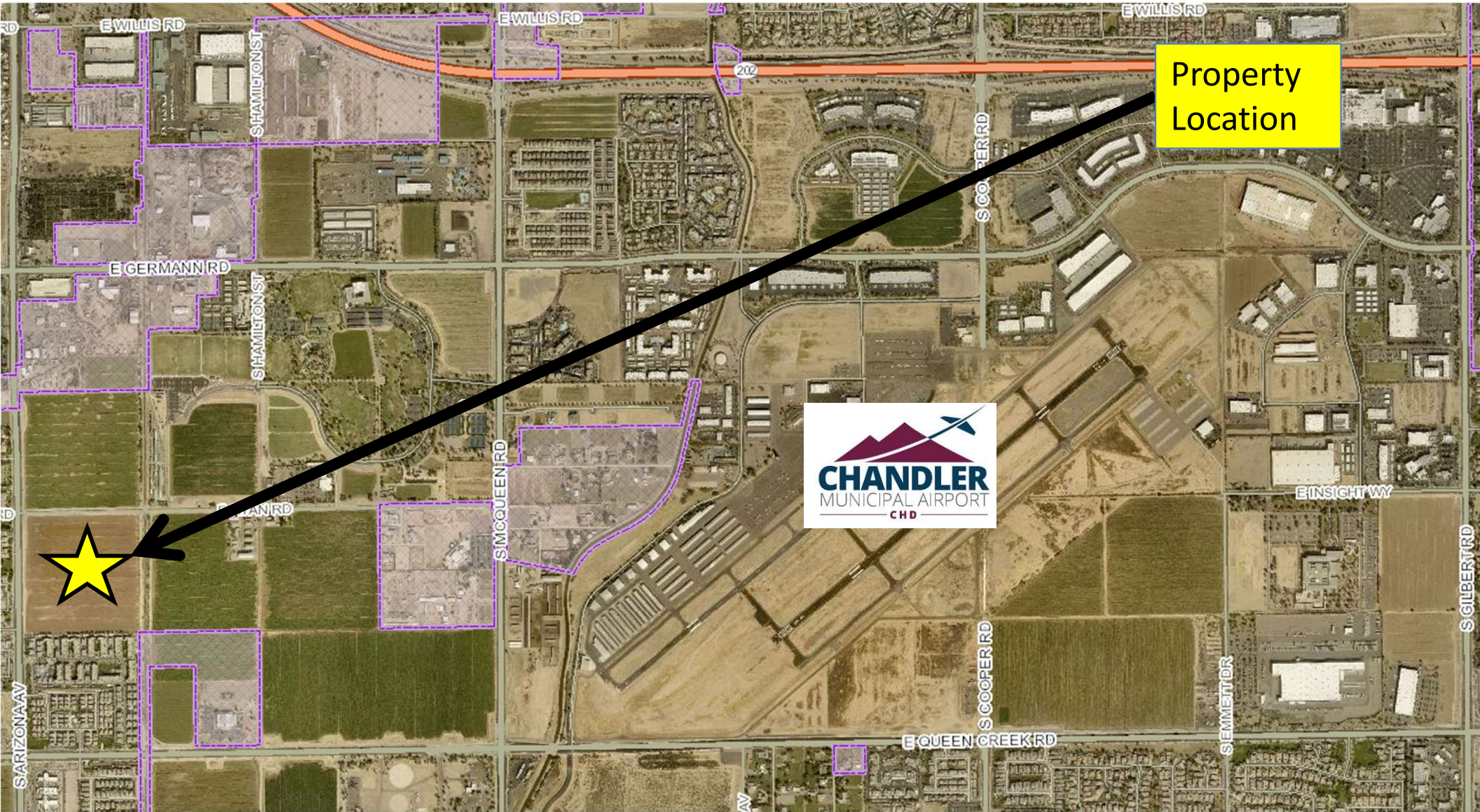
Proposed Motion

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

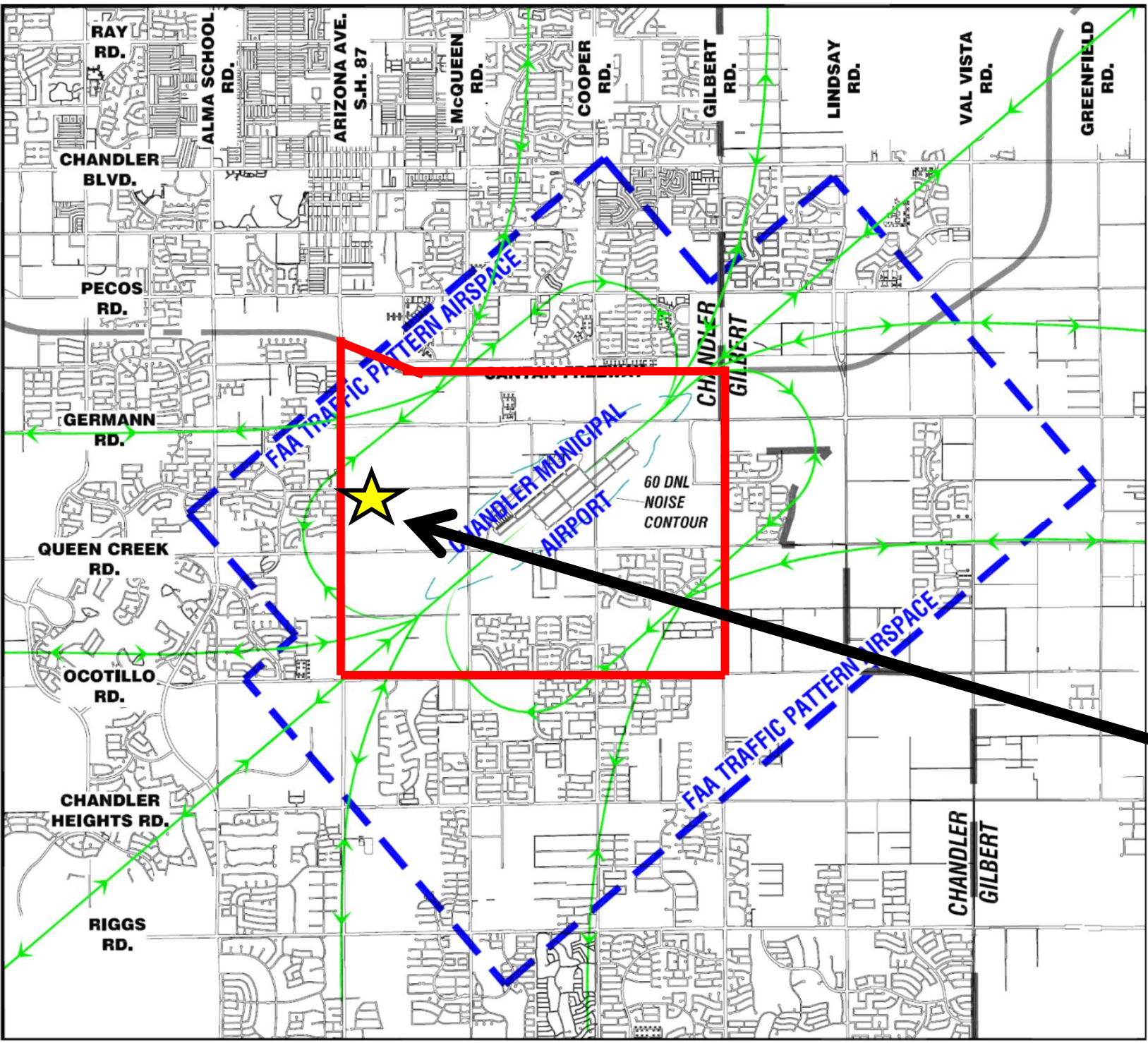
Exhibit A: Vicinity Map



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 DRUM 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 SUBMITTALS 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: MISC CONCRETE DETAILS. SEE SITE DETAILS.
 - 02-08: VERTICAL CONCRETE CURB. LOCATE AROUND ALL LANDSCAPE AREAS AS SHOWN (LAND.) & 2" TYPICAL CURB HEIGHT (C&G). SEE SITE DETAILS.
 - 02-09: 3" WIDE PAINT STRIPE. SEE SPECIFICATIONS.
 - 02-11: PRECASTER CONCRETE PATHWAY. STAMPED, PAINTED ASPHALT. VERIFY COLOR WITH OWNER AND ARCHITECT.
 - 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 COVER 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	1,578,308 SQFT	37.61 ACRES	
C.A.L.P. INDUSTRIAL ZONE		C.A.L.P. LIGHT INDUSTRIAL ZONE	
NET AREA	961,268 SQFT	NET AREA	617,040 SQFT
BUILDING AREA	554,960.00 SQFT	BUILDING AREA	611,240.00 SQFT

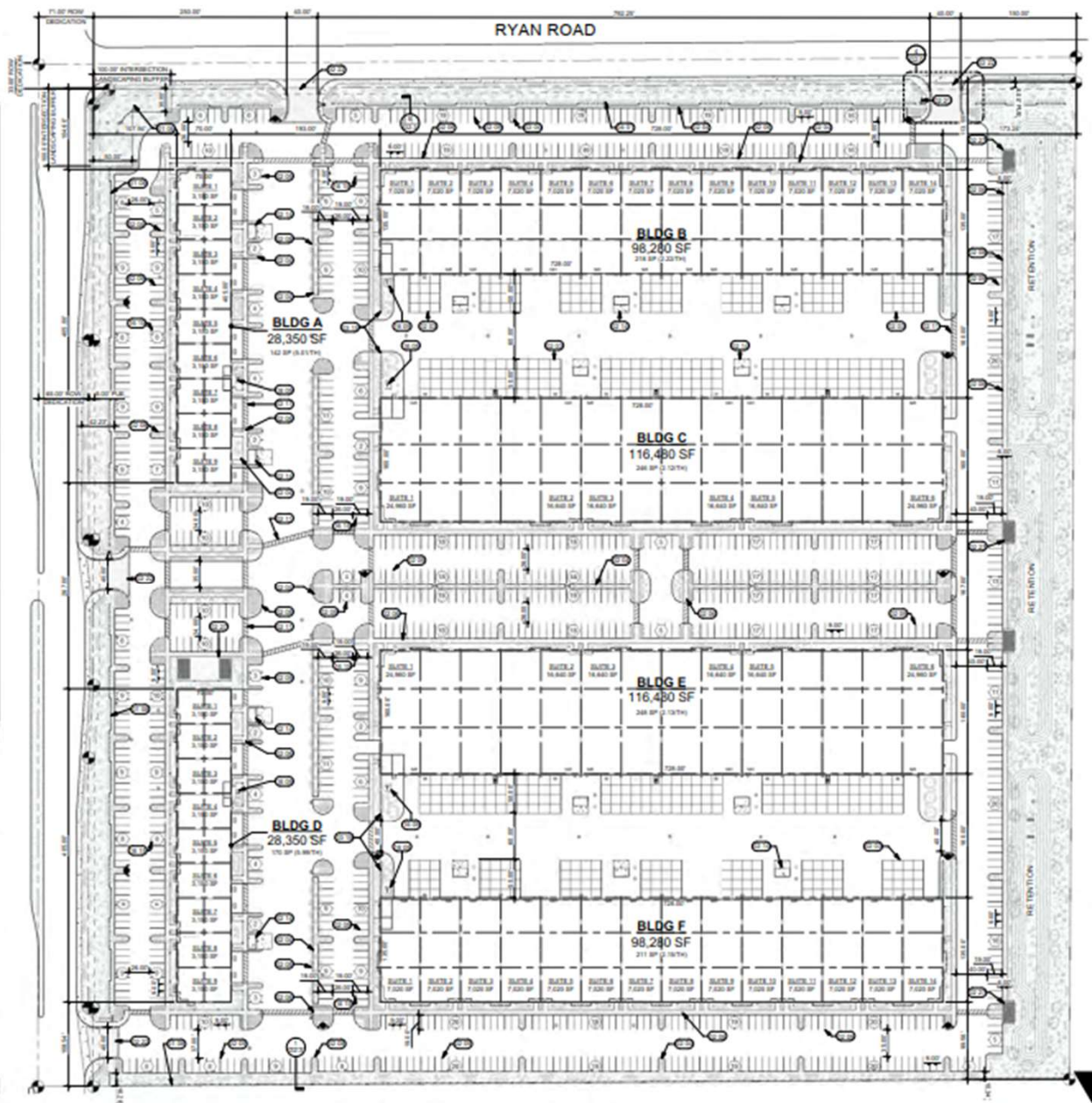
ZONING DATA

AS-PLANNED	PROPOSED	PERMITTED
INDUSTRIAL	INDUSTRIAL	INDUSTRIAL
MIN. 30 FT	MIN. 30 FT	MIN. 30 FT
MIN. 30 FT	MIN. 30 FT	MIN. 30 FT
MIN. 30 FT	MIN. 30 FT	MIN. 30 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	142	5.12(1000)		
BUILDING B (INDUSTRIAL)	98,280	6.3%	45 FT	218	2.22(1000)		
BUILDING C (INDUSTRIAL)	116,480	7.3%	45 FT	241	2.07(1000)		
BUILDING D (INDUSTRIAL)	26,350	1.7%	30 FT	140	5.96(1000)	28	28
BUILDING E (INDUSTRIAL)	116,480	7.3%	45 FT	243	2.06(1000)		
BUILDING F (INDUSTRIAL)	98,280	6.3%	45 FT	211	2.14(1000)		
TOTAL	566,220	29.88%	1,225	2,152			

ARIZONA AVENUE



SCHNITZER PROPERTIES
ARIZONA COMMERCE CENTER PAD

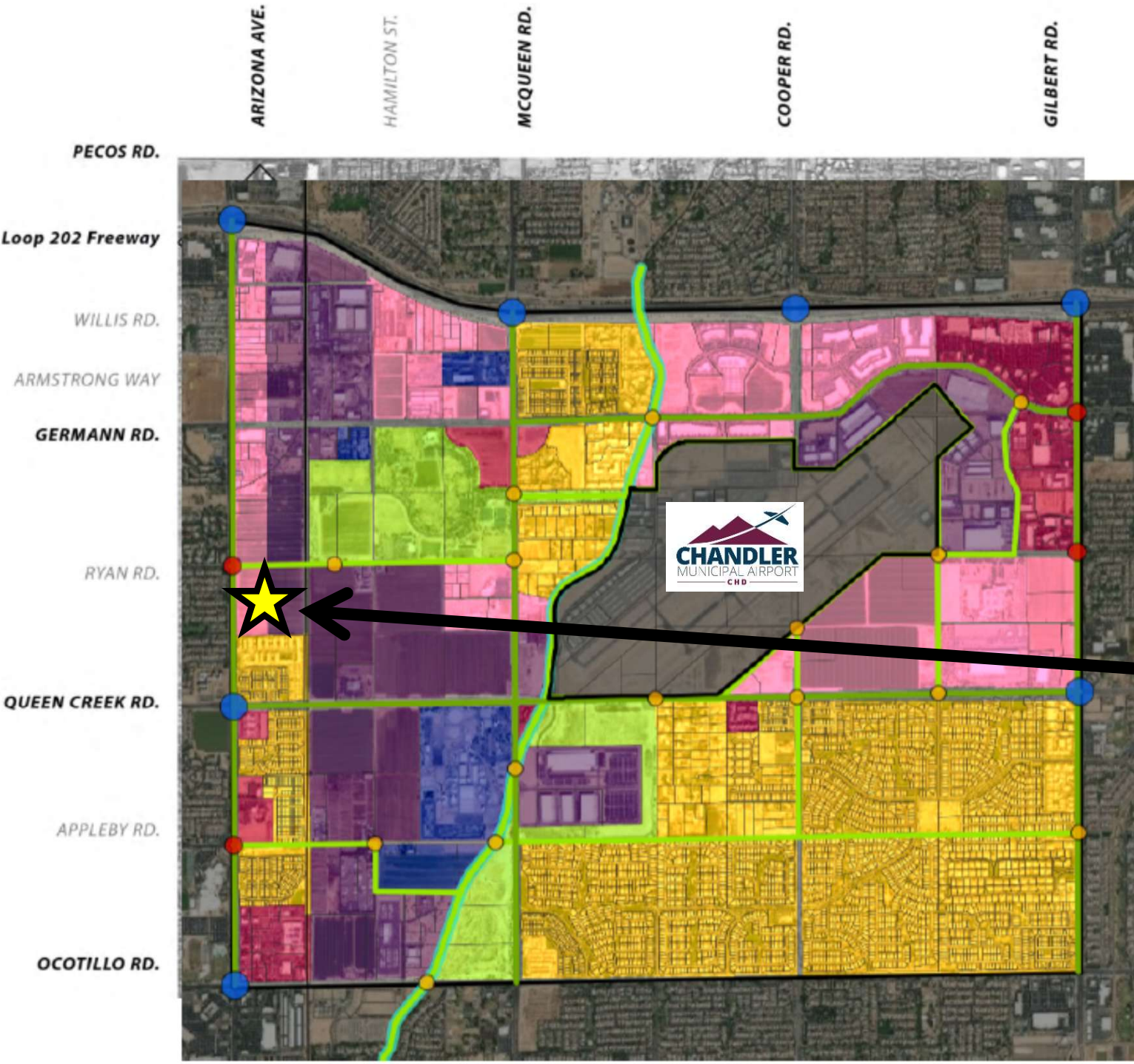
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OVERALL SITE PLAN

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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

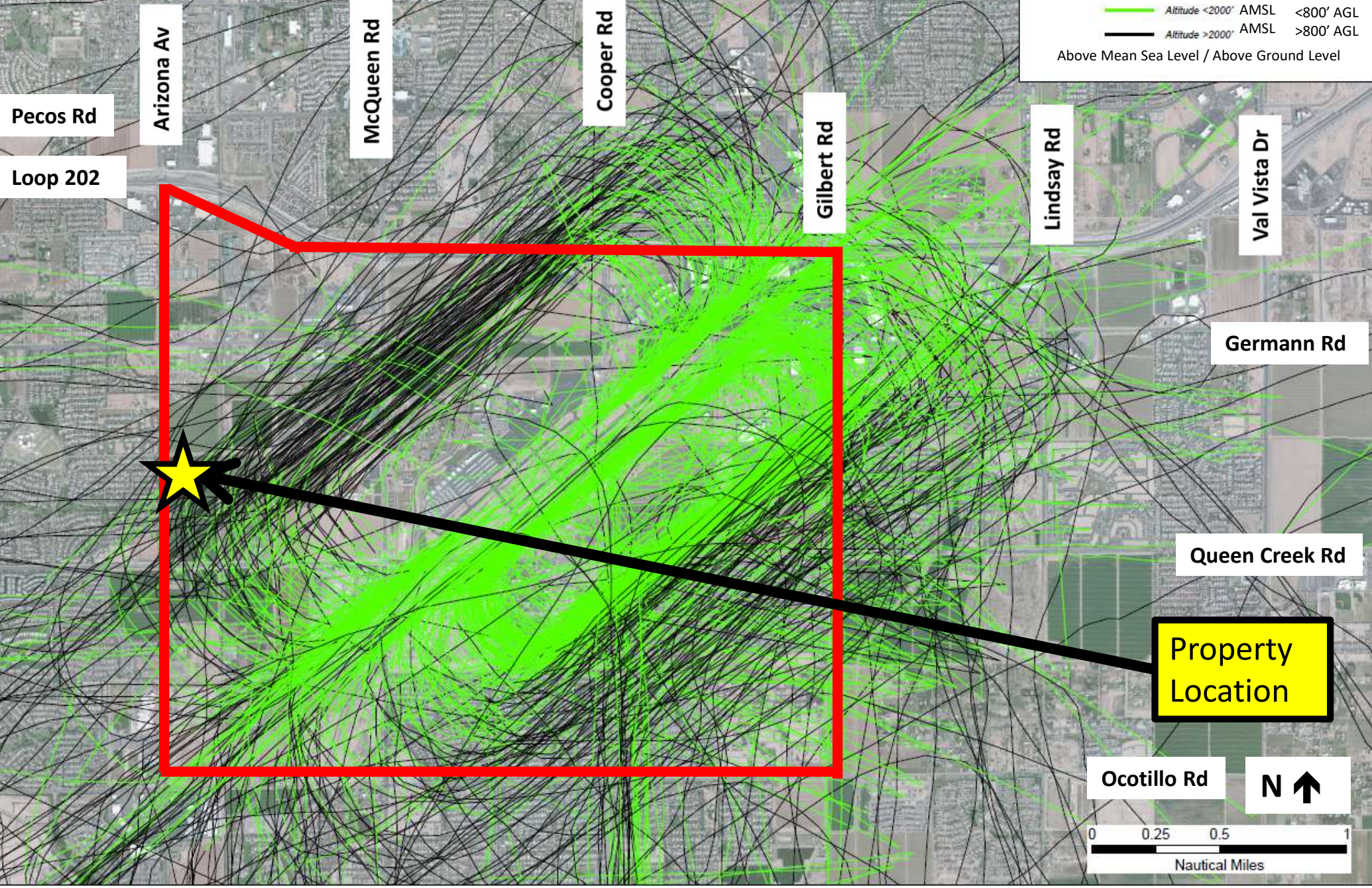
Exhibit E: Flight Tracks

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

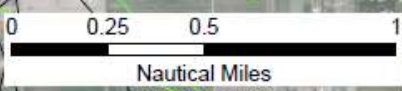
Val Vista Dr

Germann Rd

Queen Creek Rd

Property Location

Ocotillo Rd

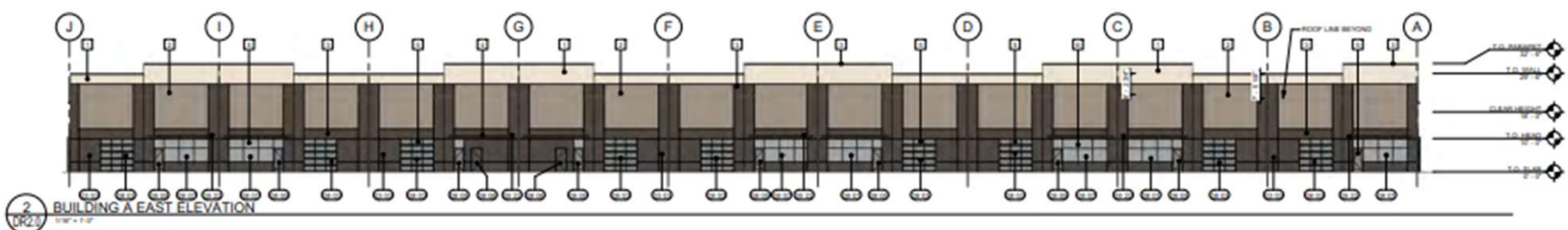


 Airpark Area

Exhibit F: Building Elevations



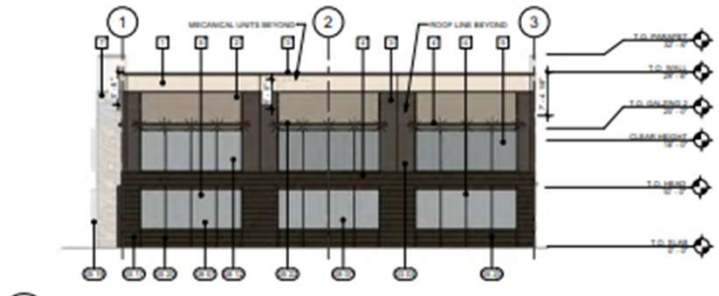
1 BUILDING A WEST ELEVATION
DR2.0



2 BUILDING A EAST ELEVATION
DR2.0

EXTERIOR MATERIAL LEGEND

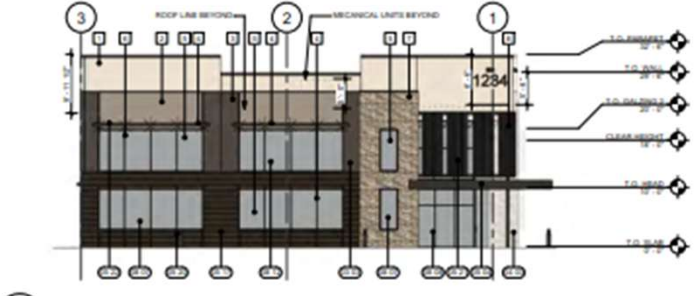
	SHERWIN WILLIAMS SW 704 "TRAINED MILK"
	SHERWIN WILLIAMS SW 704 "KEYTONE GREY"
	SHERWIN WILLIAMS SW 702 "BLACK POP"
	ARCHITECTURAL METAL PANEL FINISH: COOL WALNUT
	STOREFRONT GLAZING SYSTEM VITRO-ARCHITECTURAL GLASS 84x84x1/4 CLEAR WITH REFLECTIVE COATING
	STOREFRONT FRAME SYSTEM CLASS 2 DARK ANODIZED BRONZE STOREFRONT FINISH
	STONE ACCENT ELDRADO CLUFFSTONE - SANDSTONE
	METAL MESH SHADE
	CONCRETE TILT PANEL GENERAL NEUTRAL SIZES



3 BUILDING A SOUTH ELEVATION
DR2.0

KEYNOTE LEGEND

0005	CONCRETE TILT PANELS TYPICAL DETAIL SIZES. SEE STRUCTURAL FOR FINISHES AND DETAILS.
0006	STONE ACCENT WALL. SEE ELEVATIONS AND SPECIFICATIONS.
0004	METAL TENANT ENTRY CANOPY PER PLAN AND ELEVATION.
0017	ARCHITECTURAL METAL WALL PANEL. SEE DETAIL AND SPECIFICATIONS.
0019	ARCHITECTURAL METAL WINDOW SHADE. SEE DETAIL AND SPECIFICATIONS.
0020	ARCHITECTURAL METAL WINDOW FIN. SEE DETAIL AND SPECIFICATIONS.
0021	ARCHITECTURAL METAL MESH. SEE DETAIL AND SPECIFICATIONS.
0022	ARCHITECTURAL METAL ACCENT CANOPY. SEE DETAIL AND SPECIFICATIONS.
0003	OVERHEAD SIGN AT GROUND LEVEL.
0008	EXTERIOR SIGN DOOR.
0006	EXTERIOR SIGN DOOR TO ELECTRICAL ROOM.
0007	ALUMINUM STOREFRONT GLAZING.
0009	ALUM. STOREFRONT VESTIBULE AT MAIN ENTRY.
0012	SPRINKLER GLASS ABOVE 10'-0" PER ELEVATIONS.



4 BUILDING A NORTH ELEVATION
DR2.0

- NOTE:**
- BUILDING B'S ELEVATIONS ARE A MIRROR IMAGE OF BUILDING A'S. THE BUILDING ARCHITECTURE REMAINS IDENTICAL. SEE SITE PLAN FOR BUILDING ORIENTATION.
 - ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
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 - ANY ROOF ACCESS LADDERS SHALL BE LOCATED BEHIND THE BUILDING. ROOF DRAINAGE SHALL UTILIZE EXTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 30 (ING ZONING CODE).
 - SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (REG) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT SECTION 30 (ING ZONING CODE).
 - SECTIONS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
- CITY OF CHANDLER GENERAL BUILDING ELEVATION NOTES:**
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
 - SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL OVERHEAD MOUNTED MECHANICAL EQUIPMENT.
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 - SECTIONS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



SCHNITZER PROPERTIES
ARIZONA COMMERCE CENTER PAD

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NAME	JR

BUILDING A
OVERALL
ELEVATIONS

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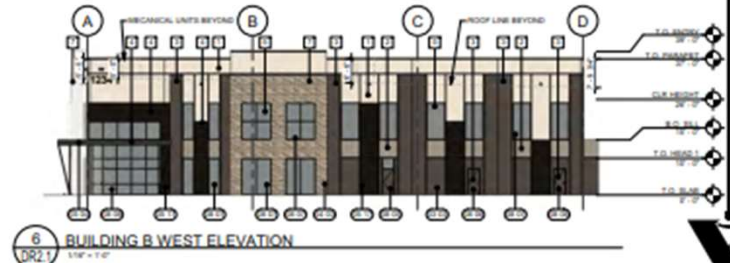
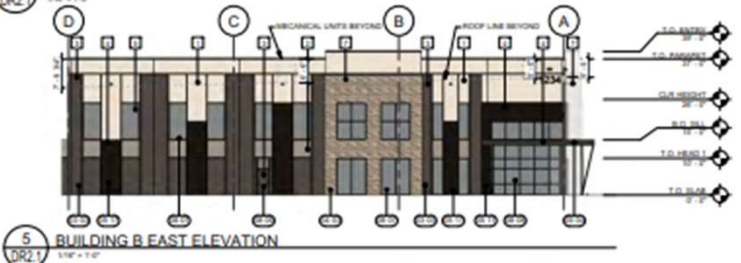
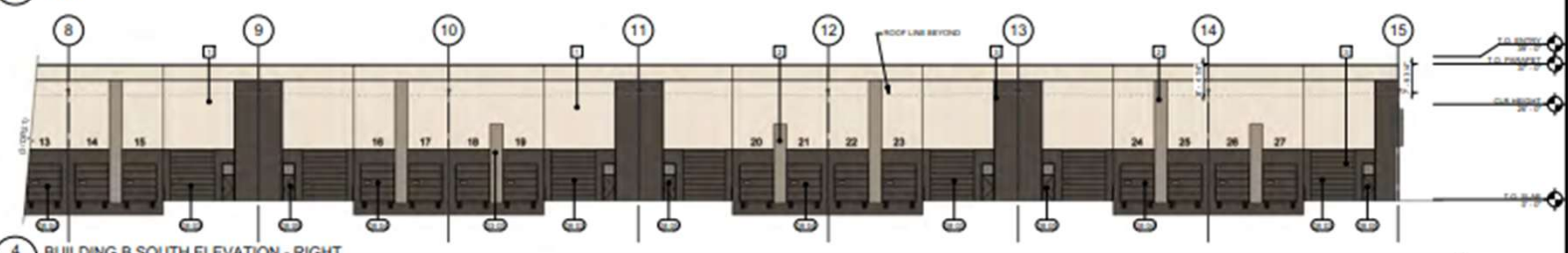
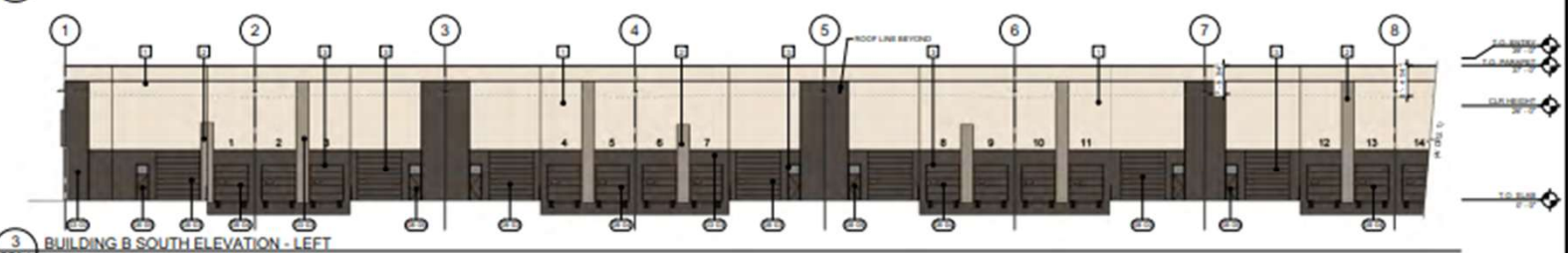
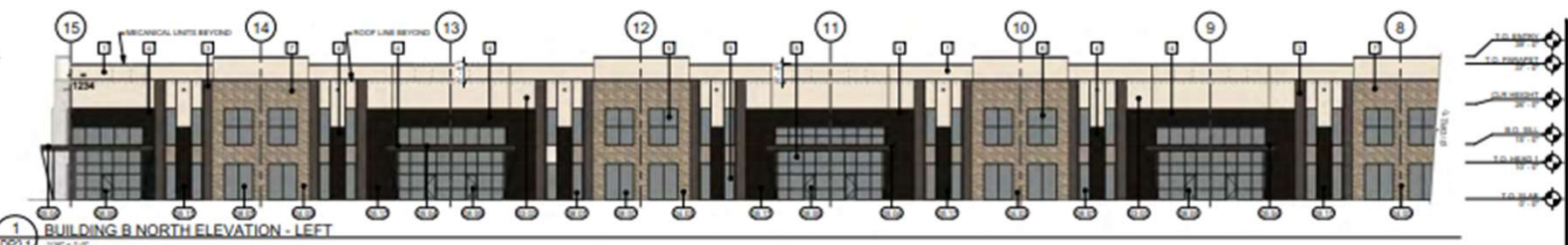
Exhibit F: Building Elevations

- KEYNOTE LEGEND**
- 01 03 CONCRETE TILT UP PANELS TYPICAL ON ALL WALLS SEE STRUCTURAL FOR THICKNESS AND DETAILS
 - 01 05 STONE ACCENT WALL SEE ELEVATIONS AND SPECIFICATIONS
 - 01 06 METAL TENANT ENTRY CANOPY PER PLANNED ELEVATION
 - 01 17 ARCHITECTURAL METAL WALL PANEL SEE DETAIL AND SPECIFICATIONS
 - 01 02 OVERHEAD DOOR AT GRADE LEVEL
 - 01 04 OVERHEAD DOORS AT DOCK LEVEL
 - 01 05 EXTERIOR SIGN DOOR TO ELECTRICAL ROOM
 - 01 06 EXTERIOR SIGN DOOR TO ELECTRICAL ROOM
 - 01 07 ALUMINUM STOREFRONT GLAZING
 - 01 08 ALUM STOREFRONT VESTIBULE AT SIGN ENTRY

- CITY OF CHANDLER GENERAL BUILDING ELEVATION NOTES**
1. ALL ROOF RELATED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
 2. SOLID MASONRY WALLS AND GATES EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
 3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE EXTERIOR ROOF DRAINAGE OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINAGE SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS SECTION 91 102 ZONING CODE.
 4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (01 03) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT SECTION 91 102 ZONING CODE.
 5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

- NOTE:**
1. BUILDING # 8 ELEVATIONS ARE A MIRRORED IMAGE OF BUILDING # 15. THE BUILDING ARCHITECTURE REMAINS IDENTICAL. SEE SITE PLAN FOR BUILDING ORIENTATION.

- EXTERIOR MATERIAL LEGEND**
- 01 03 01 05 01 06 01 17 01 02 01 04 01 05 01 06 01 07 01 08 01 09 01 10 01 11 01 12 01 13 01 14 01 15 01 16 01 18 01 19 01 20 01 21 01 22 01 23 01 24 01 25 01 26 01 27 01 28 01 29 01 30 01 31 01 32 01 33 01 34 01 35 01 36 01 37 01 38 01 39 01 40 01 41 01 42 01 43 01 44 01 45 01 46 01 47 01 48 01 49 01 50 01 51 01 52 01 53 01 54 01 55 01 56 01 57 01 58 01 59 01 60 01 61 01 62 01 63 01 64 01 65 01 66 01 67 01 68 01 69 01 70 01 71 01 72 01 73 01 74 01 75 01 76 01 77 01 78 01 79 01 80 01 81 01 82 01 83 01 84 01 85 01 86 01 87 01 88 01 89 01 90 01 91 01 92 01 93 01 94 01 95 01 96 01 97 01 98 01 99 01 100



SCHNITZER PROPERTIES
ARIZONA COMMERCE CENTER PAD
 11/2020

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CHECKED	DATE		

BUILDING B OVERALL ELEVATIONS

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